

The Missing Middle

Walk the Talk

October 2015

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Who Needs Housing That's Affordable?



Extremely Low-Income Seniors and People with Disabilities

CURRENTLY = 17,165 PEOPLE

People 65 years of age or older; People with physical, developmental, and mental disabilities who live on a fixed income such as Social Security

\$10,248 or less
per year



Low-Wage Workers

CURRENTLY = 84,355 PEOPLE

Childcare Providers, Nurses Aides, Bus Drivers, Salespeople, Cashiers, Cooks, Custodians, Visual/Performance Artists, Teachers' Aides

\$15,400-\$25,650
per year for an individual

30% - 50% Median Family Income



CITY OF AUSTIN



Low-Income Families

CURRENTLY = 67,150 HOUSEHOLDS

Librarians, Dental Assistants, Book Keepers, Social Workers, Elementary School Teachers, Electricians, Plumbers, Paralegals

\$36,608-\$58,550
per year for family of four

50%-80% Median Family Income



Middle-Income Families

CURRENTLY = 57,951 HOUSEHOLDS

Teachers, Public Safety Workers, Nurses, Database Administrators, Architects, Physical Therapists, Computer Programmers, Dental Hygienists

\$58,550-\$87,840
per year for family of four

80% - 120% Median Family Income

Perils of The Missing Middle

1. Whole, Balanced Communities: Housing affordability (people)

- Urban core is upper income & lower income, but is missing the Middle Class
- Schools, thriving neighborhoods, opportunity for working families

2. Environmental Impacts: Density (places/homes)

- Development sustainability
- Missing Middle Income (people) and Missing Middle Product (homes)

City of Austin's Housing Market Study

Limited amount of attached product type in Austin

Attached product type (row homes, town homes, for-sale condos) are generally less expensive than detached, single-family homes that take-up valuable real estate

“Density equation” = the more units you can get on one lot, the lower the lot costs

The Missing Middle --- *A continuum*

Competing and Complimentary Perspectives.

Defining the Missing Middle:

1. The (existing) “middle” is relative to the neighborhood
2. The (new) “middle” is relative to in-migration in our City and
 - *where new housing is being built and*
 - *where older homes are being re-sold*
 - *where land is being redeveloped*

People: Missing Middle Income

City of Austin

78756

Median Home Sales Price \$270,100

Median Home Sales Price \$415,000

Average Home Sales Price \$330,100

Average Home Sales Price \$463,682

Average Rent \$1,445

Average Rent \$2,700

Affordable to 120% of Median Family Income (MFI)

Affordable to 80% of Median Family Income (MFI)

Home Sales Price

Home Sales Price

Monthly Rental Rate

Monthly Rental Rate \$1,384

Places: Missing Middle Product

- Location, Location, Location.
- Historic Implications - Austin's Comprehensive Planning Record
- Regulatory Barriers: Current zoning, Neighborhood Plans
- Cultural/regional affinity: Single-Family, detached, backyard/frontyard, garage, 3-2+, fenced, shed
- NIMBY: Density, "affordability" and "poor people"