Is Your City Missing Middle Housing?

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Presentation Overview

What is Middle Housing?

Is Middle Housing missing?

Upcoming report details (and survey)

Benefits of Middle Housing

Zoning

Upcoming events
What is Middle Housing?
What is Middle Housing?

“Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.” Dan Parolek
What is Middle Housing?
Is it really missing?
<table>
<thead>
<tr>
<th>Year</th>
<th>All Residential Units</th>
<th>Single-Family Detached</th>
<th>Condo/Townhome</th>
<th>Duplex</th>
<th>Multifamily (3-4 units)</th>
<th>Multifamily (5+ units)</th>
<th>Other</th>
</tr>
</thead>
<tbody>
<tr>
<td>2016</td>
<td>100%</td>
<td>29%</td>
<td>16%</td>
<td>1%</td>
<td>0%</td>
<td>53%</td>
<td>1%</td>
</tr>
<tr>
<td>2017</td>
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<td>37%</td>
<td>26%</td>
<td>1%</td>
<td>1%</td>
<td>31%</td>
<td>4%</td>
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<tr>
<td>2018</td>
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<td>30%</td>
<td>1%</td>
<td>1%</td>
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<td>20%</td>
<td>21%</td>
<td>1%</td>
<td>0%</td>
<td>58%</td>
<td>0%</td>
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<tr>
<td>2020</td>
<td>100%</td>
<td>24%</td>
<td>22%</td>
<td>2%</td>
<td>8%</td>
<td>43%</td>
<td>2%</td>
</tr>
<tr>
<td>Average</td>
<td>100%</td>
<td>28%</td>
<td>23%</td>
<td>1%</td>
<td>2%</td>
<td>44%</td>
<td>2%</td>
</tr>
</tbody>
</table>
Is it really missing?

![Bar Chart]

- Single family
- 2 to 12
- 13 and more
Are you seeing MMH in your city?
Upcoming MMH Report & Guide

- Utah’s Housing Problem
- Background Research
  - Opinion survey on housing
  - Cost analysis of MMH
- Existing Inventory
- Market Potential
- Barriers
- Best Practices
Utah's Housing Problem

- Vacancies and rents...
- Hot market...
- Increasing costs...
Utah's Housing Problem

Highest and Lowest Zip Code Median Mortgage Prices for Davis, Salt Lake, Tooele, Utah and Weber Counties
Utah's Housing Problem

• We need more doors.
Background Research

• Opinion survey on housing
• Cost analysis of Missing Middle Housing
• Existing Inventory
Background Research
-- SURVEY (in process) --

1. Please click on the picture(s) that would make a good addition to your neighborhood (within a five minute walk from your house):
Background Research
-- SURVEY (in process) --
Background Research
-- SURVEY (in process) --
Background Research
-- SURVEY (in process) --

Single family
Small multi-family
Less prominent garage

Large multi-family
Background Research
-- SURVEY (in process) --

Style
Scale

Setback from the road
Background Research
-- SURVEY (in process) --

- More affordable housing options.
- Additional mother-in-law apartments added to single family homes.
- More housing units in downtown areas and along transit lines.
- More smaller-lot single-family housing.
- **More house-scale attached housing (like duplexes, triplexes and small townhome developments) blended in with other housing types.**
- More apartment in your city.
Have more sidewalks and places to take walks.

Have bike lanes and paths nearby.

Have parks and trails nearby.

Live closer to my job.
Background Research
-- SURVEY (in process) --

City or suburban area in a mostly residential neighborhood

City or suburban area near a mix of offices, apartments, and shops
Small town
Rural area
Lastly:
"If you were buying your house today, would you be able to afford the one you currently live in?"
Background Research

-- EXISTING INVENTORY --

Residential Units (Davis County)

- Apartment
- Condo
- Townhome
- Duplex-Fourplex
- Mobile Homes
- Single Family
Some of the benefits of Middle Housing

• Lower perceived density, but enough to support services & transit

• Compatible with walkable neighborhoods

• Compatible with single family & small downtown/MU
Some of the benefits of Middle Housing

- Flexible with small footprints (great for infill)
- Works for renting & owning
- Construction methods
- More cost attainable than single family
Barriers

- Unknown opportunities
- Not in my backyard!
- Ordinances
- Single family or apartments
  - Parking
  - Lending
  - Condos
Best Practices

• Master planning

• Overlay zones

• Form-based code
  • Focus on design quality
  • Involve residents, builders, developers

• Pilot projects

• Mix in with residential, transition zones, and centers
Zoning is the DNA of our communities & housing
Zoning Review for MMH opportunities

• Review of zoning in all of SLCo cities, towns and metros

• Looking at opportunities of current zoning for MMH building types.
Zoning Review for MMH opportunities

**LEGEND**

- City Boundary

**Missing Middle Housing Analysis**

- **SIGNIFICANT OPPORTUNITIES**: Four or more types of Missing Middle housing types are permitted.
- **MODERATE OPPORTUNITIES**: Four or more types of Missing Middle housing types are conditional and permitted.
- **LIMITED OPPORTUNITIES**: Three or fewer types of Missing Middle housing are permitted and/or conditional.
- **MIDRISE+**: ≥19 units/building, but allows for some "Missing Middle" housing types.

**Residential Zones**

- Residential Zoning
- Mixed Use
- Forestry Recreation or Residential Agriculture (Generally 1 acre or smaller)
MMH Building Types

- Duplex: Side-by-Side
- Duplex: Stacked
- Fourplex: Stacked
- Courtyard Building
- Cottage Court
- Townhouse
- Multiplex: Medium
- Triplex: Stacked
- Live-Work
Zoning Review for MMH opportunities
Zoning Review for MMH opportunities

LEGEND

City Boundary

Missing Middle Housing Analysis

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MIDRISE = >2 units/building, but allows for some "Missing Middle" housing types.

Residential Zones

Residential Zoning
Mixed Use
Forestry Recreation or Residential Agriculture (Generally 1 acre or smaller)
What’s happening?

• Current research report & guide by Utah Foundation (supported by SLCo)

• Session at ULCT

• MMH Regional Solutions Event Oct. 7th
Upcoming MMH Report & Guide

• Utah’s Housing Problem
• Background Research
  • Opinion survey on housing
  • Cost analysis of MMH
• Existing Inventory
• Market Potential
• Barriers
• Best Practices
Upcoming ULCT & Regional Solutions

A Regional Solutions Event: Missing Middle Housing

Looking for New Housing Solutions?

Missing Middle Housing represents a different way to think big about the housing problem. Join us for a keynote lunch with author and architect Dan Parolek to learn more about new and creative ways to think about today’s housing.

OCT. 7, 2021
11 A.M.-3 P.M.
Viridian Event Center, West Jordan

Register:
MissingMiddle.Eventbrite.com
Creating more attainable and affordable housing will require teamwork, creativity, and effort.
What do you think we should include in the Missing Middle Report & Guide?

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