Missing Middle: More Choices and Solutions to Long Term Challenges

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Walk the Talk: Tour and Panel Discussion of Missing Middle Housing in Austin
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Outline

Data and Demand

Linking Housing Choices with Transportation Choices

Missing Middle Housing Types and Design
Satisfaction with Range of Housing Types Available in Community

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Satisfied</th>
<th>Dissatisfied</th>
</tr>
</thead>
<tbody>
<tr>
<td>War/Silent</td>
<td>87%</td>
<td>6%</td>
</tr>
<tr>
<td>Baby Boomers</td>
<td>83%</td>
<td>13%</td>
</tr>
<tr>
<td>Generation X</td>
<td>80%</td>
<td>17%</td>
</tr>
<tr>
<td>Millennials</td>
<td>77%</td>
<td>21%</td>
</tr>
</tbody>
</table>

- **Own**: 84% Satisfied, 11% Dissatisfied
- **Rent**: 73% Satisfied, 25% Dissatisfied

Source: ULI American in 2015: Survey of Views on Housing, Transportation and Community
Housing + Transportation Costs

Figure 3: Annual Transportation Costs for a Typical Regional Household, Selected Cities, 2010

New York City
San Francisco
Philadelphia
Chicago
Boston
Miami
Seattle
Washington, D.C.
Detroit
Los Angeles
Dallas
Atlanta
Houston
Columbus
Austin
San Antonio
Phoenix
Indianapolis
San Diego
Jacksonville
Riverside
San Jose

(dollars in thousands)

Figure 6: Housing and Transportation Costs as a Percent of Income for a Typical Household, Selected Cities, 2010

Washington, D.C.
San Francisco
New York City
Philadelphia
Chicago
Seattle
Boston
San Jose
Dallas
Houston
Columbus
Atlanta
Indianapolis
Austin
Detroit
Phoenix
San Antonio
Los Angeles
San Diego
Jacksonville
Miami
Riverside

Housing + Transportation Costs

Household Profile

Median-Income Family
$59,646 annual income
4 people
2 commuters

Switch to this profile and location in My Transportation Cost Calculator

Information on Map

Location Affordability (Housing and Transportation, % of Income) for Owners
Median-Income Family Household

0%-25%  27%-37%  38%-44%  45%-52%  53%-61%  62%-71%  72%-87%  88%+

Housing  Transportation  Location Affordability
45%  19%  64%
$26,841  $11,333  $38,174

On average, Median-Income Family Households in this location would:

Own 2.1 vehicles

Drive 19,491 miles annually

Take 69 transit trips annually

Source: HUD Location Affordability Index
Why is Jobs/Housing Balance Important?

• It shows where there are enough employers creating jobs to where employees can find housing they can afford proximate to their job.

How Balanced is this Area?

• Only 264 of the people that live in 78751 work in that zip code.
Where are Residents of 78751 Commuting To?

- Less than 10 Miles: 38%
- 10 to 24 Miles: 27%
- 25 to 50 Miles: 6%
- Greater than 50 Miles: 29%
Zip Code Level Data

### Austin Zip Code 78751

#### Socioeconomic Make-Up

- **Poverty**
- **Median Income**
- **Racial diversity**
- **Ethnic diversity**
- **Disability**
- **Unemployment**
- **Large Households**

Income balance: does this ZIP code have a healthy mix of incomes? No, there is an overrepresentation of LOW INCOME households.

#### Housing Affordability

- **Median Home Value:** $292,200
- **Median Rent:** $865

- **Homeownership** for residents earning less than $60,000: 29% vs. 11% of homes for-sale in this ZIP code are affordable to them.

- **Rentals for residents earning less than $25,000:** 33% of renters city-wide earn less than $25,000 vs. 13% of rental units in this ZIP code are affordable to them.

#### Odds that workers can afford to...

- **Retail and service workers** (earning about $24,000 per year): 0% for buy, 9% for rent.
- **Artists & Musicians** (earning about $31,000 per year): 2% for buy, 38% for rent.
- **Teachers** (earning about $48,000 per year): 10% for buy, 68% for rent.
- **Tech sector professionals** (earning about $84,000 per year): 42% for buy, 97% for rent.

#### Compared to the city overall, this ZIP code has...

- LOWER than average proportion of rent-restricted units
- LOWER than average proportion of Housing Choice Voucher holders
- LOWER than average proportion of rental units in poor condition
- LOWER than average rate of housing development (2000 and 2012)

#### Transportation

- 98% of ZIP code residents live within a quarter mile of a transit stop
- $550 is the average monthly transportation cost for residents of this ZIP code
- 40% of housing + transportation costs in this ZIP code are from transportation costs

Source: 2014 Comprehensive Housing Market Study, BBC Research and Consulting

Data for All Austin Zip Codes is available at: http://austintexas.gov/page/reports-publications
How Can We Link Housing to Transportation and Jobs?

- Cameron & 183: Job Center
- Crestview Station: Town Center
- Highland Mall: Regional Center
- Mueller: Town Center
- Downtown: Regional Center
- MLK Station: Neighborhood Center
What are the Characteristics of Missing Middle Housing?

- Walkable Context
- Small Footprint Buildings
- Lower Perceived Density
- Smaller, Well-Designed Units
- Fewer Off-street Parking Spaces
- Creates Community
- Marketable
How can we Provide Various Levels of Affordability to meet the needs of Different Household Types?

- Providing a spectrum of housing types provides opportunities for households to obtain housing in the neighborhood responsive to varying needs.
- Housing options create a more diverse neighborhood.
- A variety of housing supports a wider range of public and private services and employment opportunities.
Duplex: Stacked

Source: MissingMiddleHousing.com

Images by Opticos Design, Inc.
Bungalow Court

Source: MissingMiddleHousing.com

Images by Opticos Design, Inc.
Live/Work

Source: MissingMiddleHousing.com

Images by Opticos Design, Inc.

Courtyard Apartments
Townhouse

Carriage House

Source: MissingMiddleHousing.com Images by Opticos Design, Inc.

Life Cycle Diagram: for family and housing needs
How the Code Affects Housing Choices

Form-Based Zoning
Focus on designing places for people.

8 Most Preferred Places
How the Code Affects Housing Choices

What does density look like? It depends.

12-18 units/acre
How the Code Affects Housing Choices

Missing Middle Housing – Design and Location Matter!
Apartments –
Design and Location Matter!

How the Code Affects Housing Choices