

Is Your City Missing Middle Housing?





Presentation Overview

What is *Middle Housing*?

Is *Middle Housing* missing?

Upcoming report details (and survey)

Benefits of *Middle Housing*

Zoning

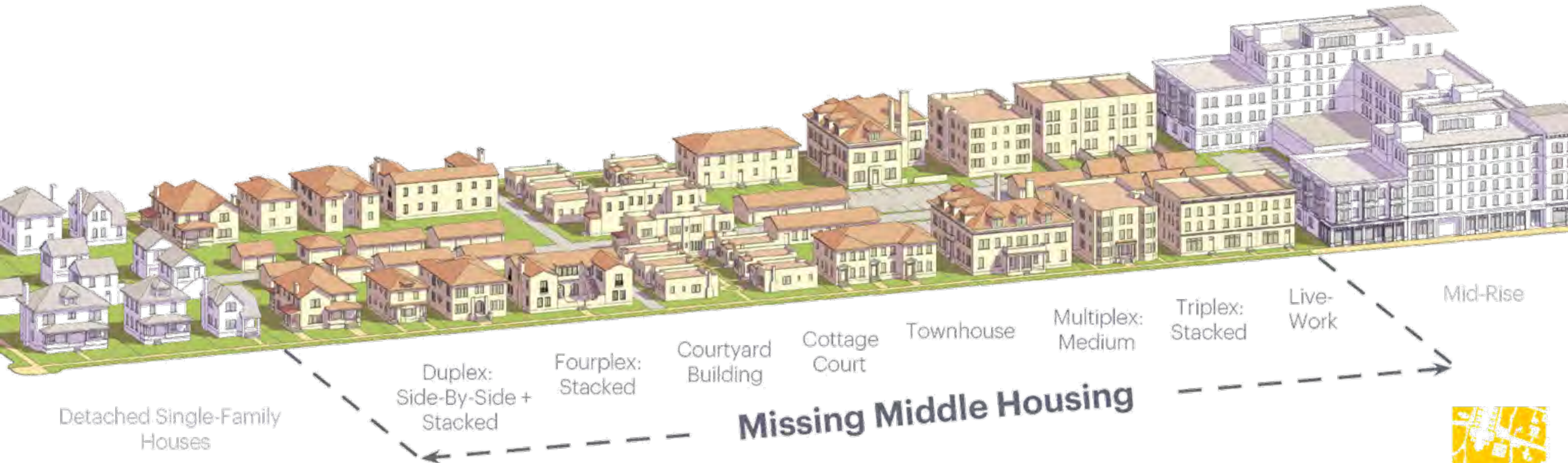
Upcoming events

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

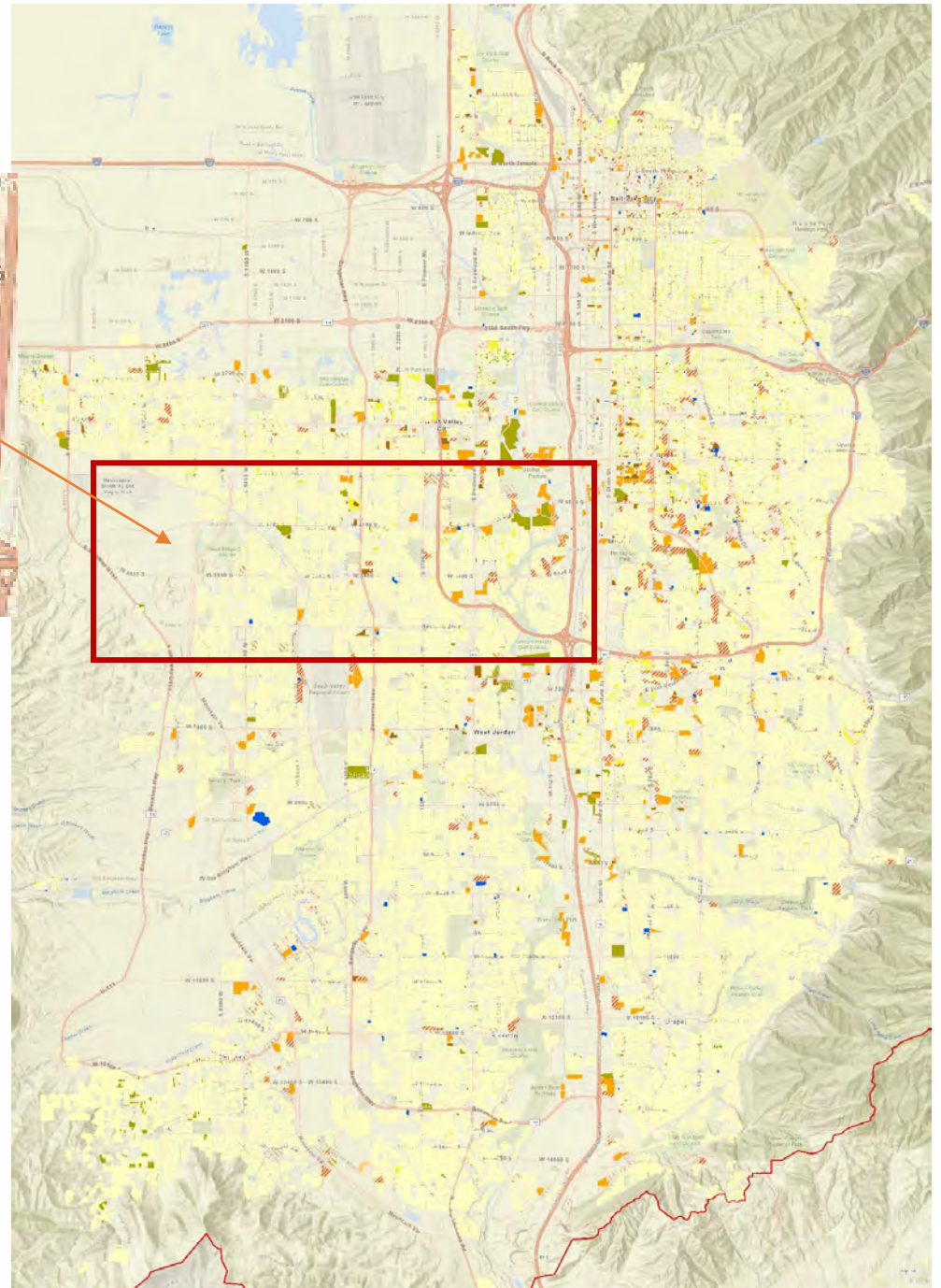
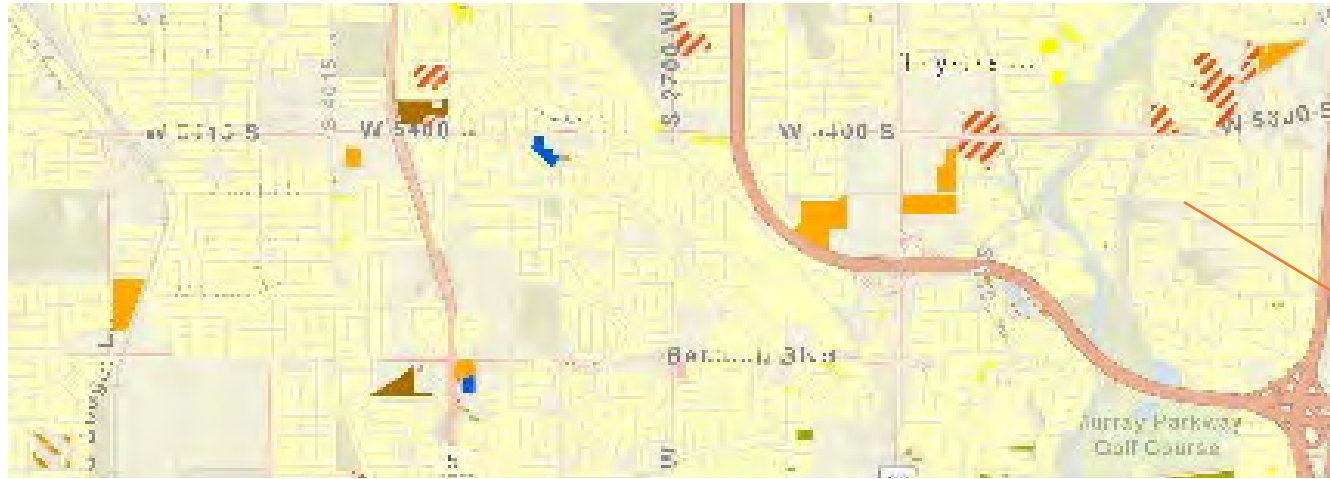
What is Middle Housing?



Utah Examples



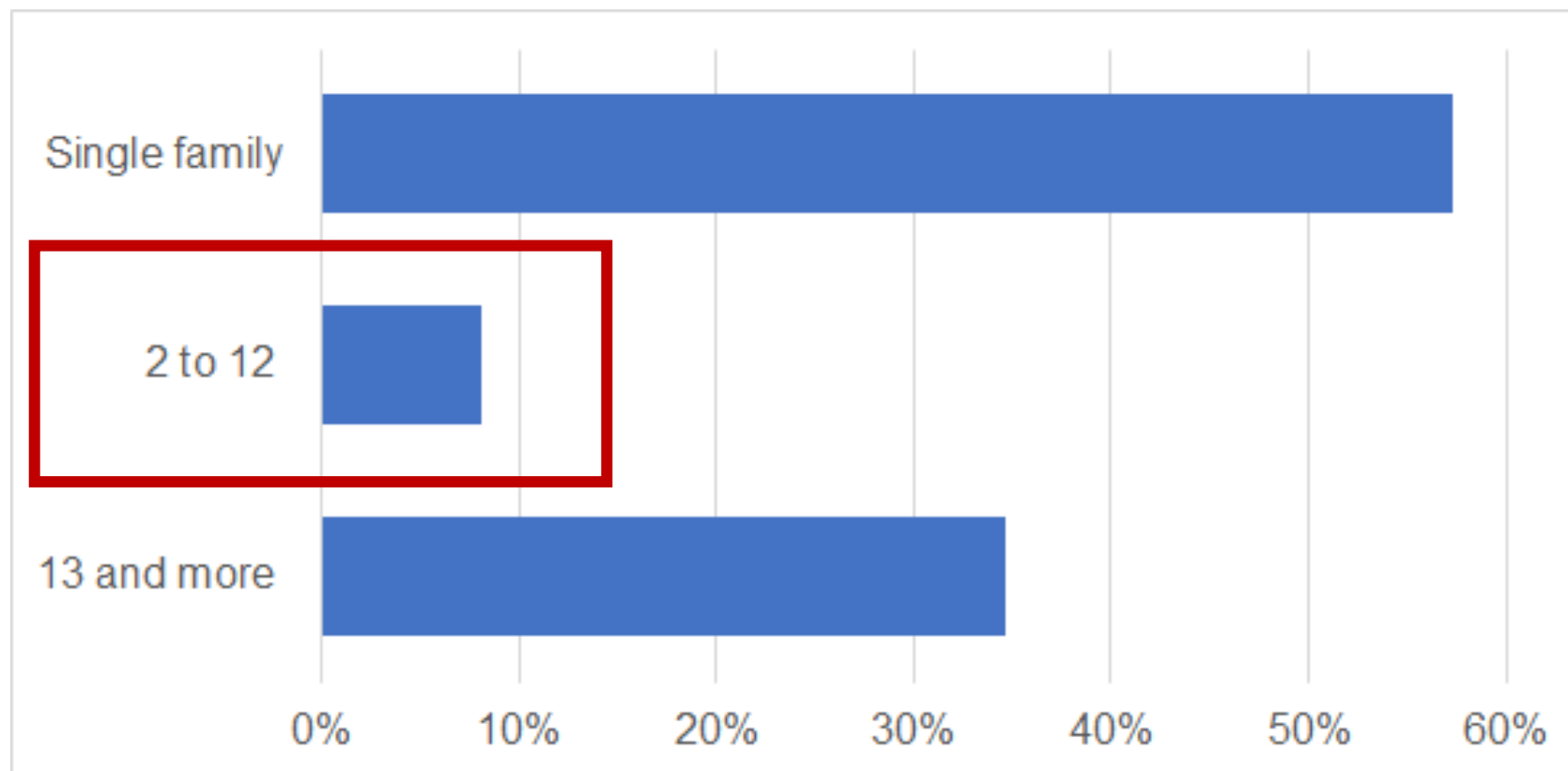
Is it really missing?



Is it really missing?

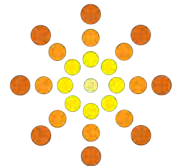
Residential Dwelling Unit Permits by Type SLCo 2015-2019							
	All Residential Units	Single-Family Detached	Condo/Townhome	Duplex	Multifamily (3-4 units)	Multifamily (5+ units)	Other
2016	100%	29%	16%	1%	0%	53%	1%
2017	100%	37%	26%	1%	1%	31%	4%
2018	100%	32%	30%	1%	1%	36%	0%
2019	100%	20%	21%	1%	0%	58%	0%
2020	100%	24%	22%	2%	8%	43%	2%
Average	100%	28%	23%	1%	2%	44%	2%

Is it really missing?





Are you seeing MMH in your city?



Upcoming MMH Report & Guide

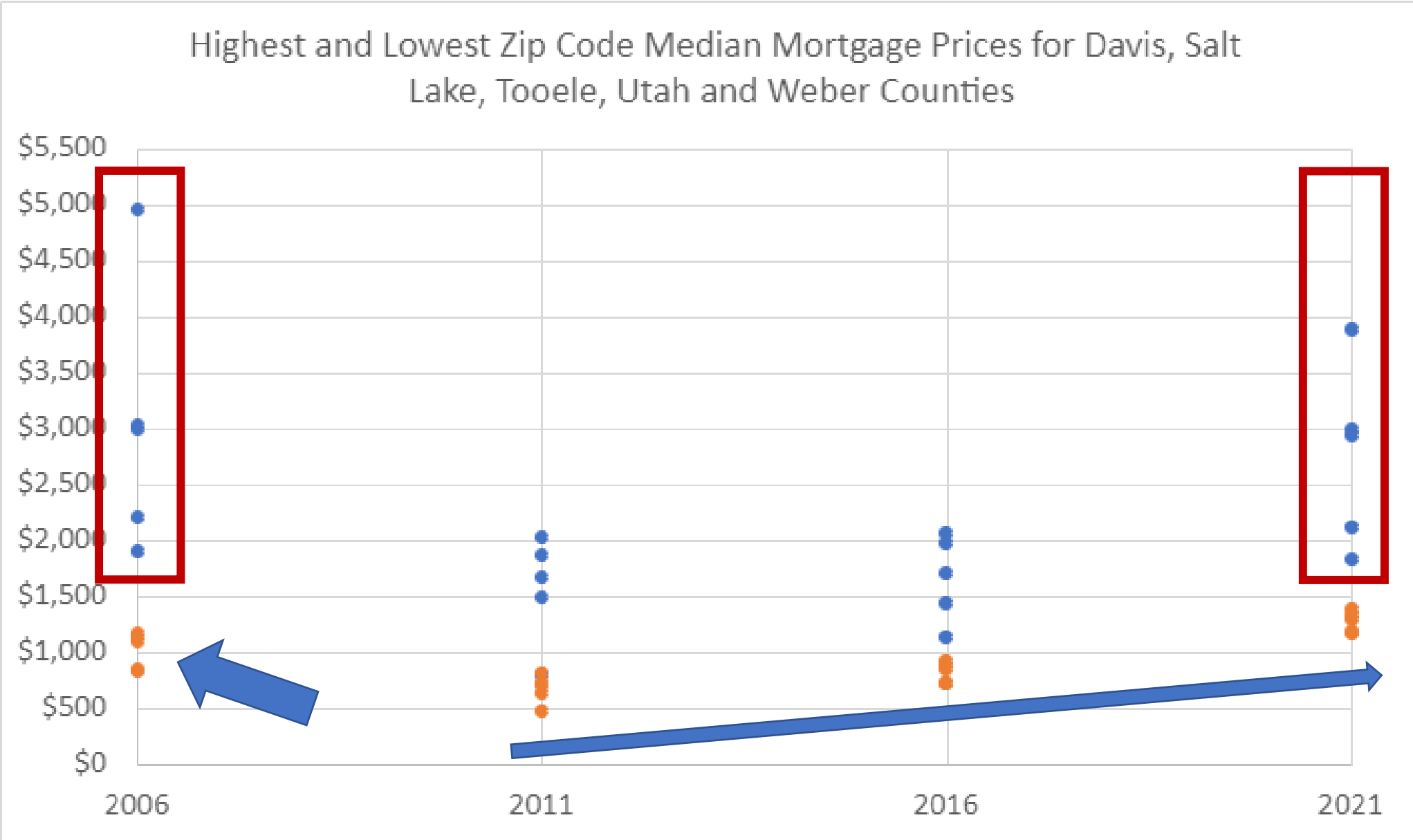
- Utah's Housing Problem
- Background Research
 - Opinion survey on housing
 - Cost analysis of MMH
 - Existing Inventory
- Market Potential
- Barriers
- Best Practices

Utah's Housing Problem

- Vacancies and rents...
- Hot market...
- Increasing costs...



Utah's Housing Problem



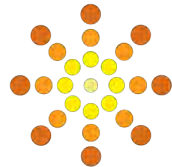
Utah's Housing Problem

- We need more doors.



Background Research

- Opinion survey on housing
- Cost analysis of Missing Middle Housing
- Existing Inventory

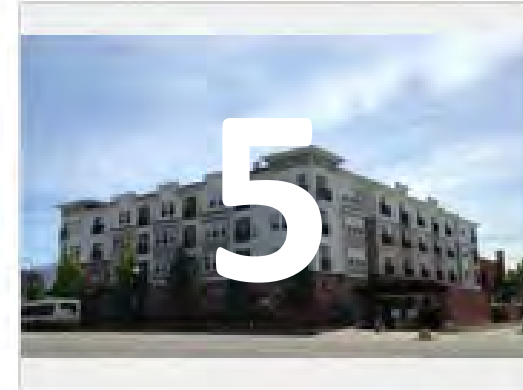
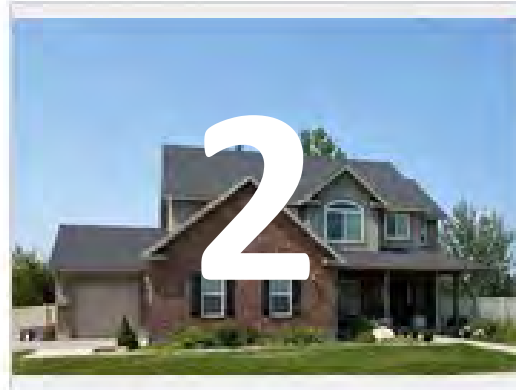




Background Research

-- 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

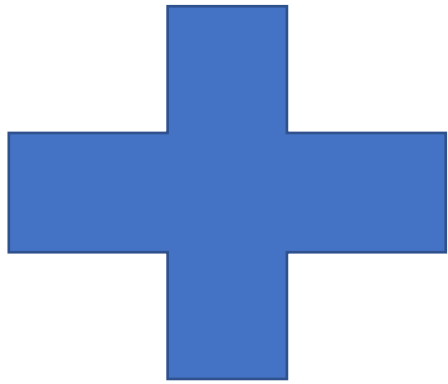
-- SURVEY (in process) --





Background Research

-- SURVEY (in process) --



Single family

Large multi-family

Small multi-family

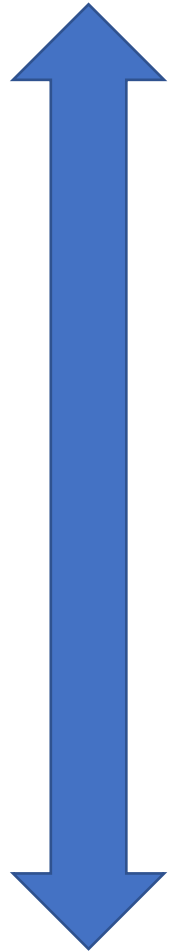
Less prominent garage





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.



Background Research

-- SURVEY (in process) --

Have more sidewalks and
places to take walks.

Have parks and trails
nearby.

Have bike lanes and
paths nearby.



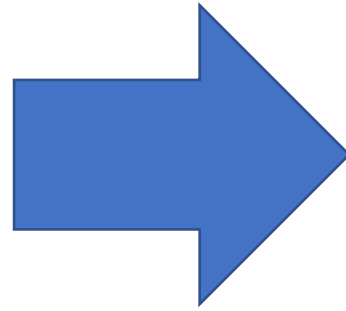
Live closer to my job.



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



Background Research

-- SURVEY (in process) --

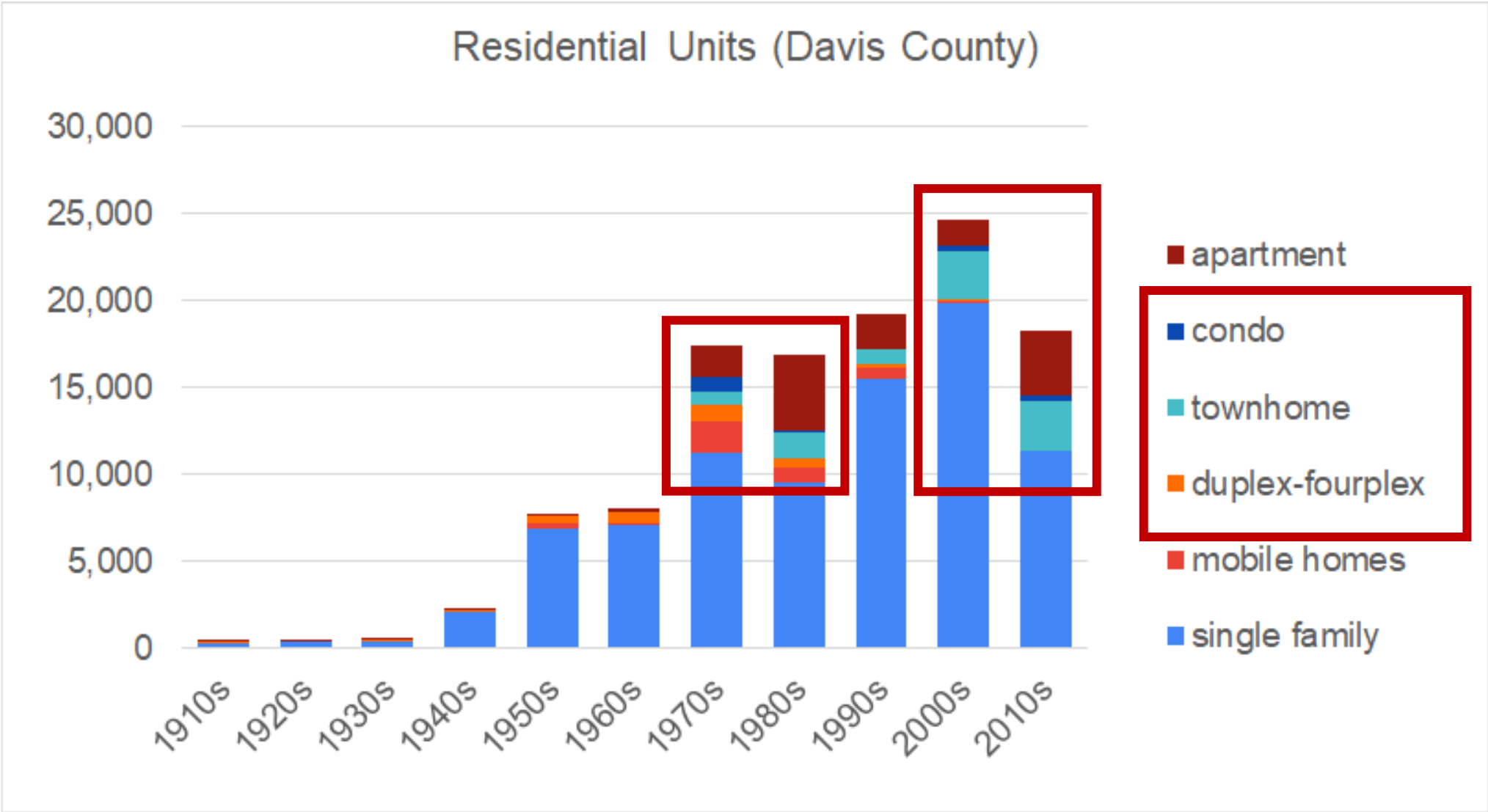
Lastly:

"If you were buying your house today, would you be able to afford the one you currently live in?"



Background Research

-- EXISTING INVENTORY --



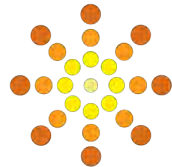
Some of the benefits of Middle Housing

- 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

Missing Middle Housing (MMH) in Utah



Housing
Five unit types, ranging from 960 to 1,400 square feet



Building Types
Mews townhouse



Economics
\$180,000 - \$220,000 price points

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

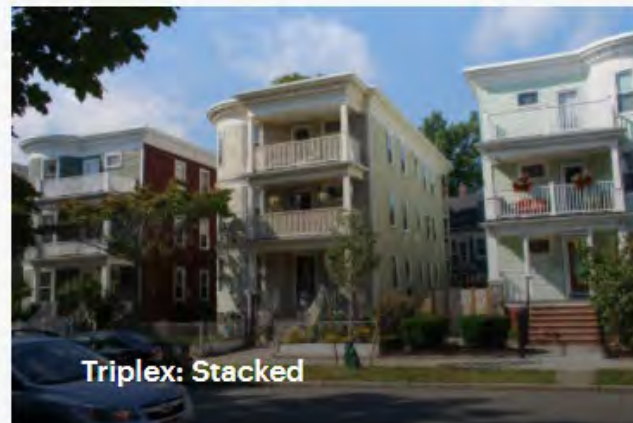
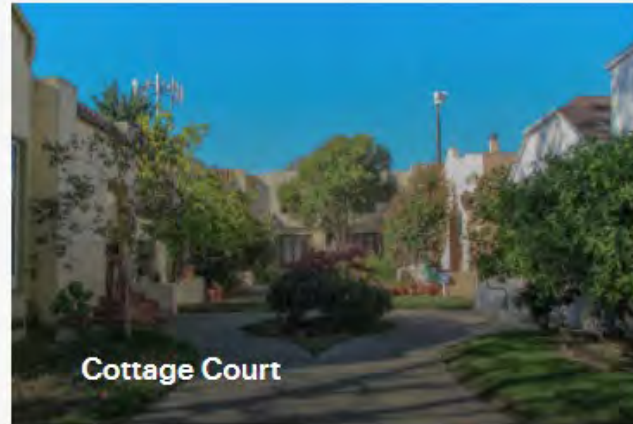
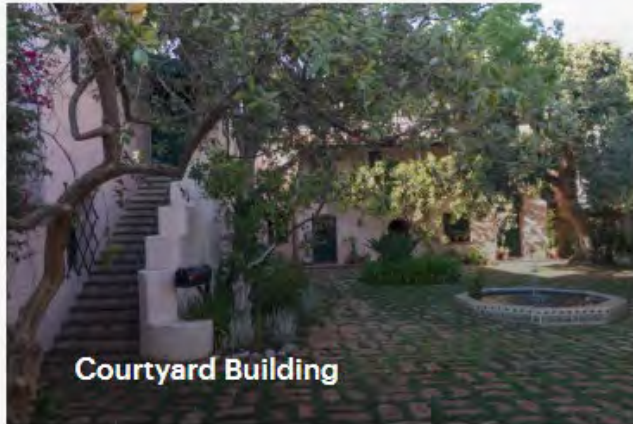
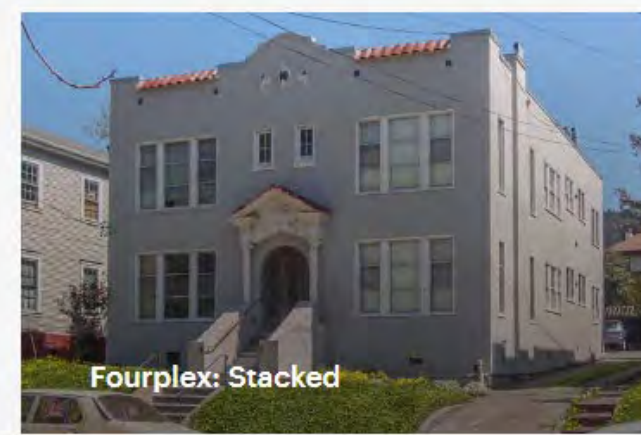
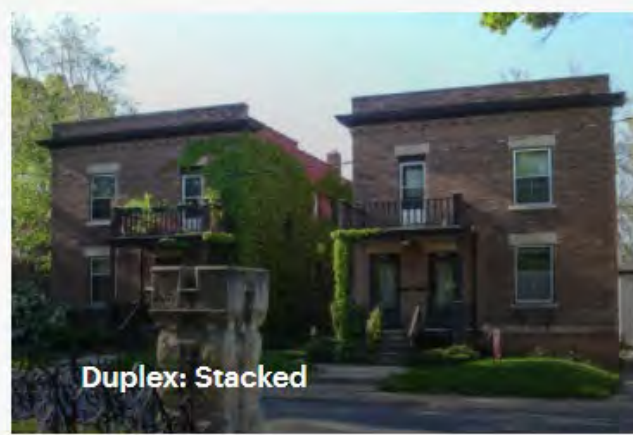
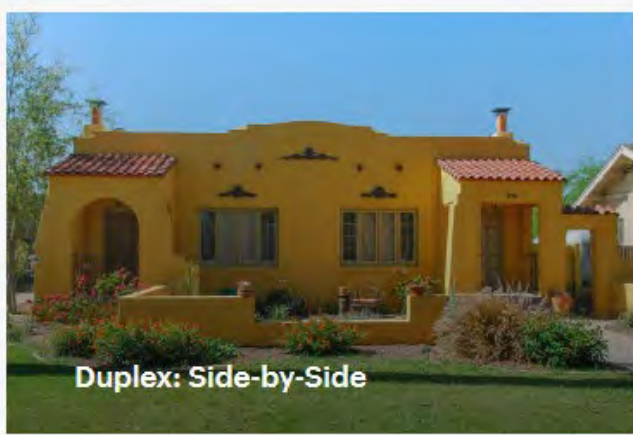
Missing Middle Housing Analysis

-  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.

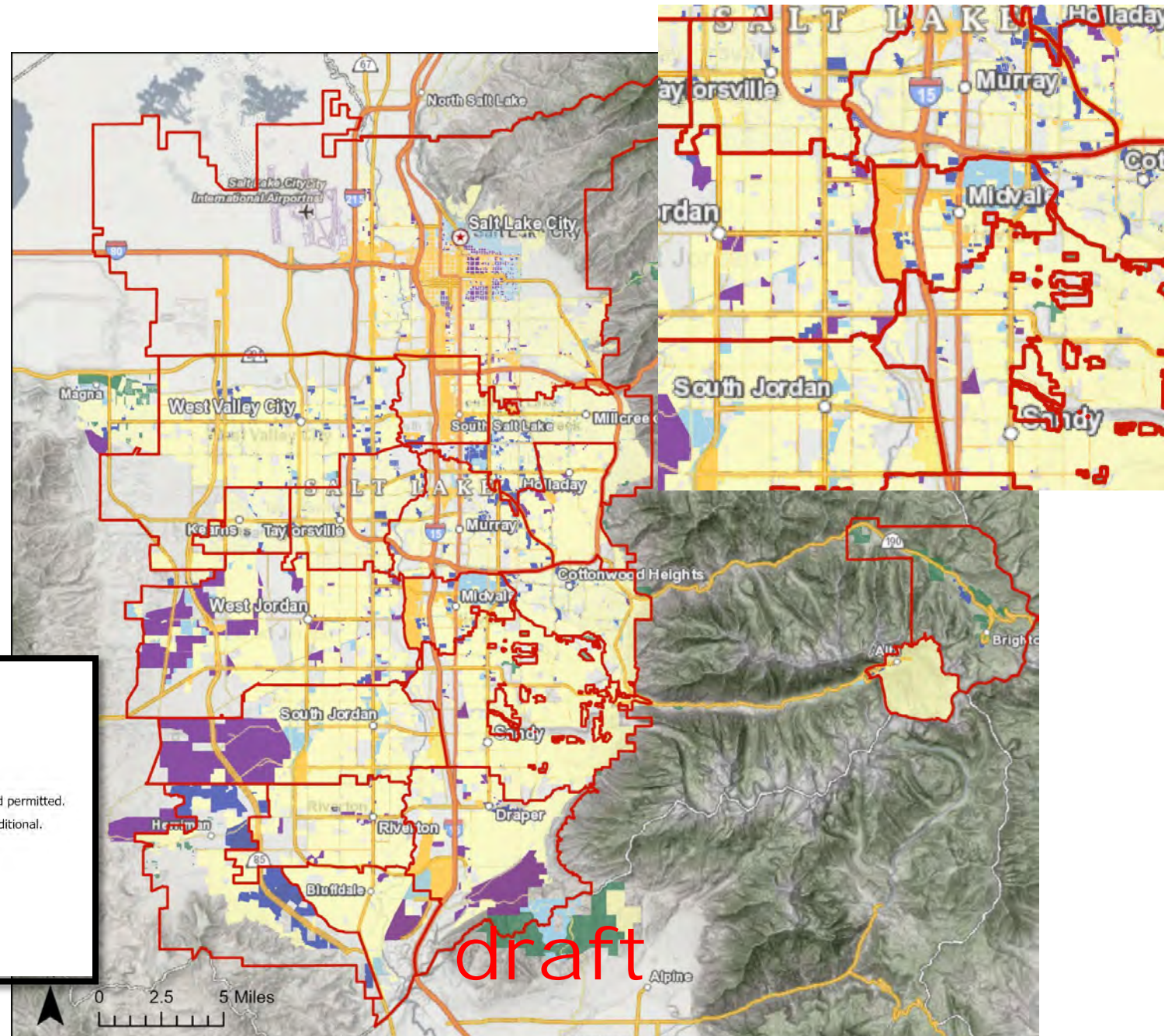
Residential Zones

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

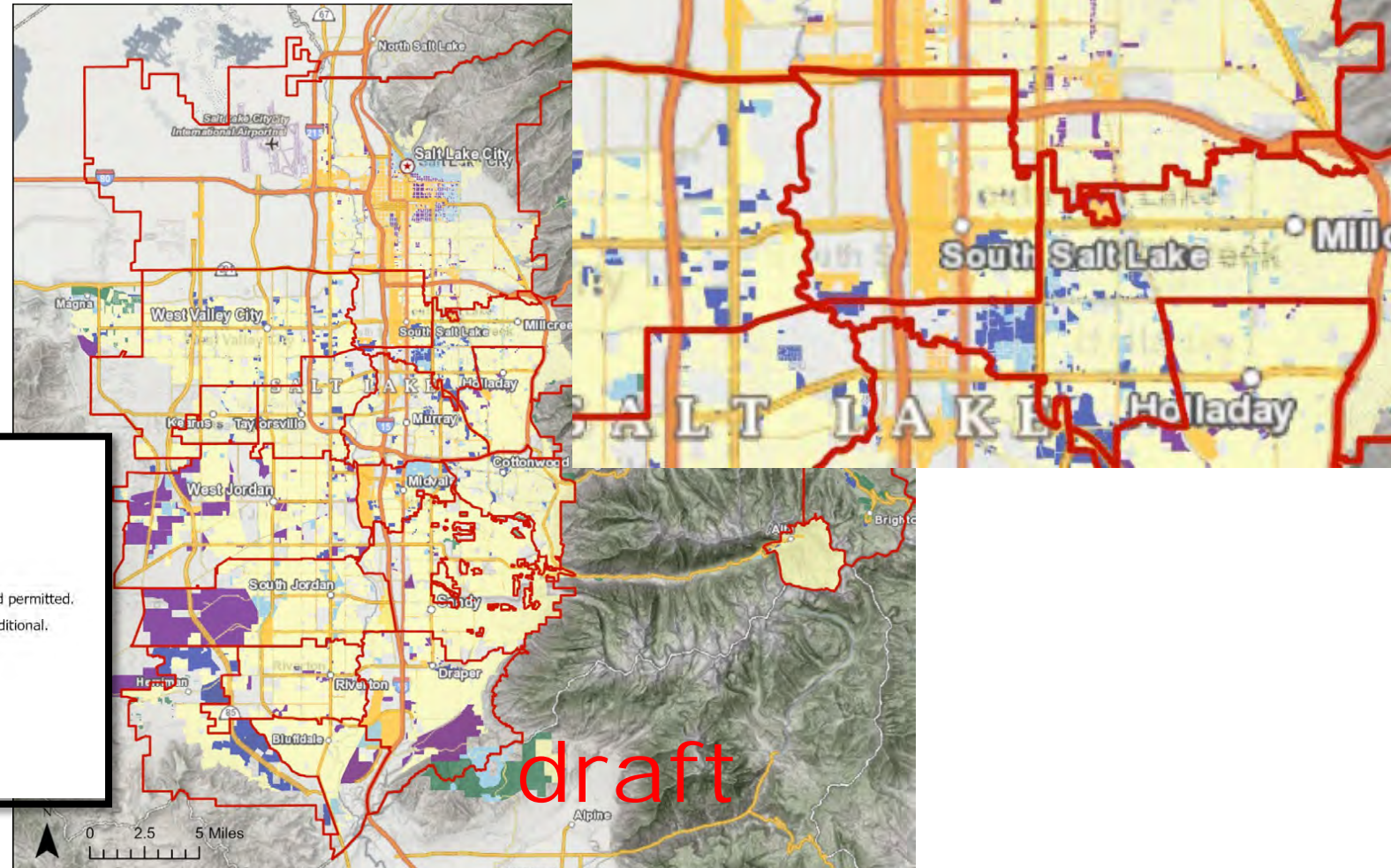
MMH Building Types



Zoning Review for MMH opportunities



Zoning Review for MMH opportunities



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
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Upcoming ULCT & Regional Solutions

A REGIONAL SOLUTIONS EVENT: MISSING MIDDLE HOUSING

LOOKING FOR NEW HOUSING SOLUTIONS?



Author and Architect
Dan Parolek

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](https://missingmiddle.eventbrite.com)



Larry H. Miller
REAL ESTATE

SL SALT LAKE
COUNTY
REGIONAL DEVELOPMENT



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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Shawn Teigen, Utah Foundation – shawn@utahfoundation.org