



WALK THE TALK

Missing Middle Housing in Austin

7 May 2016



What is a Zoning Code?



Single Family

- A
- B

Multi-Family

- A
- B

Commercial

- A
- B

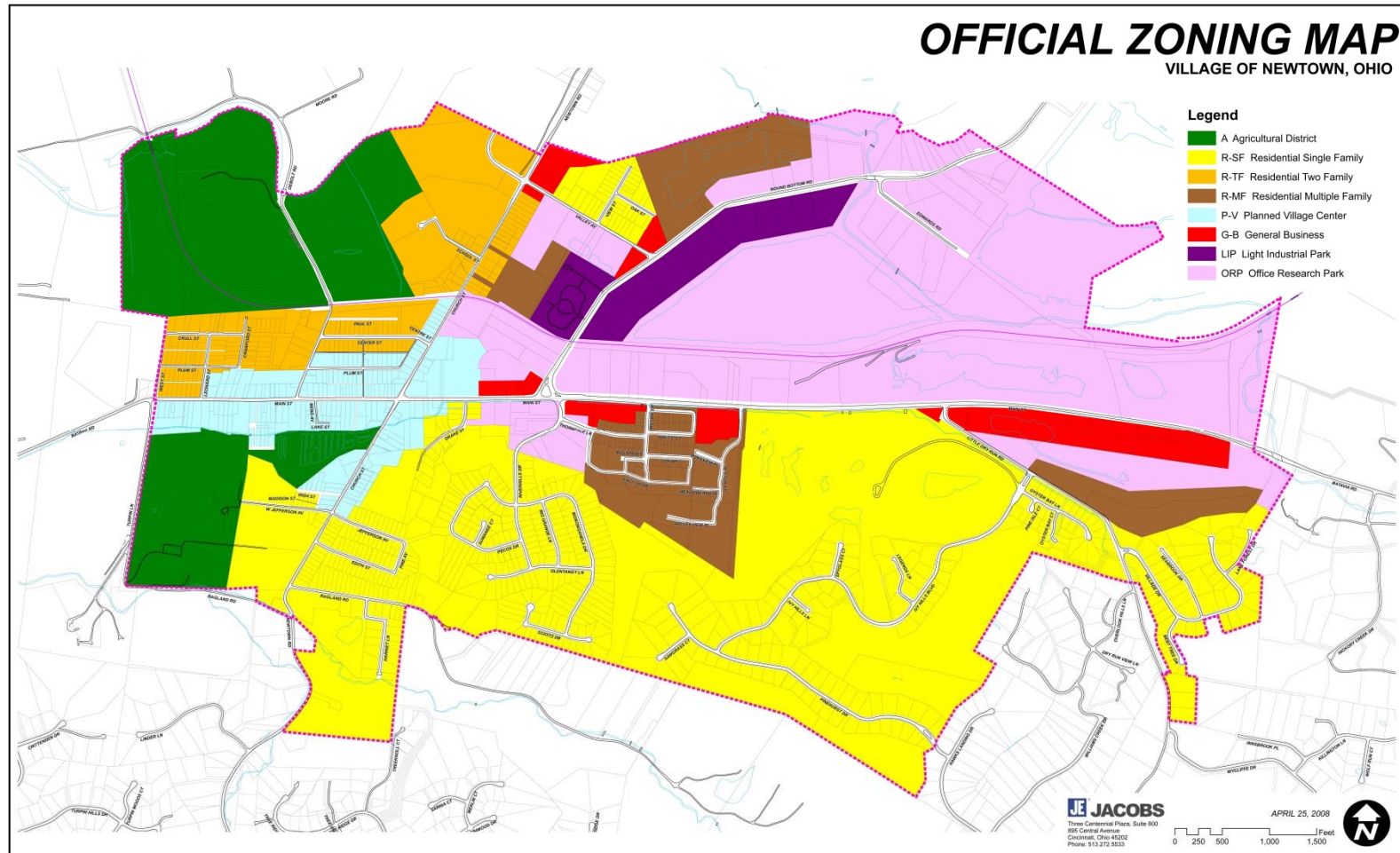
Industrial

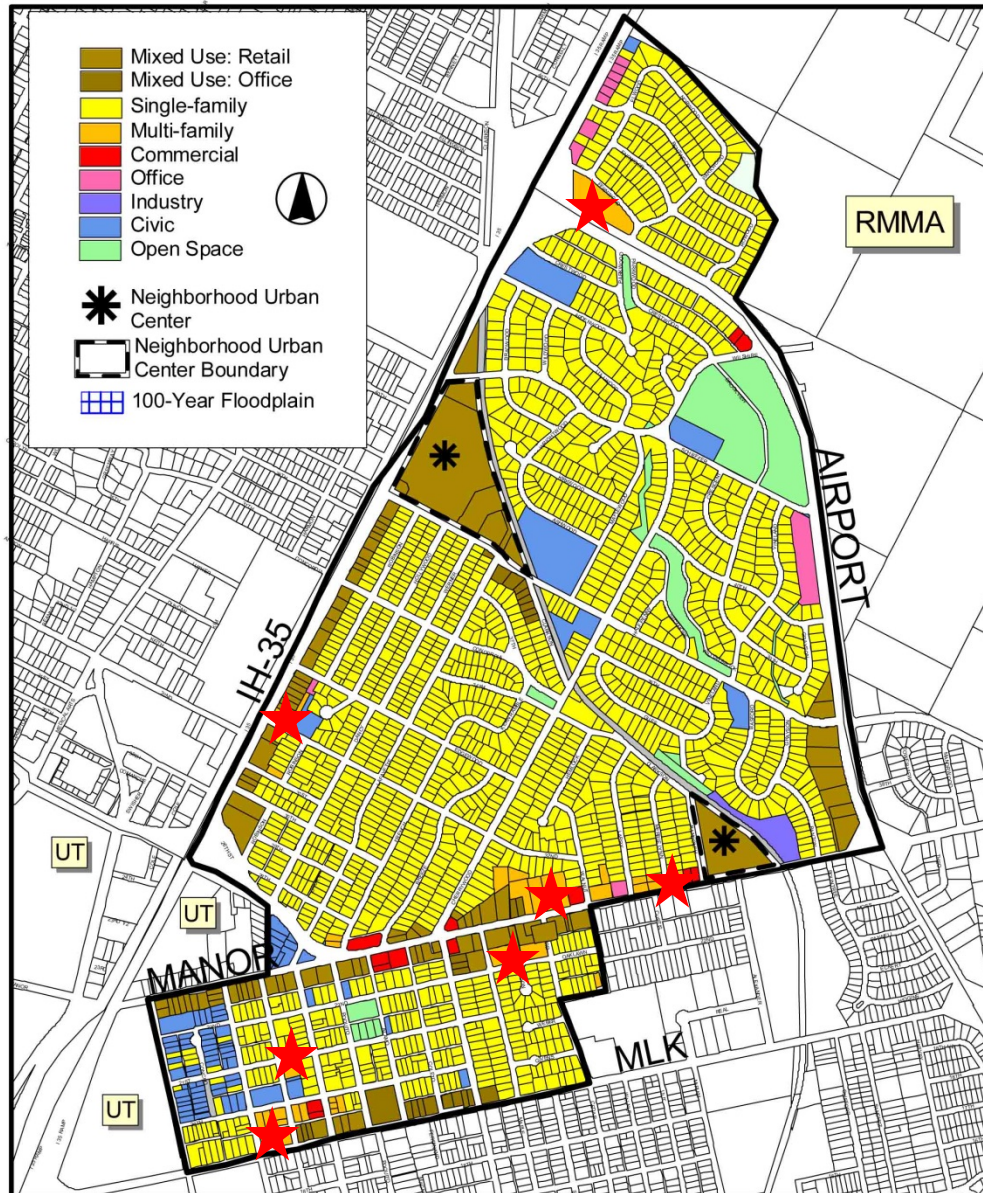
- A
- B

Civic

- A
- B

But a Zoning Code can't take affect without . . .

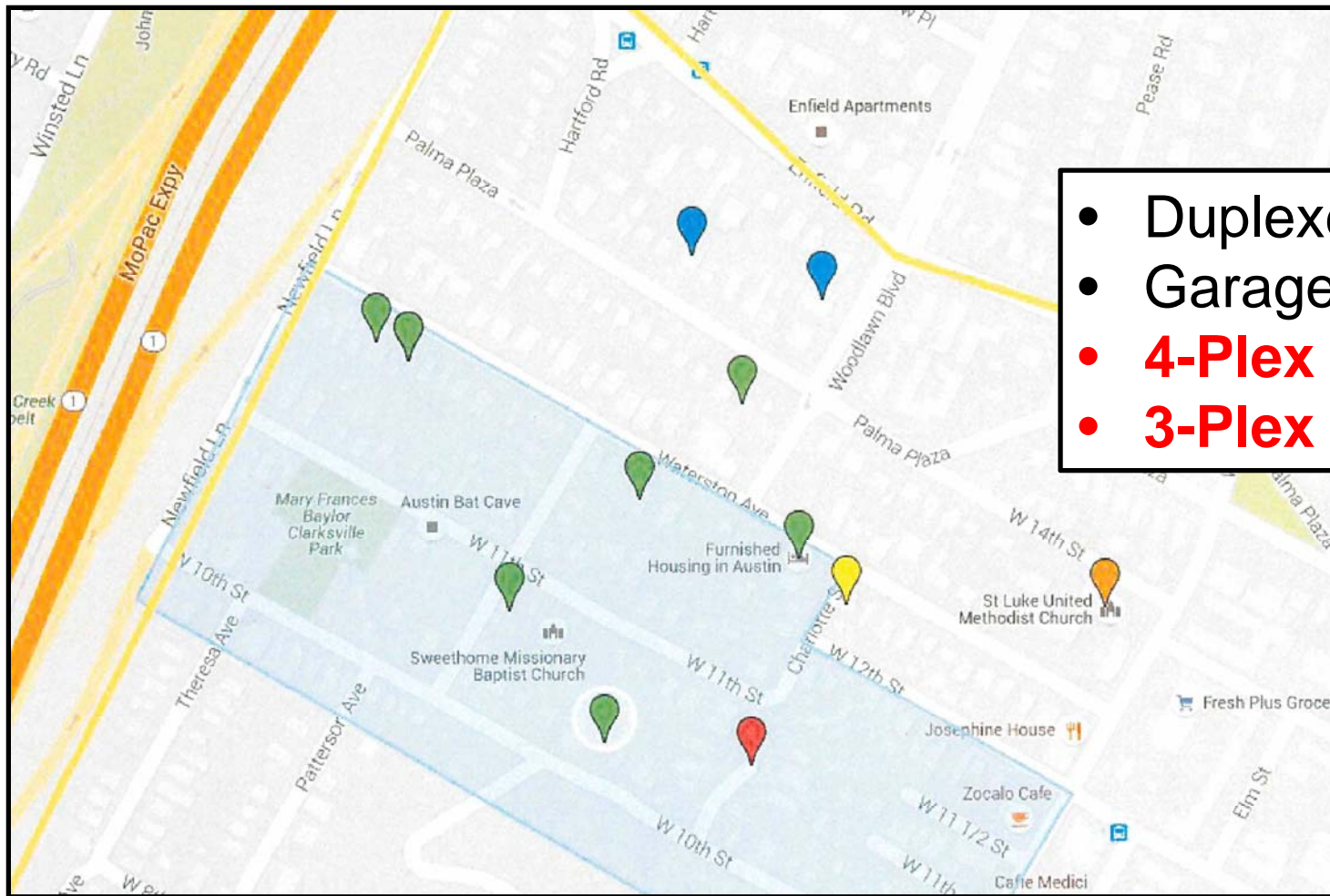




Upper Boggy Creek Neighborhood Planning Area: Future Land Use Map

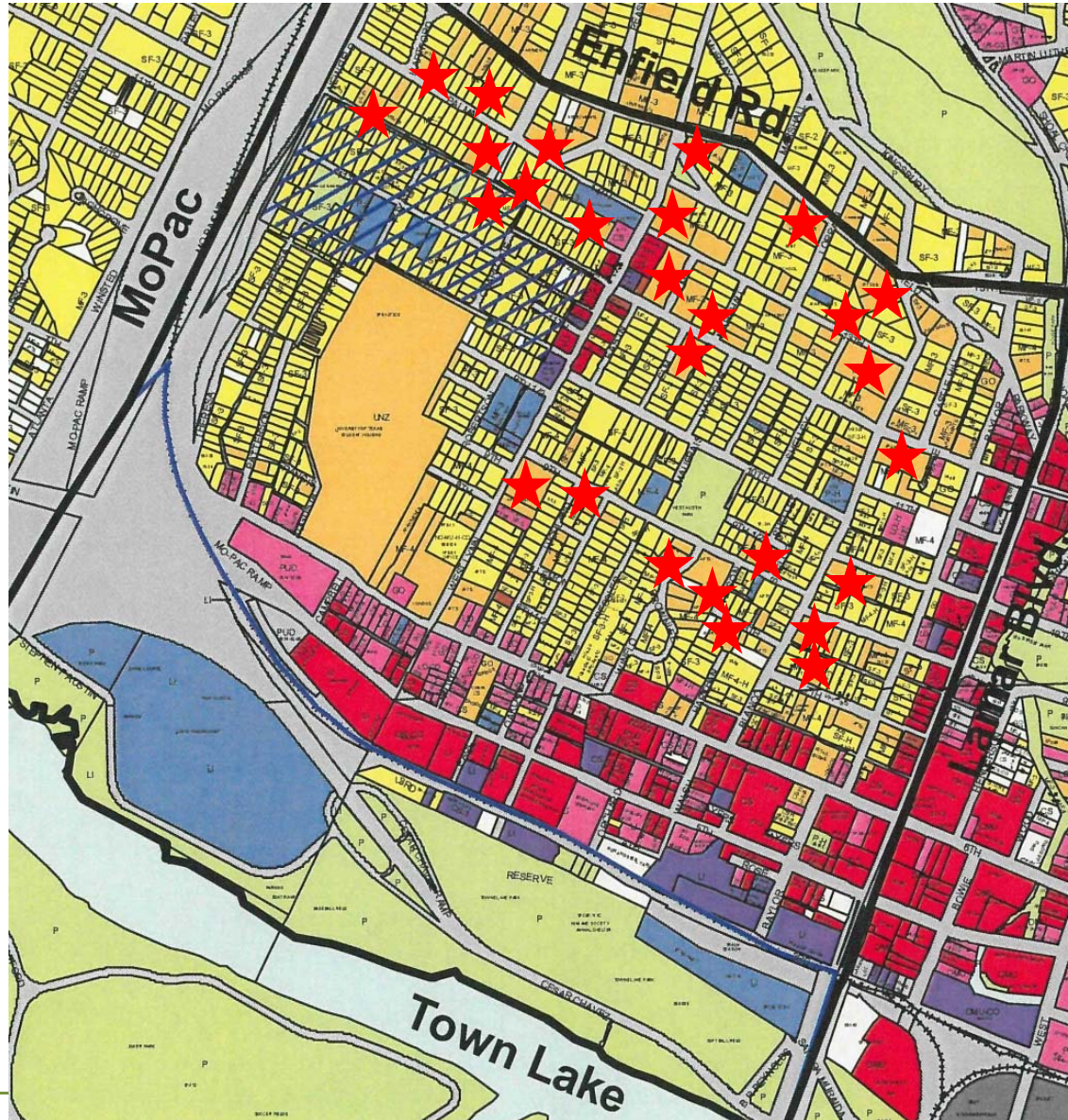
This map is for informational
purposes only. No guarantee
can be made as to its accuracy.

So how is this possible?



- Duplexes
- Garage Apartments
- **4-Plex**
- **3-Plex**

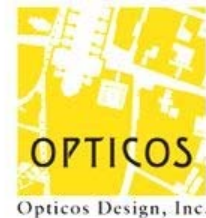
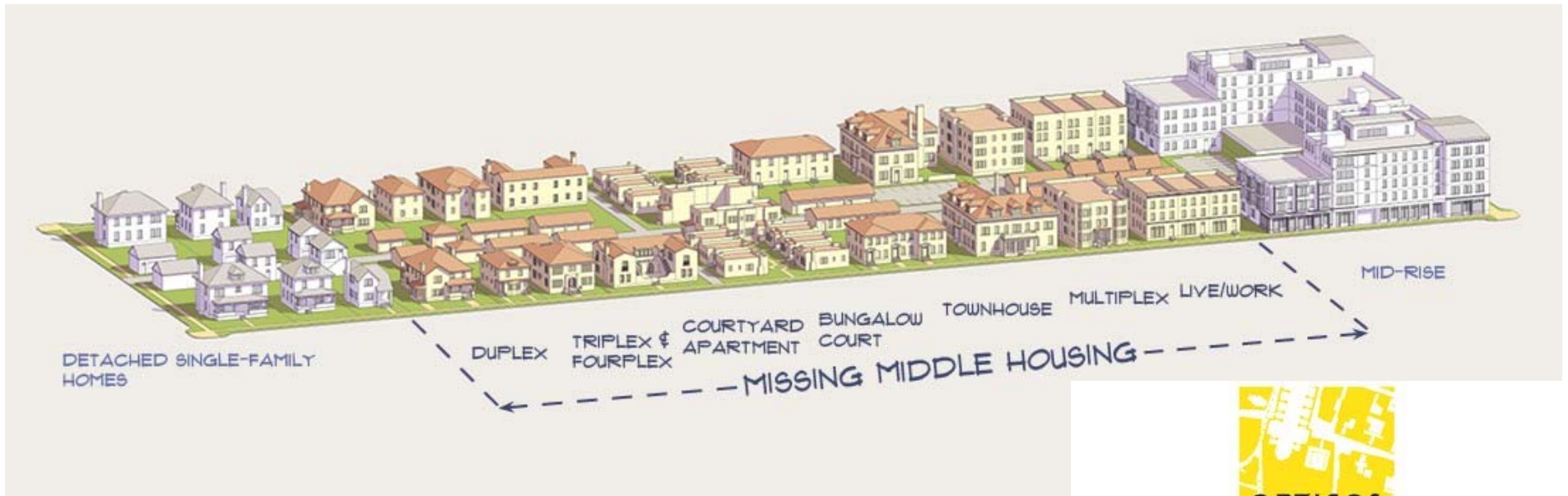
So how is this possible?



Missing Middle Housing

“Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.”

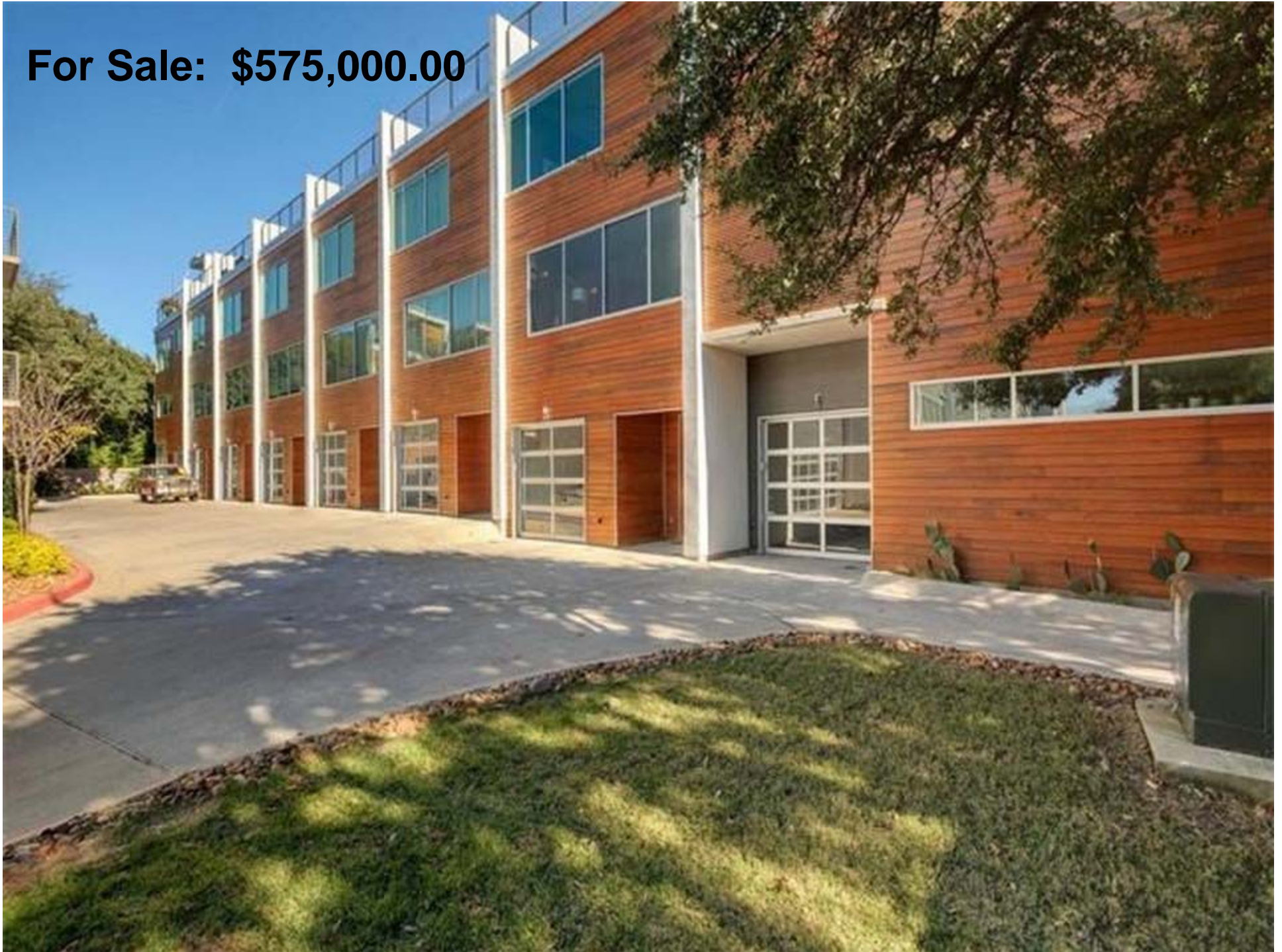
Missingmiddlehousing.com



For Sale: \$1,375,000.00



For Sale: \$575,000.00



For Sale: \$395,000.00



Are any of these “affordable?”

Median Income (4-person household) = \$77,800

Total annual housing costs (30% of income) = \$23,307

Affordable home purchase price = \$285,000

No – but



Lower “Point of Entry”

Income required = +/- \$325,000

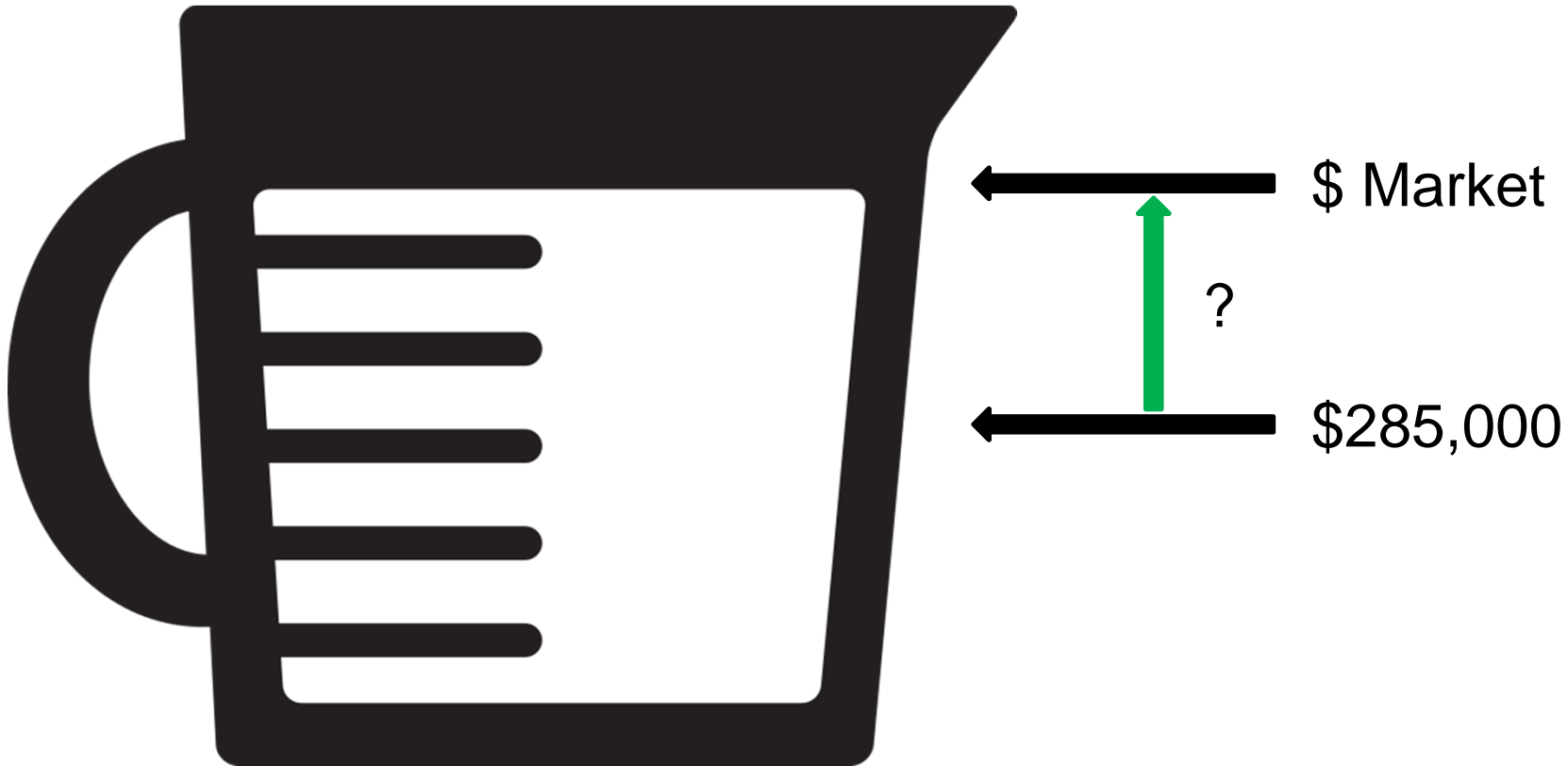


Income required = +/- \$155,000



Income required = +/- \$106,000

Lessen “The Gap”





Lessen “The Gap”

\$1,090,000



\$290,000

**Gap between market and
affordable (100% MFI):**



\$110,000

Missing Middle Housing

“This is a call for architects, planners, and developers to think outside the box and to begin to **create immediate, viable solutions to address the mismatch between the housing stock and what the market is demanding**—vibrant, diverse, sustainable, walkable urban places. Missing Middle housing types are an important part of this solution and **should be integrated into comprehensive and regional planning, zoning code updates**, TOD strategies, and the business models for developers and builders who want to be at the forefront of this paradigm shift. .”

Missingmiddlehousing.com

CODENEXT

SHAPING THE AUSTIN WE IMAGINE



Developing Complete Communities for all Austinites:

Household Affordability Code Prescription



CODENEXT
SHAPING THE AUSTIN WE IMAGINE

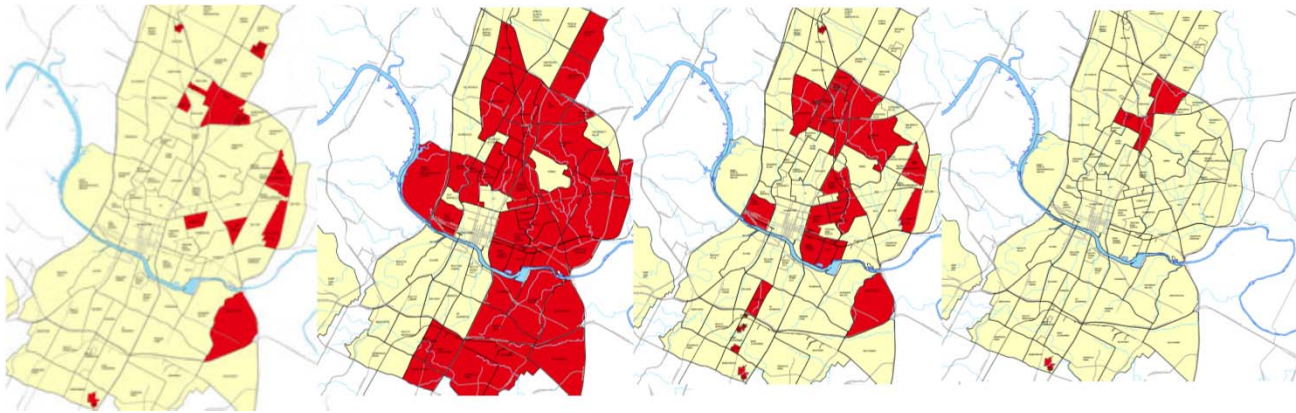
Affordability affects everyone directly or indirectly including seniors, those on a fixed income or in the low and middle income brackets, musicians and artists, service workers, and families with children. A revised Land Development Code can provide flexibility to build more affordable housing options and reduce regulatory barriers so more resources can go toward providing housing that is affordable to more people.

What is CodeNEXT going to do to promote Missing Middle Housing?

- Promote diversity of housing options in targeted areas such as *Imagine Austin* Activity Corridors and Centers that have more transportation choices. During the mapping phase, Missing Middle will likely be focused within Activity Centers and Activity Corridors, and in “transition zones” near them.
- Adjust lot size minimums and maximums in the form-based code districts to accommodate a diversity of housing options including Missing Middle building types.

What is CodeNEXT going to do to promote Missing Middle Housing?

- Simplify the permitting process for Missing Middle projects between 3 and 10 units when they adhere to the form-base standards in the code.
- Replace the complicated “opt-in, opt-out” regulations and process in order to affirmatively further fair housing choice throughout Austin.



Neighborhood Infill Tools: Opt-In/Opt-Out

