

Welcome to the Missing Middle Housing Forum!

August 14, 2019

Co-hosted by the City of Coeur d'Alene, Coeur d'Alene Association of REALTORS, and CDA 2030
Keynote Speaker: Tony Perez, Opticos Design

MISSING MIDDLE HOUSING

Welcome & Introductions

– Coeur d’Alene Mayor Steve Widmyer

Opening Remarks

- Hilary Anderson, Coeur d’Alene Community Planning Director

Thank you to our Sponsors!







Paid for by a housing grant from the National Association of REALTORS and sponsorship assistance from the City of Coeur d'Alene, Coeur d'Alene Association of REALTORS, Idaho Housing & Finance Association, Mountain West Bank, Parkwood Business Partners & Widmyer Corporation.

Additional thanks to our In-Kind Sponsors: CDA 2030, North Idaho College, and SpringHill Suites!













Why are we here?

History Made: Oregon Legislature Ends Single-Family Zoning

A bill that seemed like it could be a casualty of a bitter partisan feud managed to squeak under the wire. With Governor Kate Brown's signature, single-family zoning will be prohibited throughout the state of Oregon.

July 1, 2019, 7am PDT | James Brasuell | @CasualBrasuell

Share Tweet



JPL Designs / Shutterstock

Seattle Sets a New Standard for Residential Zoning

Seattle is the latest in a series of cities, states, and counties to alter the landscape of land use regulation by approving what the Sightline Institute describes as the "most progressive" ADU policy in the United States.

July 2, 2019, 8am PDT | James Brasuell | @CasualBrasuell

Share Tweet



cdrin / Shutterstock

Seattle has approved a landmark law that would both allow the developments of accessory dwelling units and limit the size of single-family residential projects. Planetizen referred to the law in May as ADUs for mansionization control, and a "two-birds-with-one stone" situation.

Urban Land Institute
addresses Attainable Housing

Attainable Housing: Challenges, Perceptions and Solutions ...
https://americas.uli.org/.../terwilliger-center-for-**housing**/research/**attainable-housing**
Launched at the ULI 2019 Spring Meeting in Nashville (see the slides form the presentation here), this new research from the **Urban Land Institute** explores the shortage of **housing** affordable to moderate-income home buyers – including first-time buyers — and solutions to increase the supply.. Download the PDF. Download on Knowledge Finder. **Attainable Housing**: Challenges, Perceptions, and ...

Urban Land Institute
Orange County/Inland Empire

URBAN LAND INSTITUTE ADDRESSES ATTAINABLE HOUSING IN THE OC

Panel of Real Estate Industry Experts Champion Tough Issues

Email | Print Friendly | Share

August 13, 2018 11:08 ET | **Source:** Urban Land Institute Orange County / Inland Empire

NEWPORT BEACH, CA, Aug. 13, 2018 (GLOBE NEWSWIRE) -- In keeping with its practice of leadership and forward-thinking innovation, the **Urban Land Institute Orange County/Inland Empire** will offer an informative and educational series on "The Future of Attainable Housing in OC" on August 23rd, 2018 from 8 a.m. to 10 a.m. This event is part one of an ongoing series focusing on "Champions Moving the Needle."

Coeur d’Alene’s Reaction

- **ADU Code Amendments** – City Council on August 20
- **Missing Middle Survey & Forum**
  with community partners and Opticos Design
- **Infill & Missing Middle Housing Code is next**
- **Envision Coeur d’Alene** (Comprehensive Plan Update, Vision Validation & Implementation Plan)



Missing Middle Housing Survey Results

Tuesday, August 13, 2019

Powered by SurveyMonkey

Thank you for participating in the Missing Middle Housing Survey and Forum!

178

Total Responses

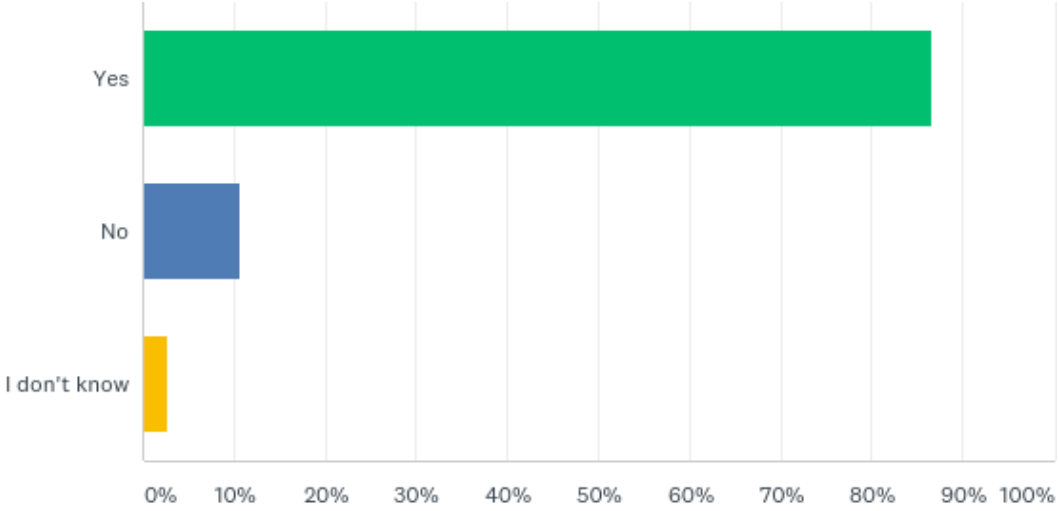
Date Created: Wednesday, July 24, 2019

Complete Responses: 178

Powered by SurveyMonkey

Q1: Do you believe the current housing prices are keeping community members from buying homes?

Answered: 178 Skipped: 0



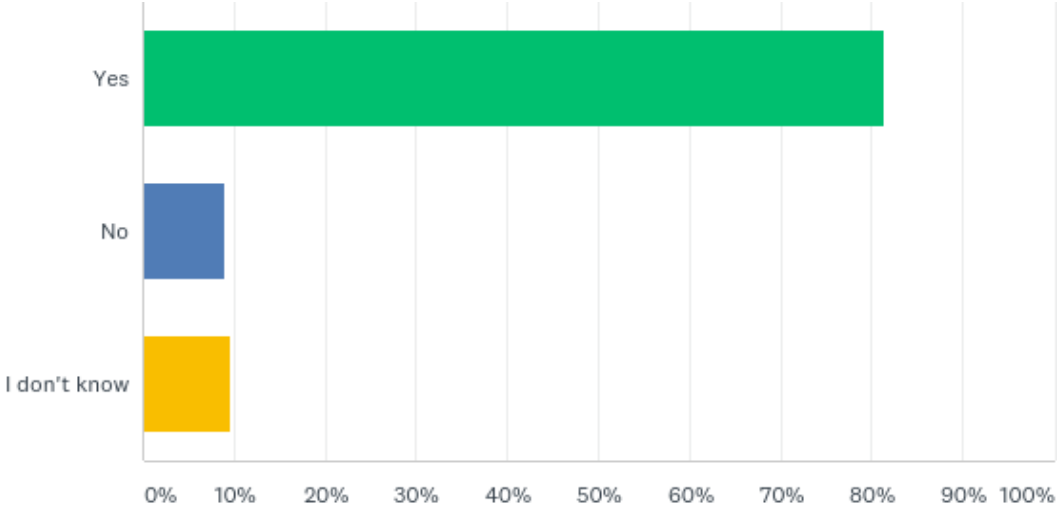
Q1: Do you believe the current housing prices are keeping community members from buying homes?

Answered: 178 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	86.52%	154
No	10.67%	19
I don't know	2.81%	5
Total Respondents: 178		

Q2: Do you believe rent prices are forcing community members to seek rental units in outlying areas?

Answered: 178 Skipped: 0



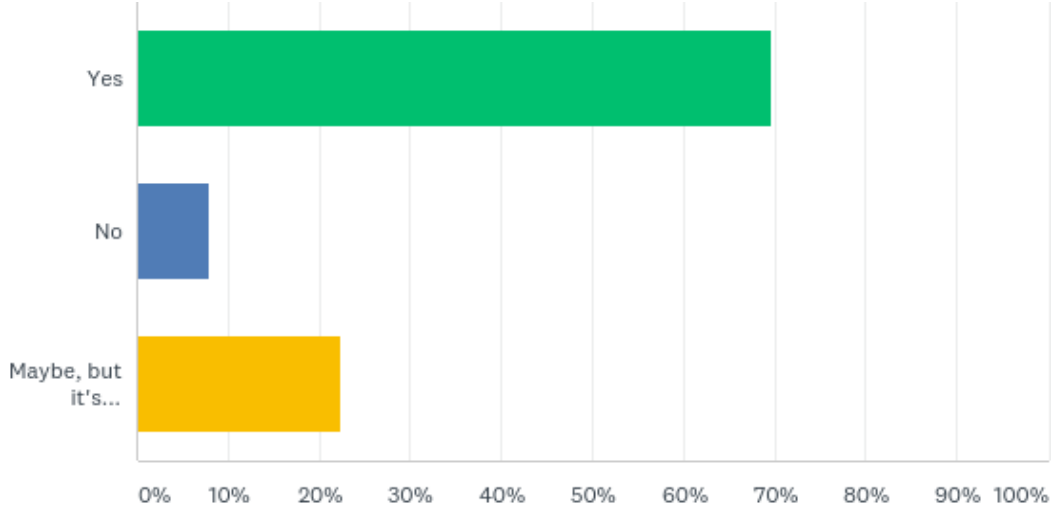
Q2: Do you believe rent prices are forcing community members to seek rental units in outlying areas?

Answered: 178 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	81.46%	145
No	8.99%	16
I don't know	9.55%	17
Total Respondents: 178		

Q3: Do you think housing affordability is an issue that needs to be addressed at a local and regional level?

Answered: 178 Skipped: 0



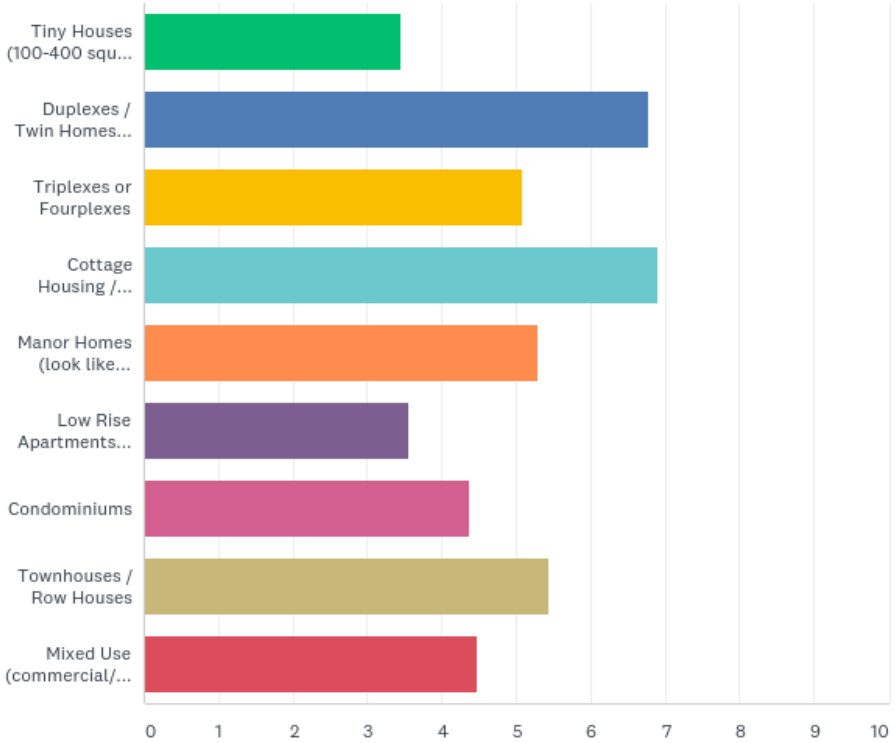
Q3: Do you think housing affordability is an issue that needs to be addressed at a local and regional level?

Answered: 178 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	69.66%	124
No	7.87%	14
Maybe, but it's complicated	22.47%	40
TOTAL		178

Q4: What types of missing middle housing would be compatible in existing neighborhoods? (Rankings: 1 is most compatible and 9 is least compatible)

Answered: 175 Skipped: 3



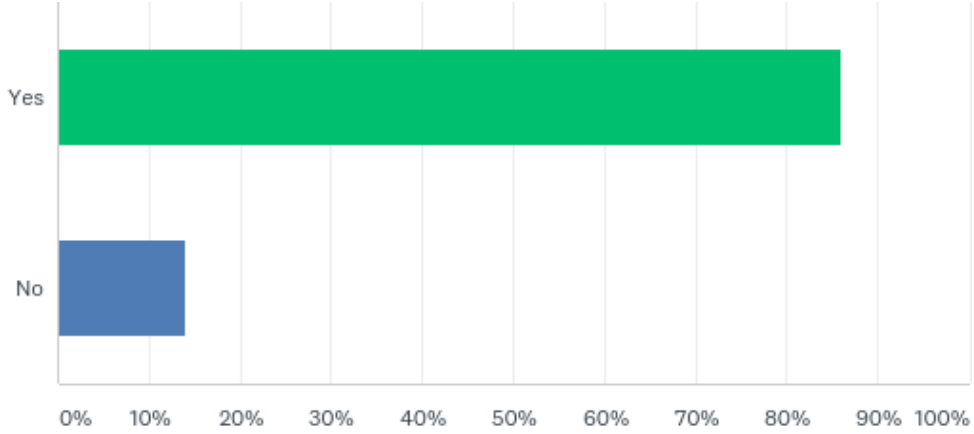
Q4: What types of missing middle housing would be compatible in existing neighborhoods? (Rankings: 1 is most compatible and 9 is least compatible)

Answered: 175 Skipped: 3

	1	2	3	4	5	6	7	8	9	TOTAL	SCORE
Tiny Houses (100-400 square feet)	9.35% 13	5.04% 7	4.32% 6	2.16% 3	7.91% 11	13.67% 19	6.47% 9	12.23% 17	38.85% 54	139	3.45
Duplexes / Twin Homes (look like single-family homes but contain two units)	26.71% 39	23.97% 35	10.27% 15	10.27% 15	10.96% 16	8.90% 13	4.79% 7	2.05% 3	2.05% 3	146	6.77
Triplexes or Fourplexes	4.61% 7	14.47% 22	15.13% 23	8.55% 13	13.82% 21	13.82% 21	15.13% 23	9.87% 15	4.61% 7	152	5.09
Cottage Housing / Courtyard Cluster Housing (several housing units clustered around green space or a shared courtyard)	30.92% 47	15.79% 24	15.79% 24	17.76% 27	5.26% 8	5.92% 9	3.95% 6	3.29% 5	1.32% 2	152	6.91
Manor Homes (look like single-family but contain multiple units)	5.37% 8	16.11% 24	10.07% 15	18.12% 27	17.45% 26	8.05% 12	8.72% 13	11.41% 17	4.70% 7	149	5.30
Low Rise Apartments ("Stacked Flats")	2.63% 4	1.97% 3	5.26% 8	7.24% 11	12.50% 19	15.13% 23	18.42% 28	20.39% 31	16.45% 25	152	3.55
Condominiums	4.61% 7	6.58% 10	8.55% 13	14.47% 22	10.53% 16	13.82% 21	17.11% 26	13.82% 21	10.53% 16	152	4.38
Townhouses / Row Houses	10.43% 17	11.66% 19	16.56% 27	14.72% 24	10.43% 17	10.43% 17	9.82% 16	12.88% 21	3.07% 5	163	5.44
Mixed Use (commercial/retail with residential above)	9.70% 16	6.06% 10	14.55% 24	7.27% 12	10.30% 17	7.88% 13	13.33% 22	11.52% 19	19.39% 32	165	4.47

Q5: Is there a need for more housing choices (e.g., more variety in the type of housing that is built) in our community?

Answered: 178 Skipped: 0



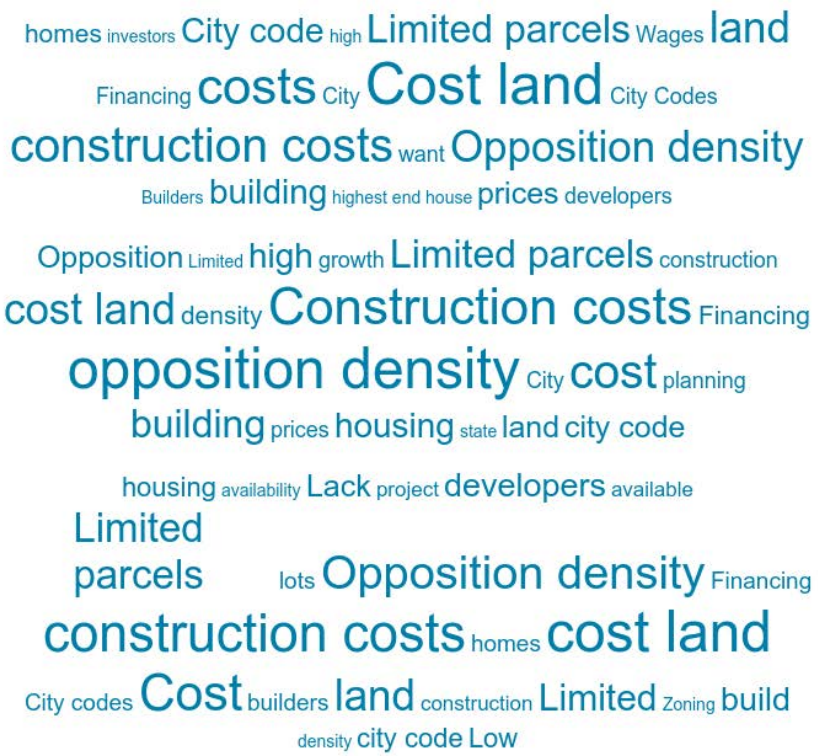
Q5: Is there a need for more housing choices (e.g., more variety in the type of housing that is built) in our community?

Answered: 178 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	85.96%	153
No	14.04%	25
TOTAL		178

Q6: What are the top barriers to development of missing middle housing in our community?

Answered: 164 Skipped: 14



Q7: Why are developers/home builders not building more of a variety of housing product types? (This includes both for sale and for rent housing)

Answered: 163 Skipped: 15



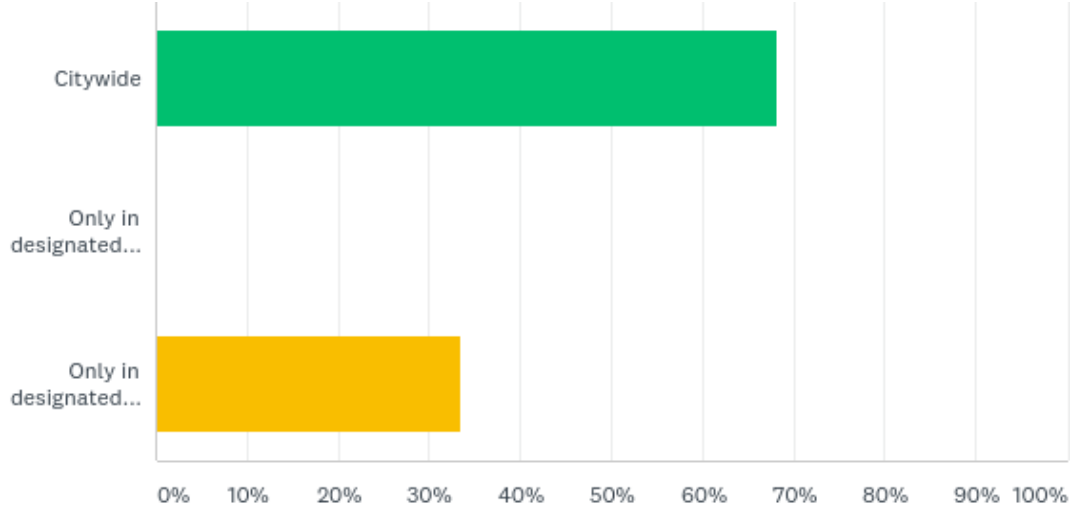
Q8: What ideas/suggestions do you have to help incentivize these types of housing?

Answered: 155 Skipped: 23



Q9: Should missing middle housing be encouraged citywide or only within designated areas initially?

Answered: 176 Skipped: 2



Q9: Should missing middle housing be encouraged citywide or only within designated areas initially?

Answered: 176 Skipped: 2

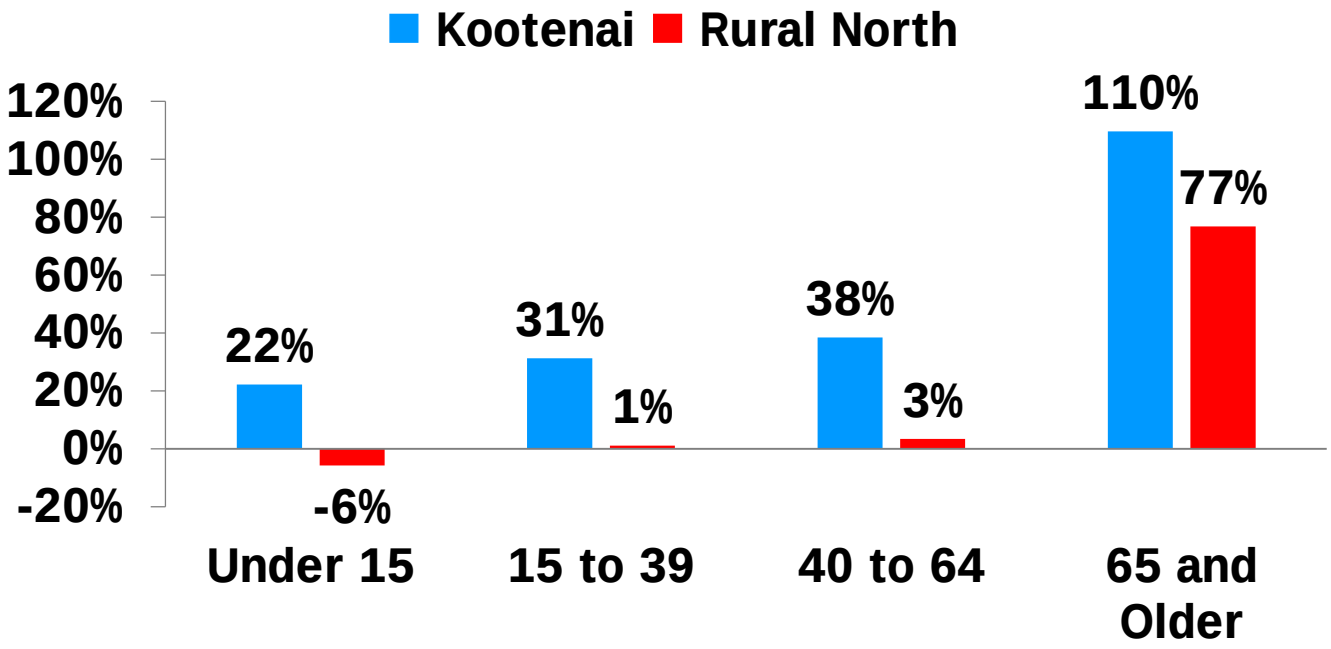
ANSWER CHOICES	RESPONSES	
Citywide	68.18%	120
Only in designated areas initially	0.00%	0
Only in designated areas initially (please specify)	33.52%	59
Total Respondents: 176		

Kootenai County Conditions

- Population Growth & Housing Market from Idaho Department of Labor

Population Growth by Age Group

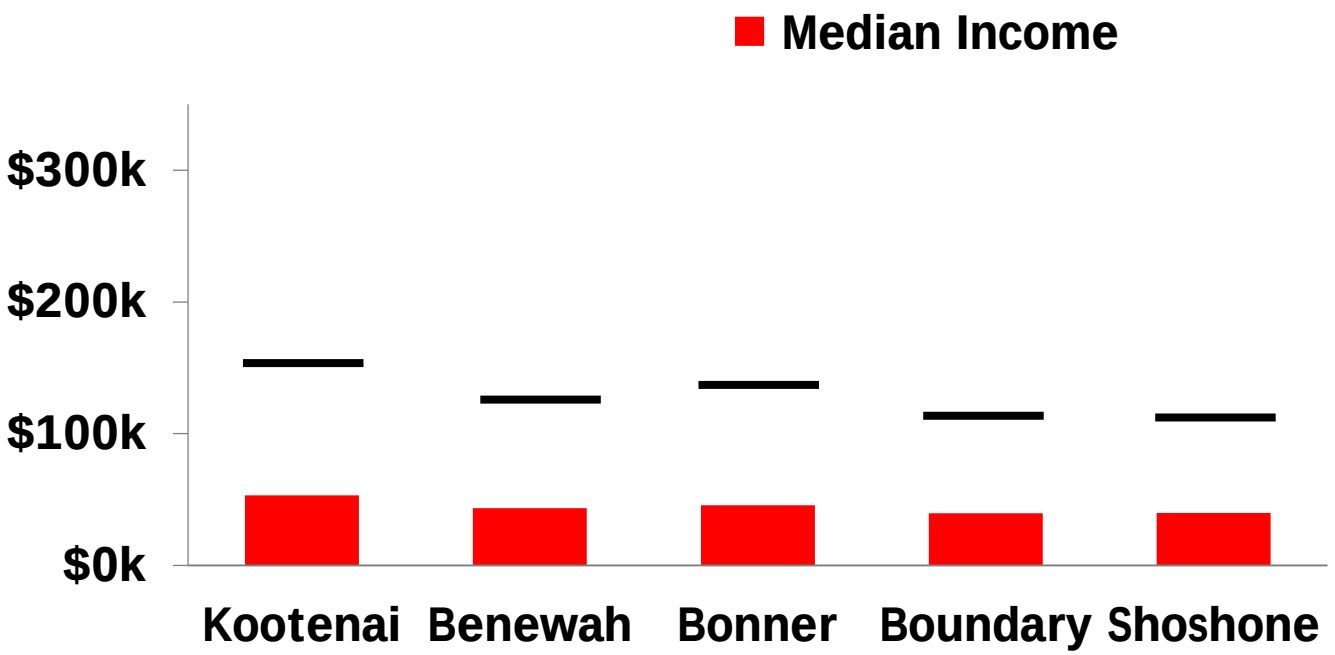
Net Growth since 2001



Source: US Census Bureau

The Housing Market

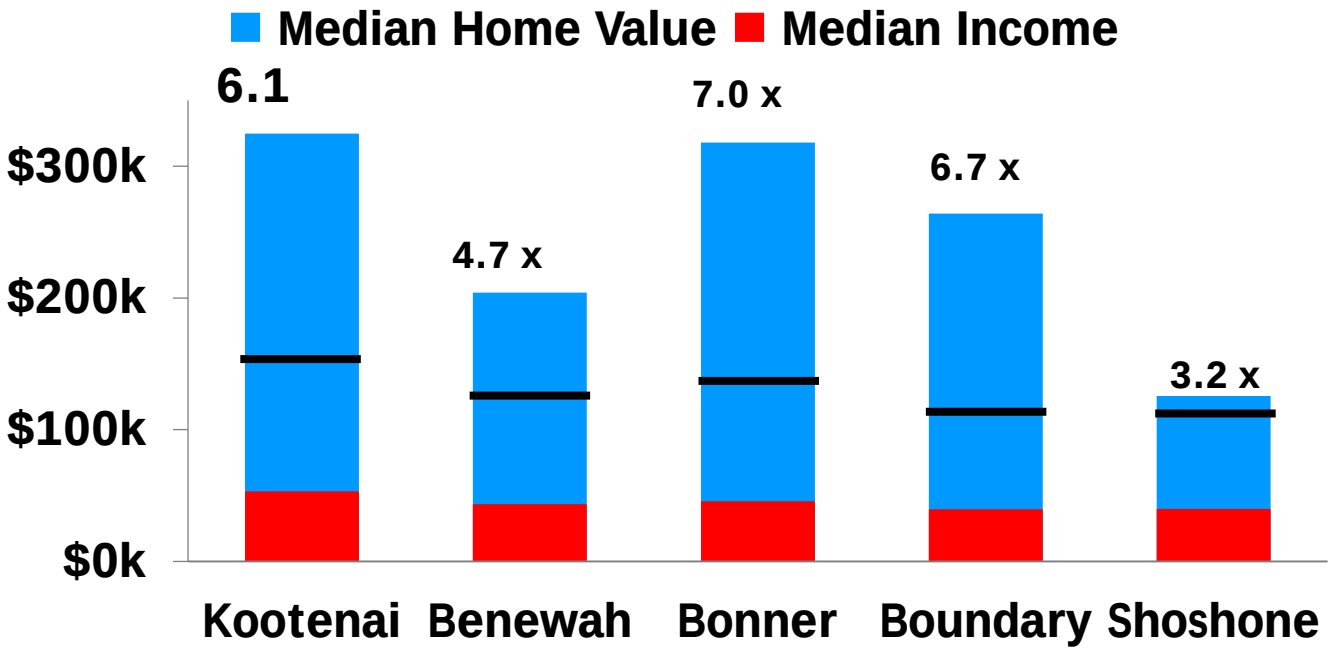
Price Disequilibrium?



Source: US Census Bureau, Zillow Analytics

The Housing Market

Price Disequilibrium?



Source: US Census Bureau, Zillow Analytics

MISSING MIDDLE HOUSING

Moderated Panel Discussion

Panelists:

- **James Casper**, Habitat for Humanity, Executive Director
- **Steve Wilson**, Coeur d'Alene Chamber of Commerce, Executive Director
- **Derek Miller**, Kootenai Health, Executive Director of Facilities & Support Services
- **Josh Suhr**, Coeur d'Alene Association of REALTORS, President-Elect
- **Jimmy McAndrew**, Mountain West Bank, RE Sales Manager
- **Jack Hawkins**, IHFA, HOME Programs Manager
- **Allen Dykes**, North Idaho Building Contractors Association, President

In Idaho,

1 IN 9 HOUSEHOLDS

spend more than half of their income on housing.



Because of increased housing costs and growing income inequality, nearly one-third of households in the United States face cost burdens, with housing requiring either 30 percent of their income (cost-burdened) or 50 percent (severely cost-burdened). These burdens leave more than 38 million households with little income to afford the cost of food, health care and other basic necessities. With nearly 19 million severely cost-burdened households in the U.S., advocating for affordable housing for homeowners and renters is as important as ever.

$15.44/hour, or $32,122 annually

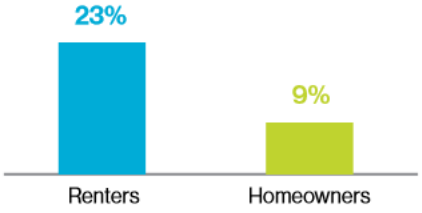
Wage required to afford fair market rent for a two-bedroom apartment in Idaho ($803), working 40 hours per week

(State minimum wage: $7.25/hour, or $15,080 annually)

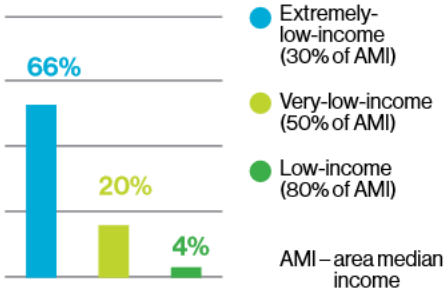
-29,124

Shortage of affordable and available households for extremely low-income renters in Idaho

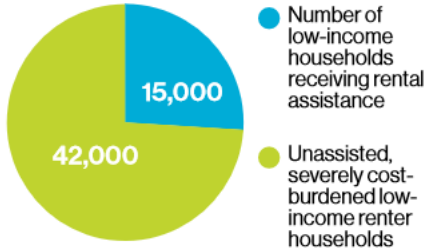
Households spending more than half of their income on housing in Idaho



Households spending more than half of their income on housing by income level in Idaho



Most qualified Idaho households cannot access rental assistance



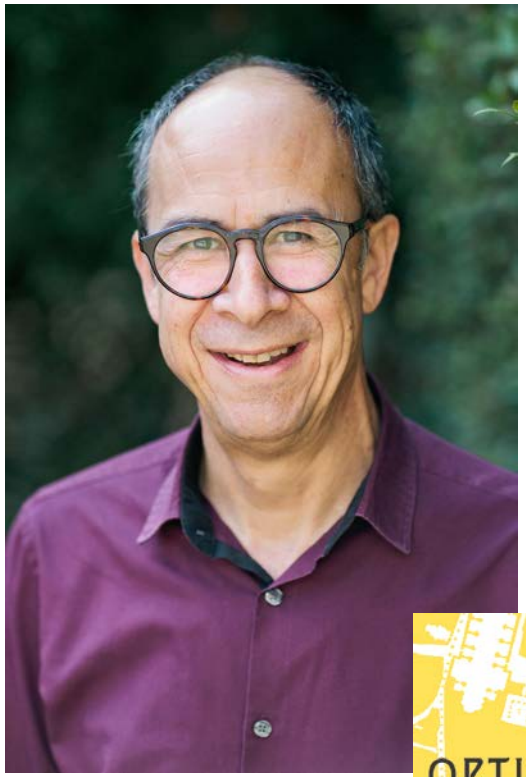
MISSING MIDDLE HOUSING

Tony Perez, Opticos Design –
Keynote Speaker

Tony Perez, Senior Associate & Director of Form-Based Coding

An expert at working with communities to establish and translate policy direction into clear and implementable development standards

With 28 years of experience—including 12 as a public sector planner and the past 16 as a consulting professional writing Form-Based Codes—Tony provides his clients with both sharp focus and broad perspective to ensure that development standards articulated are capable of implementing policies and delivering expected visions. Fluent in the language of urban design and architecture, Tony is able to extract maximum information and direction out of a vision while asking important questions of designers and stakeholders in the process. A leader in advancing the practice of Form-Based Coding, Tony has authored or co-authored over 25 zoning codes and peer-reviewed or contributed to over 20 others, ranging in scale from small to citywide. As a Form-Based Codes Institute board member and instructor, he increasingly enjoys working with public sector planners across the U.S. to train them in using and explaining Form-Based Codes. He teaches Form-Based Planning and Coding to graduate and undergraduate students in major universities, and he is currently nearing completion of a case study book titled *The Mexican Patio House*, which analyzes 30 patio house buildings ranging from small urban houses to civic buildings to haciendas from Central Mexico.



Fun Facts:

Dog Breed: Toy poodle

Bicycle: Clocc road bike



Missing Middle Housing

Coeur d'Alene, Idaho
August 14, 2019

Presenter:
Tony Perez
Senior Associate
tony.perez@opticosdesign.com

MISSING MIDDLE HOUSING

OPTICOS



SECTION

1

What is the Problem?

Why Is This So Important to Discuss?

Walkable Cities are Thriving Cities





60% favor
neighborhoods with walkable mix of houses and stores

~National Association of Realtors



56% of millennials

and

46% of boomers

want to live in more walkable neighborhoods

~American Planning Association



Office tenants prefer locations in walkable urban environments by

4:1 margin

~NAIOP Commercial Real Estate Dev't Assoc.

City Living is not the **only** version of ‘walkable’





Neighborhood Living can be ‘walkable’





Only Three Choices. People Want More!

Detached Single-Family House



Townhouse

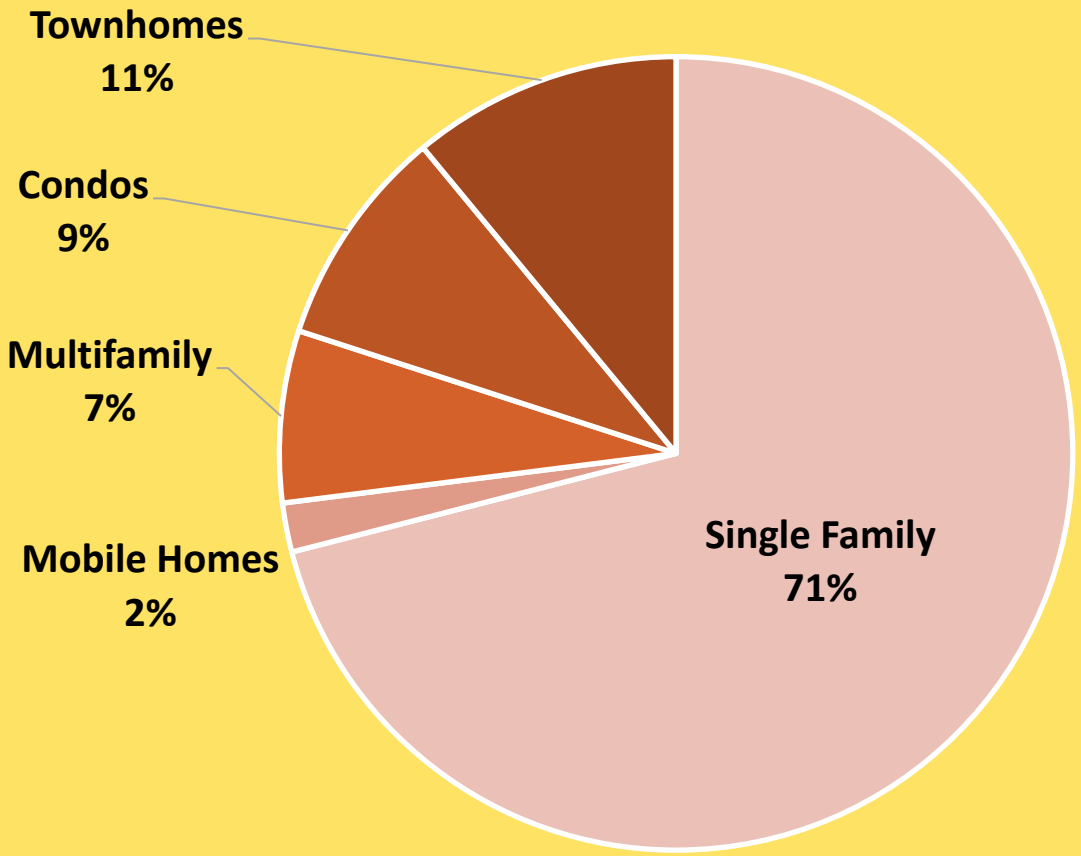


Apartment/Flat



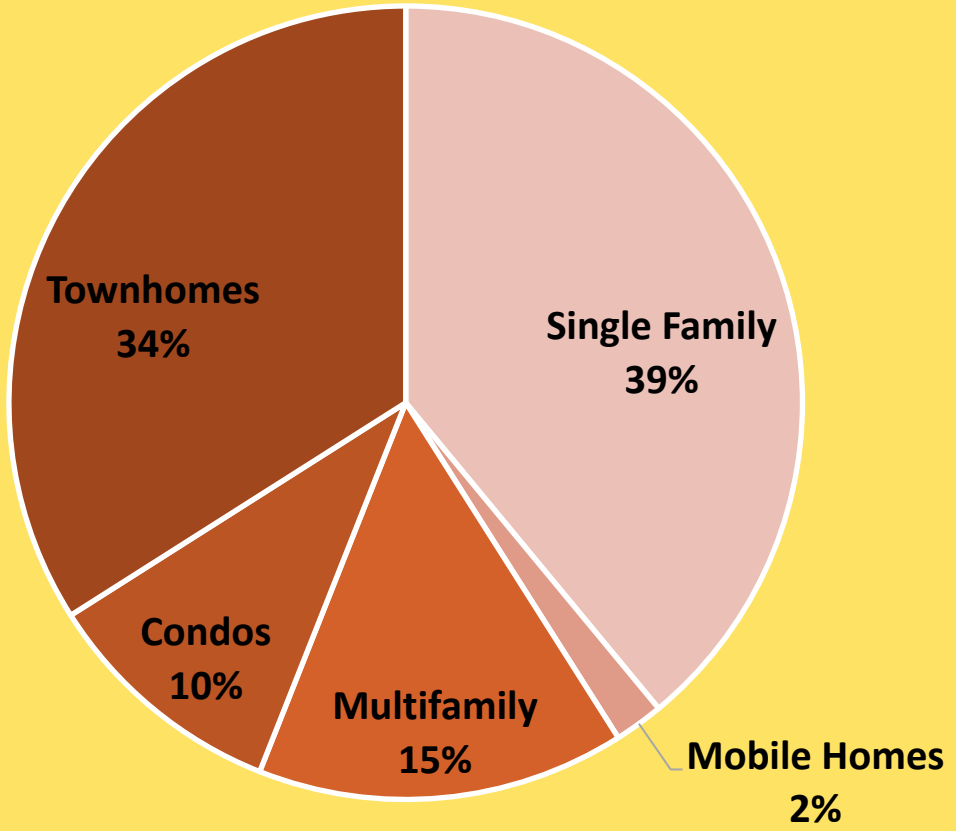
Shifting Demand for Walkable Living and MMH

Baby Boomers (55-64)



27% Looking for MMH

Millennials (25-34)



59% Looking for MMH

Shrinking Household Size

Nearly

30%

of households are single person

- U.S. Census Bureau

Do you think 30% of homes being built in your community are designed for single person households?

Shrinking Household Size

Family is being redefined.

It is very different from the nuclear family of the 1950s + 1960s…

but we are still building for this.

75-85%

of households without children by 2025

- U.S. Census Bureau

We Have a Rapidly Aging Population

One in Three Americans is 50 or older….

Is your community a great place

for people of all ages?

By 2030, one out of every five people in the US will be 65+

Will your community

be ready?

Where to Retire

10,000

Baby Boomers Retire Every Day
For Next 15 Years

Half

No retirement savings Avg. Social Security: $1,341/mo

Nowhere

in US to live on $1,341/mo

~Home.one

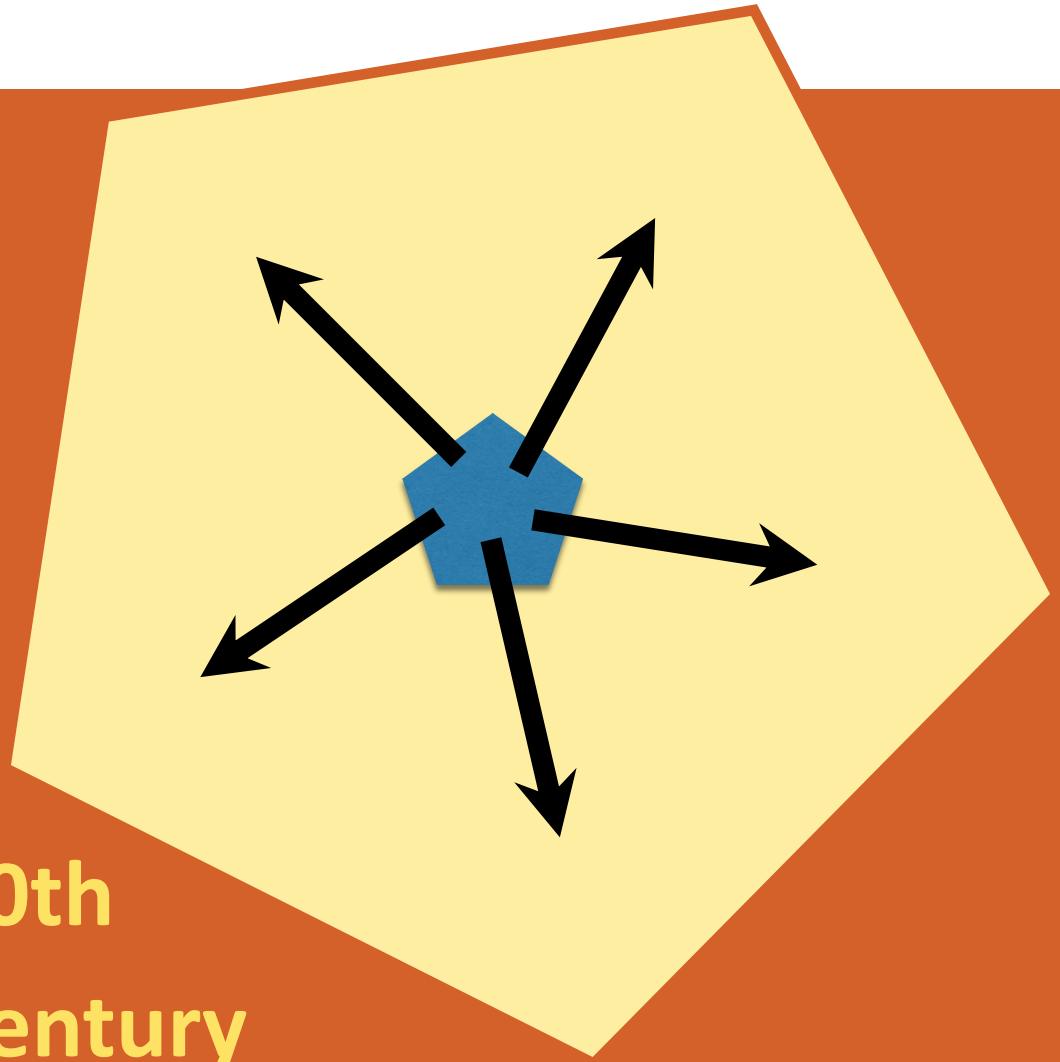
Income Dedicated to Rent

15 Million Households

By 2025, nearly 15 million U.S. households will devote more than **half of their income** to rent

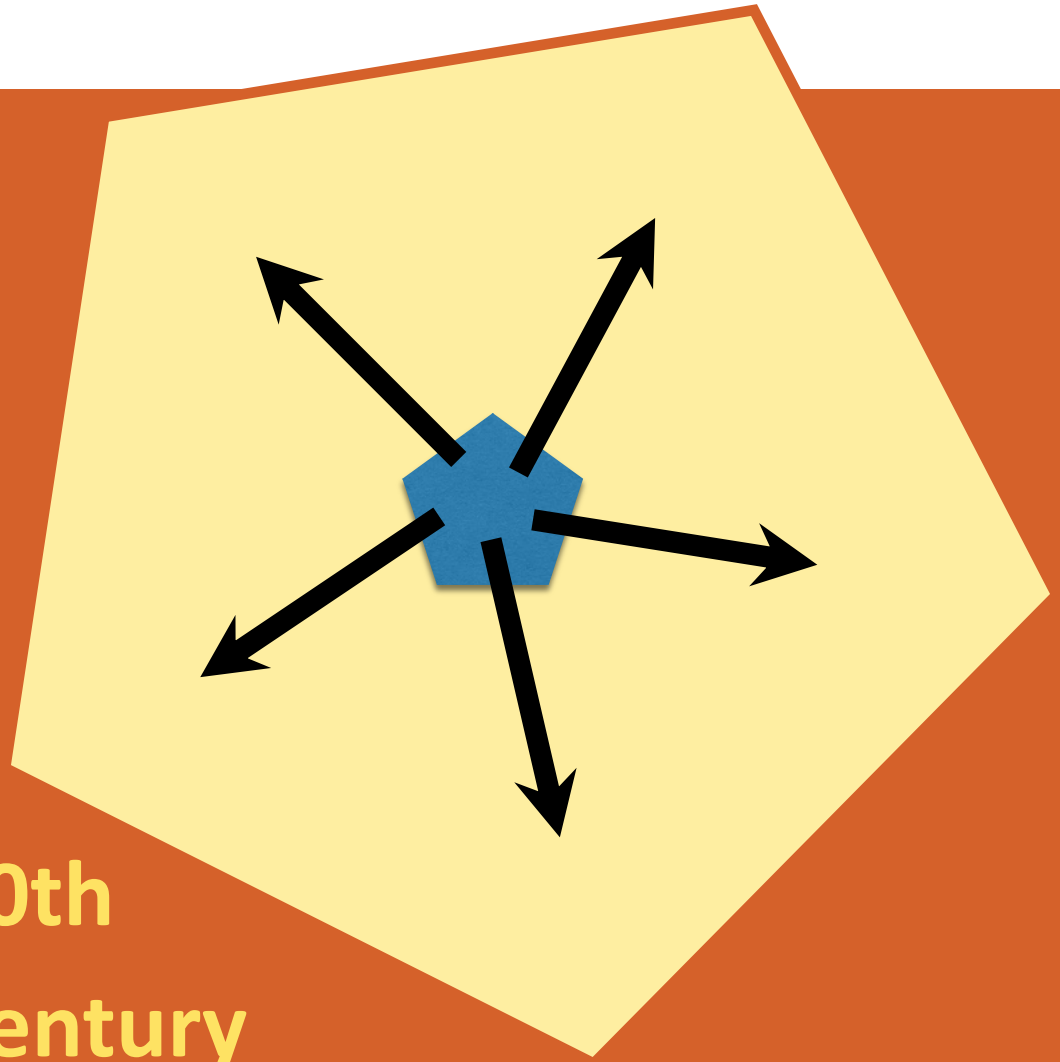
~Joint Center for Housing Study
Harvard University

Location, Location, Location

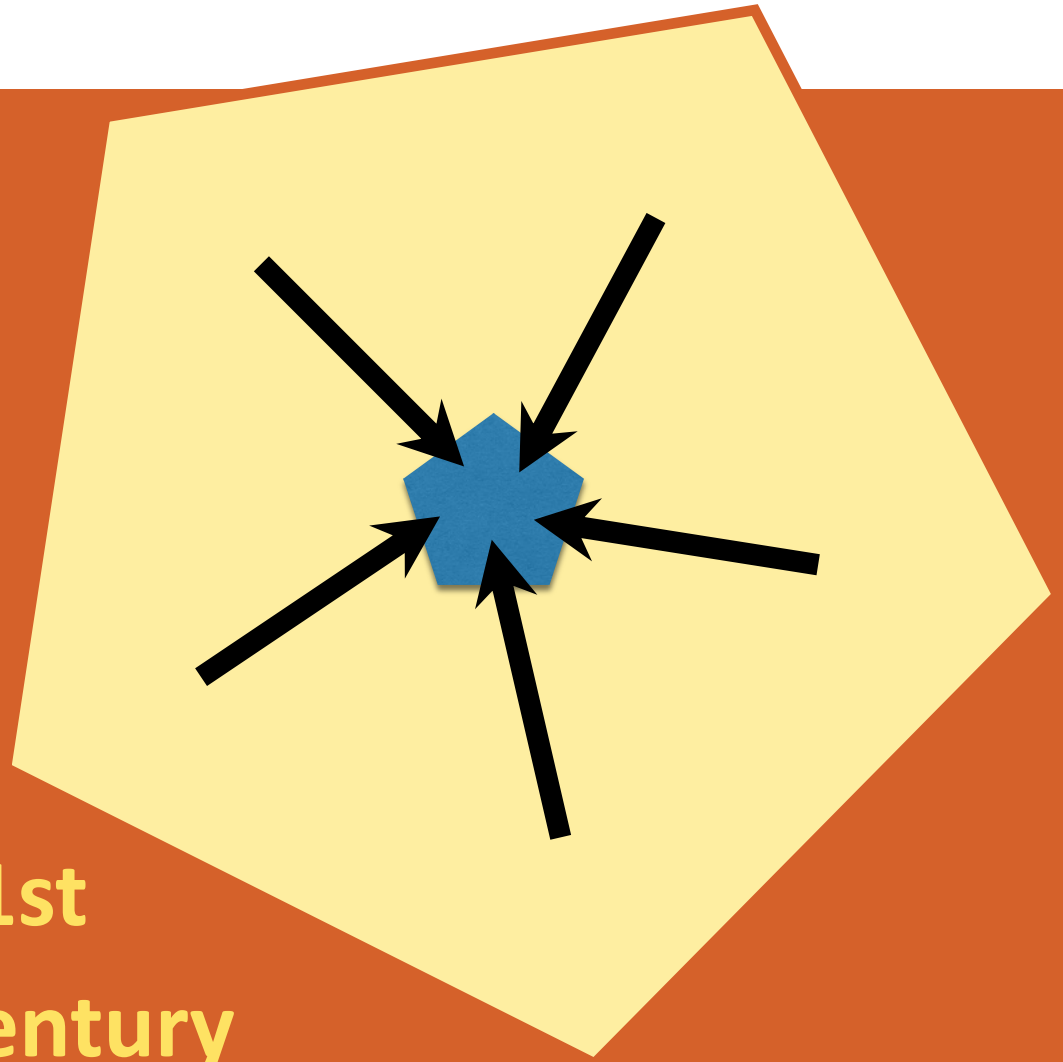


20th Century

Location, Location, Location



20th Century



21st Century



What is Missing Middle Housing?

SECTION 2

Getting it Right: It's Not Just Medium-Density Housing

Missing Middle Housing



House-scale buildings
with **multiple units**
in **walkable** neighborhoods

The Types

Communicating with

Your Community

about allowing

Housing Choices

beyond Single-Family



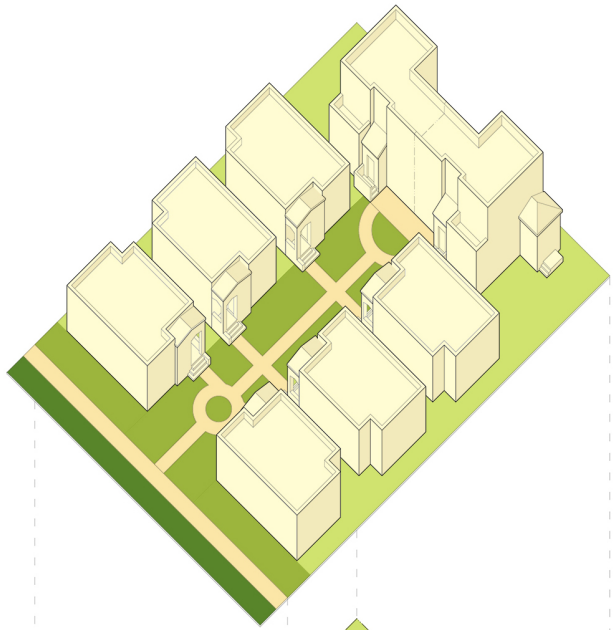
Carriage House (ADU)

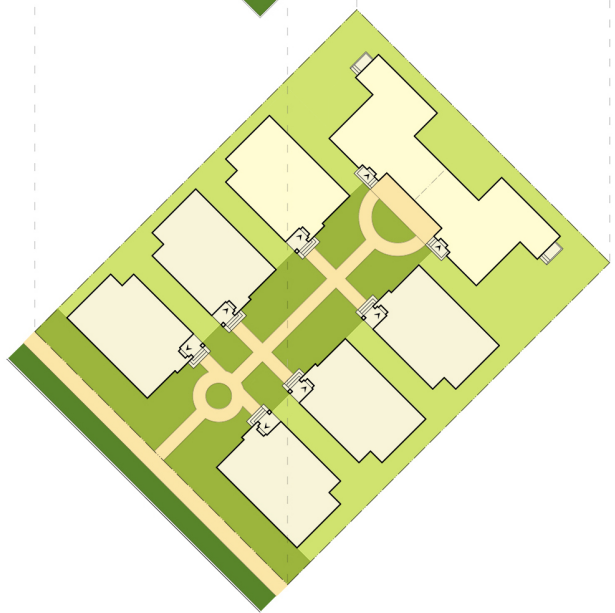


Duplex: Side-by-Side



Bungalow/Cottage Court

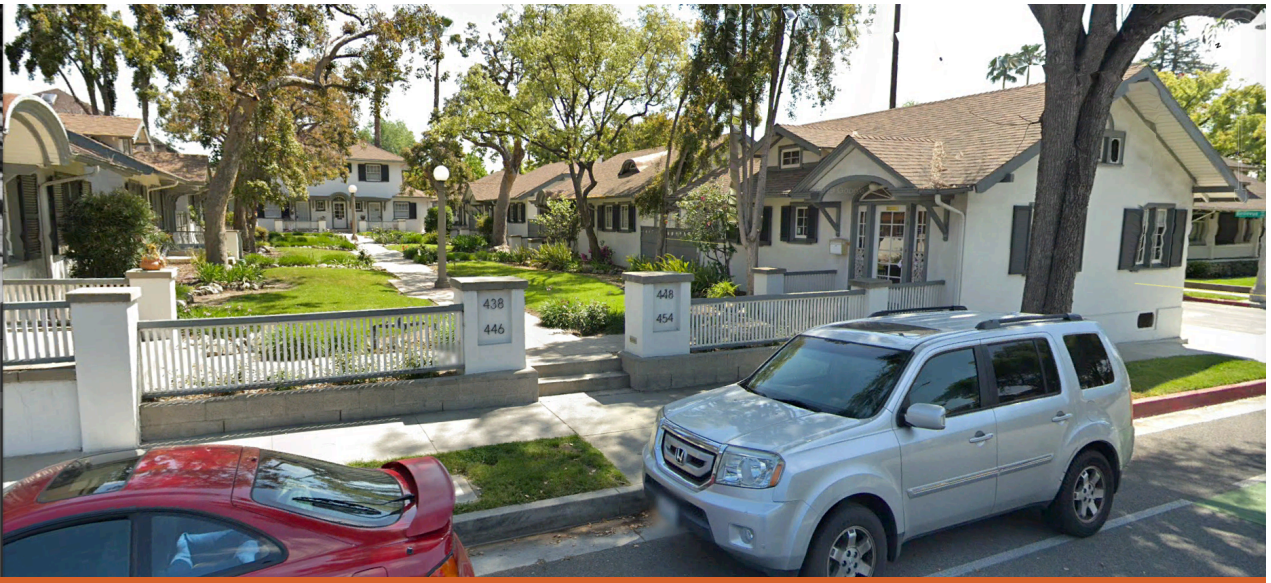


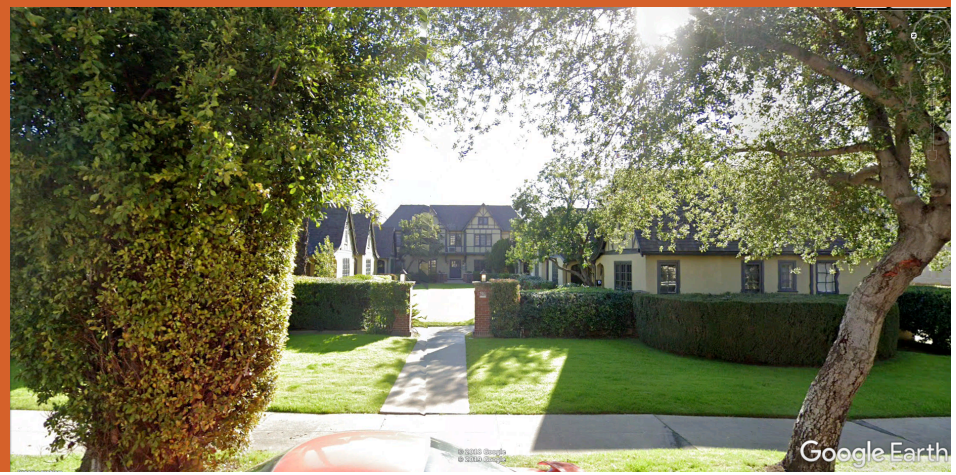




Typical Lot Size	Density (5 units / lot)	Density (6 units / lot)
100’ x 125’	17 du/acre	21 du/acre
100’ x 100’	22 du/acre	26 du/acre
80’ x 100’	27 du/acre	33 du/acre

Bungalow/Cottage Court







Triplex



Typical Lot Size	Density (3 units / lot)
75’ x 150’	17 du/acre
60’ x 100’	22 du/acre

Fourplex



Typical Lot Size	Density (4 units / lot)
75’ x 150’	23 du/acre
60’ x 100’	29 du/acre

Multiplex: Small



Townhouse



Typical Lot Size	Density
25’ x 125’	14 du/acre
25’ x 100’	17 du/acre
20’ x 75’	29 du/acre

Courtyard



Typical Lot Size	Density (8 units / lot)	Density (12 units / lot)
125’ x 150’	18 du/acre	28 du/acre
100’ x 100’	34 du/acre	n/a

Multiplex: Large



Typical Lot Size	Density (8 units / lot)	Density (12 units / lot)
75’ x 125’ (6 units)	28 du/acre (6)	37 du/acre (8)
125’ x 150’	18 du/acre	28 du/acre
100’ x 100’	34 du/acre	n/a

Multiplex: Large



Typical Lot Size	Density (10 units / lot)
65’ x 125’	54 du/acre (6)
100’ x 100’	43 du/acre



SECTION

3

Where Do You Find Missing Middle Housing?

Missing Middle Housing: Coeur d'Alene, ID



4-plex



Townhouses



4-plex

Missing Middle Housing: Spartanburg, SC



4-plex



Duplex



4-plex

Missing Middle Housing: Greenville, SC



Multiplex Small



Multiplex Small

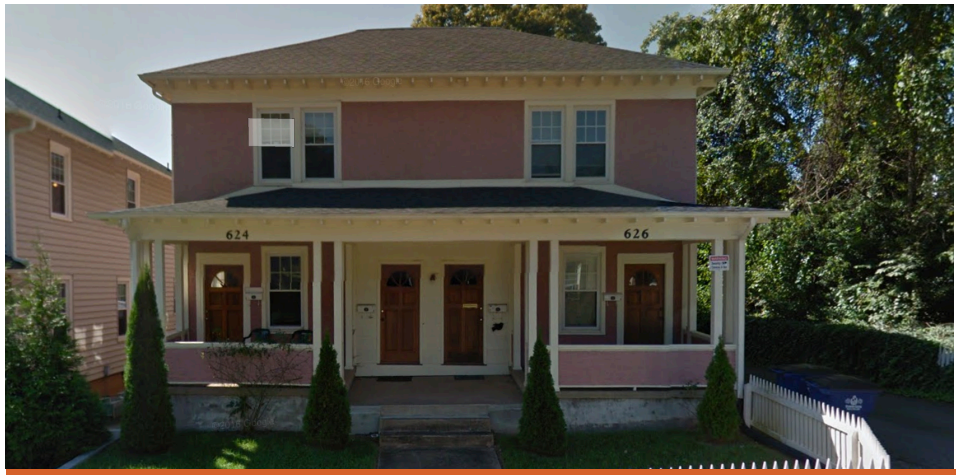


Duplex: stacked

Missing Middle Housing: Winston-Salem, NC



Multiplex: Small



Duplex

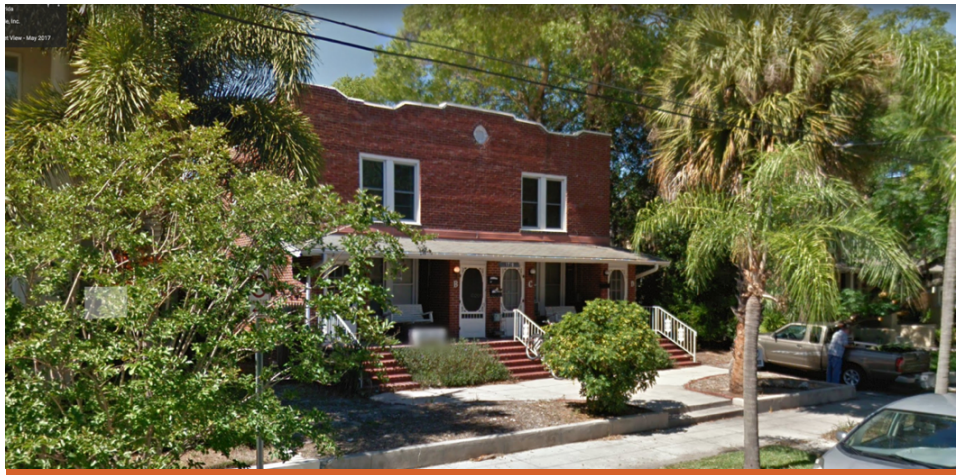


Fourplex

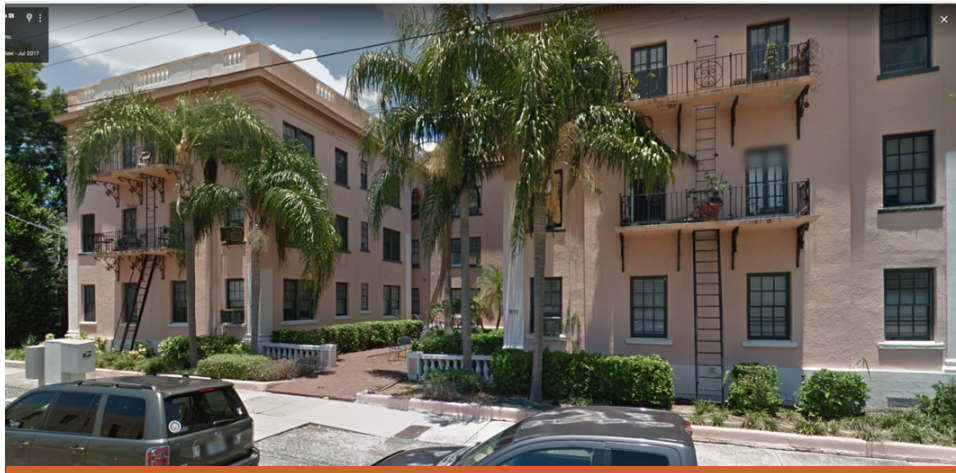
Missing Middle Housing: Tampa, FL



Multiplex: Small



Fourplex



Courtyard

Missing Middle Housing: Denver, CO



Townhouse



Fourplex



Duplex: Side-by-Side



Multiplex: Small

Missing Middle Housing: Salt Lake City, UT



Duplex: Side-by-Side



Townhouse



Forecourt Apartment



Multiplex: Small

Missing Middle Housing: Detroit, MI



Townhouse



Duplex: Side-by-Side



Multiplex: Small



Duplex: Stacked

Missing Middle Housing: Boise, ID



Multiplex Small



Carriage House



Bungalow Court



Multiplex: Small

Missing Middle Housing: Atlanta, GA



Fourplex



Duplex: Side-by-Side



Multiplex: Small



Multiplex: Small

Missing Middle Housing: Pasadena, CA



Cottage Court



Multiplex Small



Multiplex Large

Missing Middle Housing: New Orleans, LA



Duplex: Side-by-Side



Multiplex: Small



Townhouse



Small Lot Single Family

Strategy 1:
Distributed Throughout a Block with Single-Family Homes



Strategy 2:
On the End-Grain of a Single-Family Block



Strategy 3:
Transition from Single-Family to Higher-Density Housing



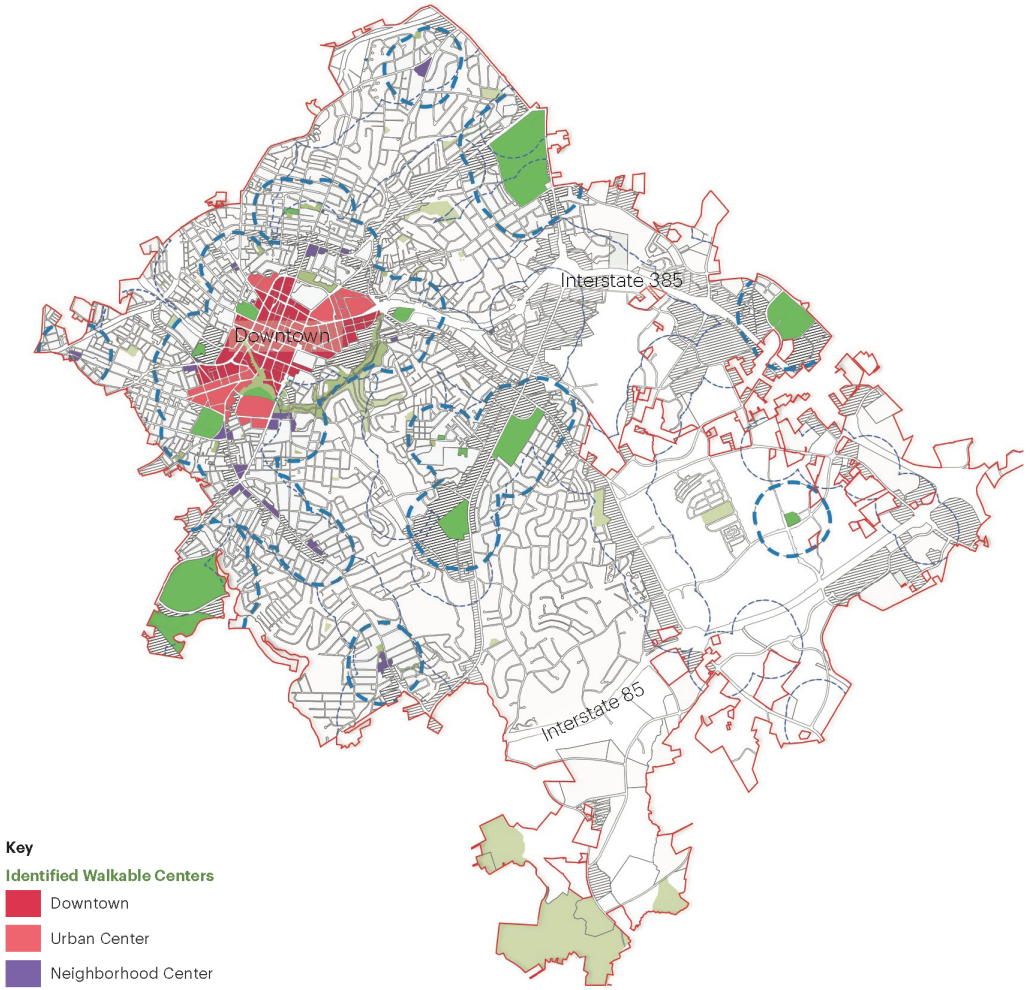
Strategy 4:
Transition from Single-Family to a Mixed-Use Corridor



Current Example: Greenville, SC

How much of Greenville is walkable?

What areas could be retrofitted with amenities to become walkable?



How much of Greenville is walkable?

The map above identifies walkable environments in the City of Greenville around a variety of centers identified through this analysis. These centers are categorized as follows:

- Downtown. Citywide destination where people work, live, shop, and play.
- Urban Center. A destination for walkable retail, service and recreation.
- Neighborhood Center. A neighborhood destination for retail, food uses, and services.
- Medical/Institutional. Citywide destination where people work and shop.
- Parks/Open Space. Citywide and neighborhood destination for recreation that contain or could contain

SECTION

4

What are the Important Characteristics?

Getting it Right: Missing Middle Housing is Not Just Medium-Density Housing



Characteristics of Missing Middle Housing

1. **Located in a Livable Community (Walkable Context)**



What Can I Walk To?

Many Buyers' #1 question



Millennials and Boomers Want This!



Photo courtesy of the Michigan Municipal League
Icons by Freepik from www.flaticon.com

AARP Livability Index

LIVABILITY CATEGORIES

HOUSING
Affordability and access



They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability.

NEIGHBORHOOD
Access to life, work, and play



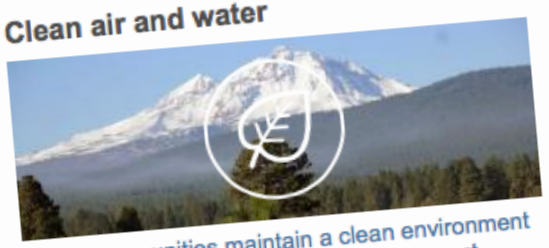
What makes a neighborhood truly livable? Two important qualities are access and convenience.

TRANSPORTATION
Safe and convenient options



How easily and safely we're able to get from one place to another has a major effect on our quality of life.

ENVIRONMENT
Clean air and water



Good communities maintain a clean environment for their residents. Great communities enact policies to improve and protect the environment for generations to come.

HEALTH
Prevention, access, and quality



ENGAGEMENT
Civic and social involvement



AARP Public Policy Institute

The Public Policy Institute informs and stimulates public debate on the issues we face as we age. The Institute promotes development of sound, creative policies to address our common need for economic security, health care, and quality of life.

Learn More

AARP Bulletin, April 2015

The Most Livable Places: The top cities and neighborhoods to stay healthy, get around and enjoy life

FOLLOW OUR TEAM

@AARPpolicy | @DrUrbanPolicy @JanaLynott | @SGuzman6 @LivableCmnty

#livindex

APAadvocates @APAadvocates 17 Aug

ICYMI: New @StreetsblogUSA #podcast explores what having a livable community means #livindex @AARPpolicy

Characteristics of Missing Middle Housing

1. Located in Livable Community (Walkable Context)

2. **Compatible with Single Family Homes**



3 Units, Looks Like a House

Triplex Achieves Average Densities of 16 du/acre

“House-Scale”



Characteristics of Missing Middle Housing

1. Located in a Walkable Context
2. Compatible with Single Family Homes
3. **Small, Well-Designed Units**



Units Below 1,000 SF

Smaller Units Need More Design Consideration

How Many 1,000 SF or Smaller Units Are on Market Right Now?



Units Below 1,000 SF

Do Not All Need to Be This Small/Tiny House



Characteristics of Missing Middle Housing

1. Located in a Walkable Context
2. Compatible with Single Family Homes
3. Small, Well-Designed Units
4. **Provide Fewer Off-Street Parking Spaces**



Housing for People Not Cars

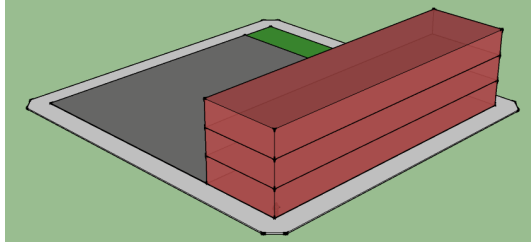
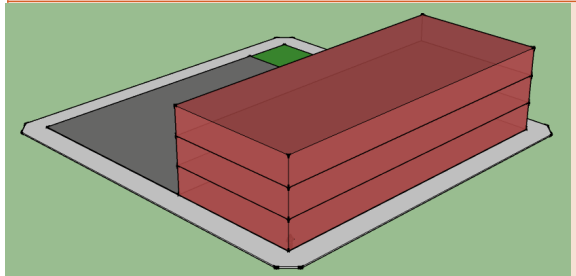
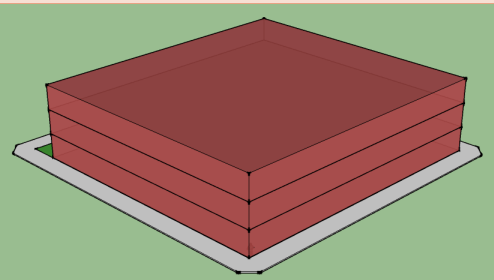
Many codes ask for 2 parking spaces per unit plus 1 guest parking space. This is more space for cars than people.

3 spaces =

1,050 SF

square feet for parking (average 350 sf per space including access drives)

Cost Impacts of Parking on Housing

	Number of Parking Spaces Required	Average Monthly Rent Impact (Per Bedroom)	Income Required for Affordability
	2 spaces	$1,404	$51,000
	1.5 spaces	$1,195	$41,000
	1 spaces	$993	$36,000

Source: Fregonese Associates

Provide Choices

We Have Done a Better Job Proving Spaces for Cars Than for People

Max 1.5 Space/Unit, but Ideally Lower.



Characteristics of Missing Middle Housing

1. Located in a Walkable Context
2. Compatible with Single Family Homes
3. Provide Small, Well-Designed Units
4. Provide Fewer Off-Street Parking Spaces
5. **Simple Construction/Affordability by Design**



Simple Construction, Affordable by Design

The Barbell of Affordable Housing



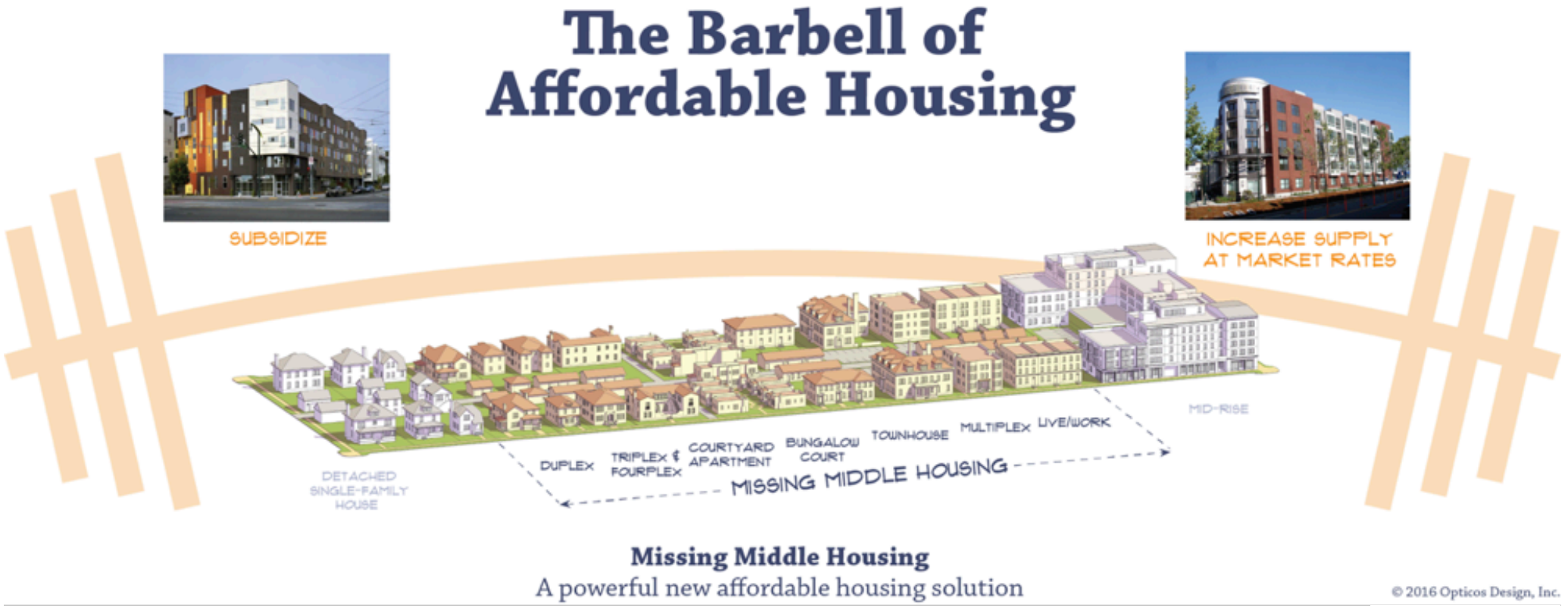
SUBSIDIZE



INCREASE SUPPLY AT MARKET RATES

© 2016 Opticos Design, Inc.

Simple Construction, Affordable by Design



Affordable by design

Smaller units

Lower land costs

Lower construction costs

Local incremental development

Workforce housing

Characteristics of Missing Middle Housing

1. Located in a Walkable Context
2. Compatible with Single Family Homes
3. Provide Small, Well-Designed Units
4. Provide Fewer Off-Street Parking Spaces
5. Simple Construction/Affordability by Design
6. **Create a Strong Sense of Community**



Within the Project or Neighborhood



Not a Mono-Culture of One Type



Mixed within New Communities

New developments should mix a diversity of housing choices within each block



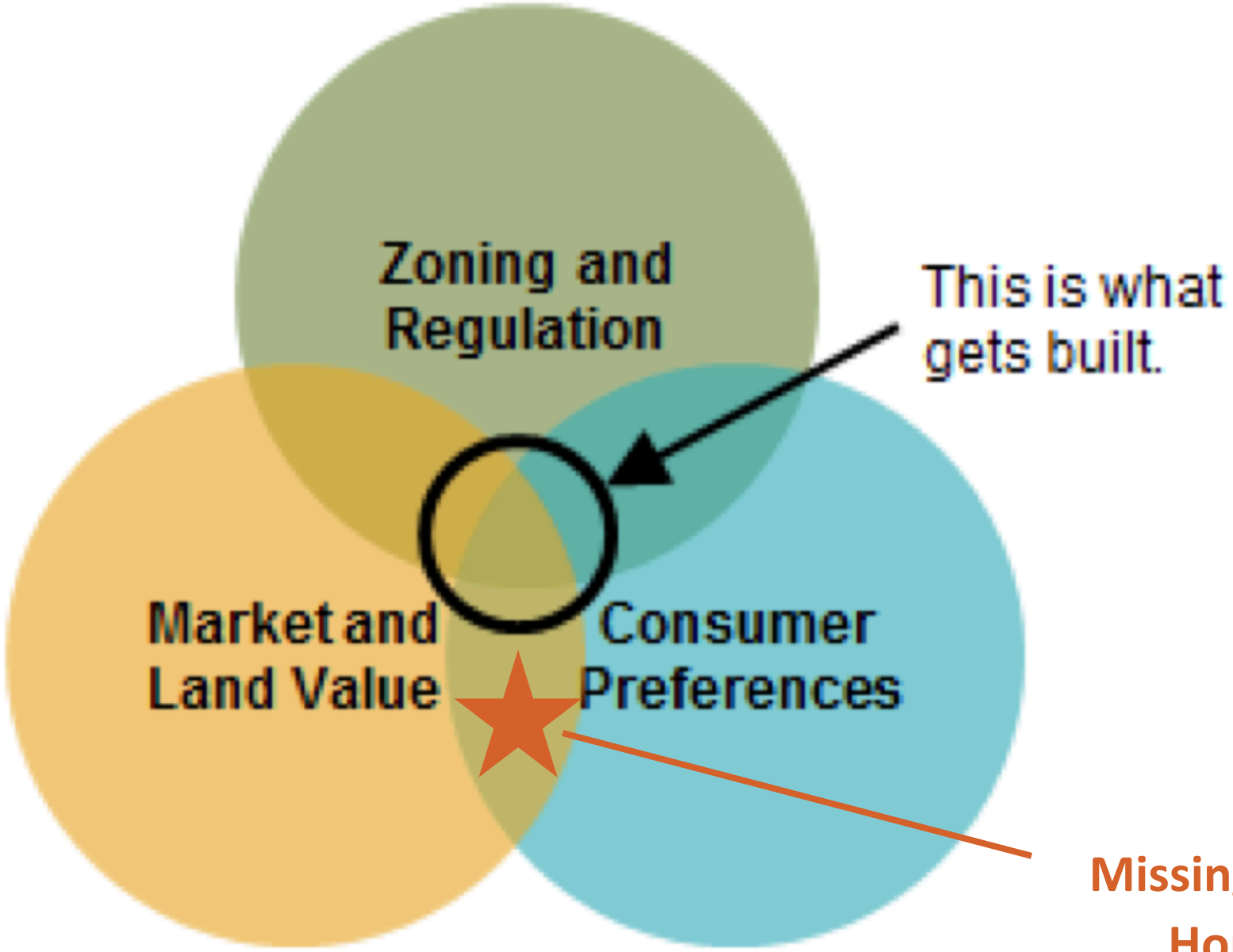


What Barriers Exist to Creating Diverse Housing Choices?

SECTION 5

Communities that want to be more livable need to provide a more diverse set of housing choices.

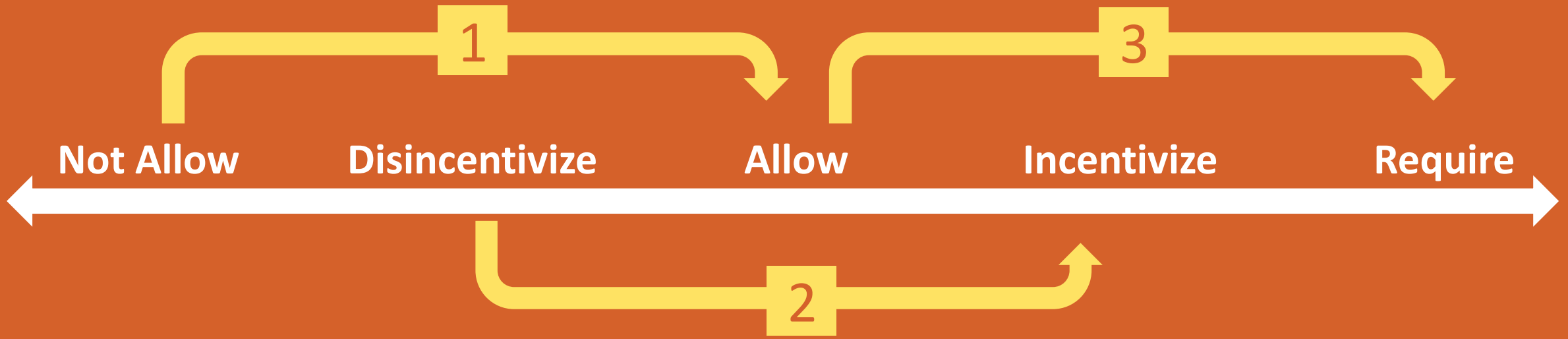
Zoning is Just One Piece of the Puzzle



Support

Where is your community on this spectrum regarding Missing Middle Housing Types?

How can you help your community increase support?



Awareness/Knowledge

- Over the past 70 years the development community lost the knowledge of how to build these types
- Combine that with zoning does not allow full range of these types
- General public does not know these types exist



How to Address:

Lead walking tours of neighborhoods that have a mix of housing types. Having people see these types integrated into neighborhoods is one of the best ways to increase knowledge and advocacy.

Stop Using Density as a Term

How many neighborhoods do you feel would be open to ”increasing density” as a general concept?

Alternative terms:

Housing choice

Options



Stop Using "*Multifamily*" as a Term

Brings up negative connotations / images to most people

Alternative terms:

Housing choice

Options



Stop Using "*Upzoning*" as a Term

Brings up negative connotations / images to most people

Alternative terms:

Housing choice

Options

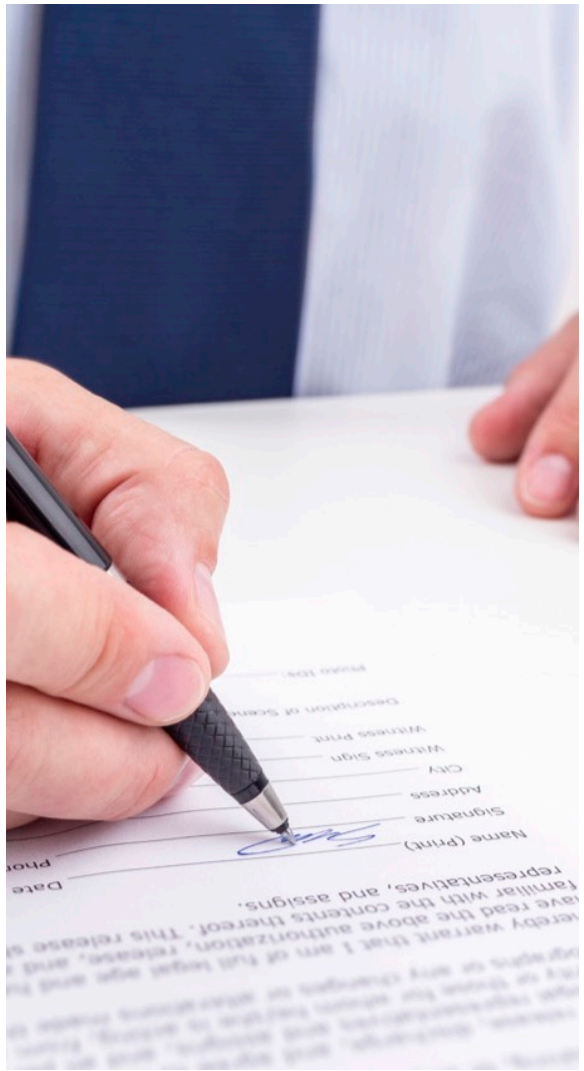


Use Clear Imagery, Missing Middle Types



Financing

- Lack of “Comps” to get a loan requires comparable built results
- Some missing middle types trigger commercial loan terms.



How to Address:

Work with local banks

“Comps” will be built

Owner-occupied buildings 4 or less units usually qualify for residential loan

Public/Private Partnerships, Affordable Housing Trusts/Builders

Policy and Regulations

- **Many utilities or municipalities require separate water and sewer taps**

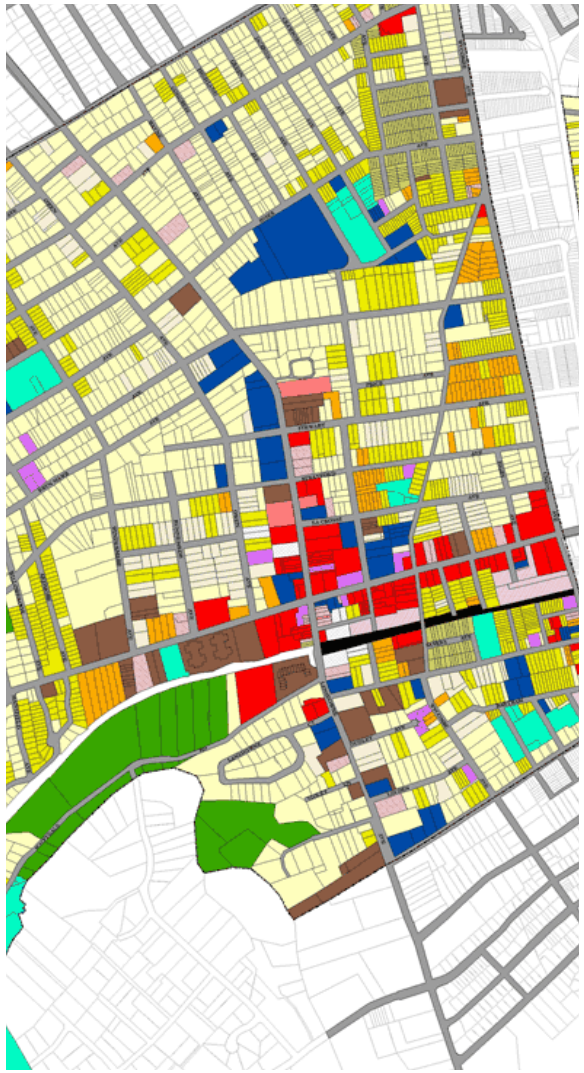


How to Address:

Work with local utilities to allow ADUs, cottage courts and other types with small units to share an existing water and/or sewer tap

Policy and Regulations (continued)

- **Comprehensive Plans and Zoning often limit development by restricting the number of dwelling units per acre**
- **Parking requirements do not always acknowledge location of these types**



How to Address:

Change comprehensive plan to allow for diverse housing options

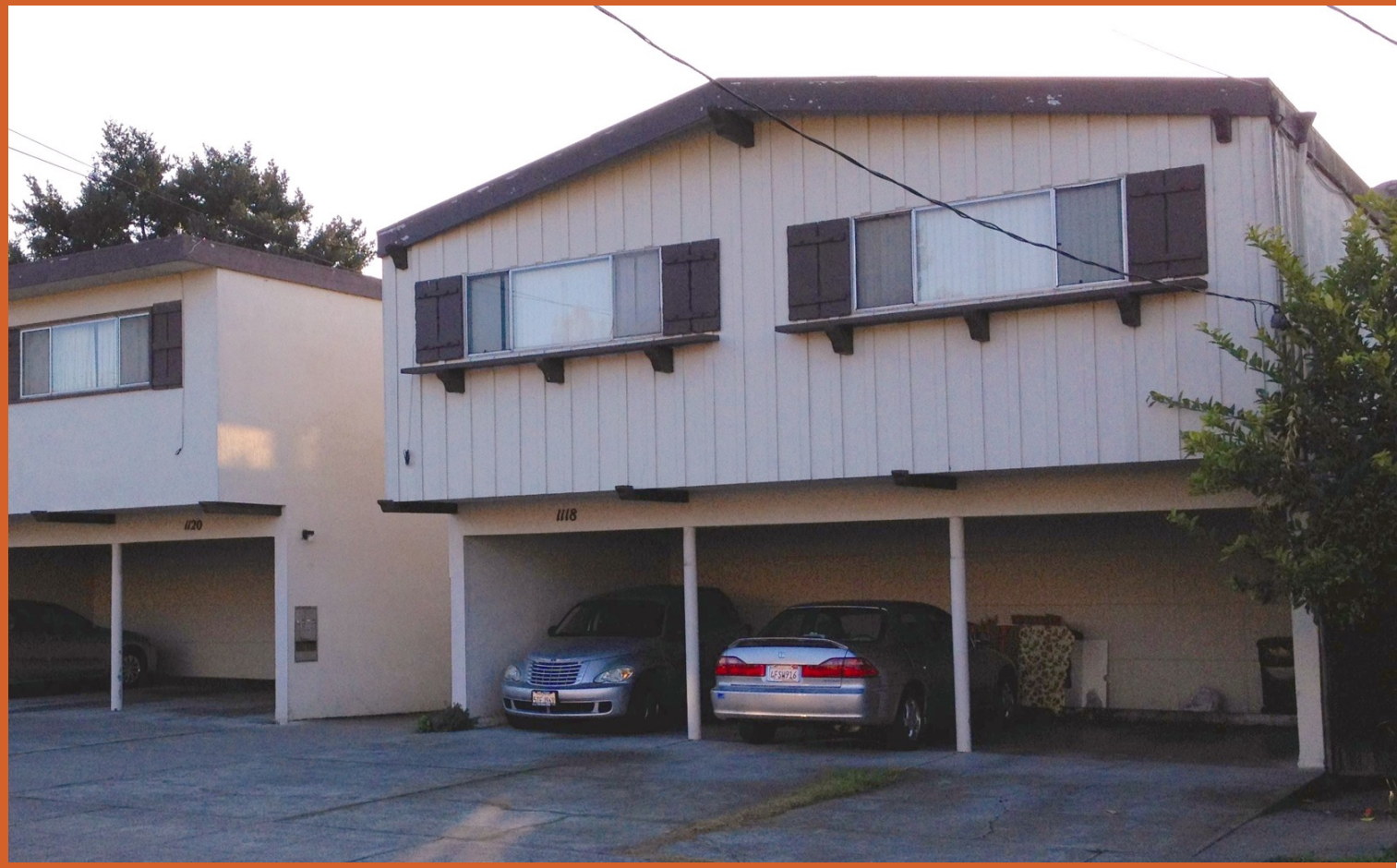
Change zoning to regulate the form of buildings not dwelling units per acre

Work on specific parking regulations for Missing Middle Housing types

Ineffective Regulations

Produced Incompatible Infill

This is What Most People Visualize When They Hear the Terms Multi-Family or Apartments



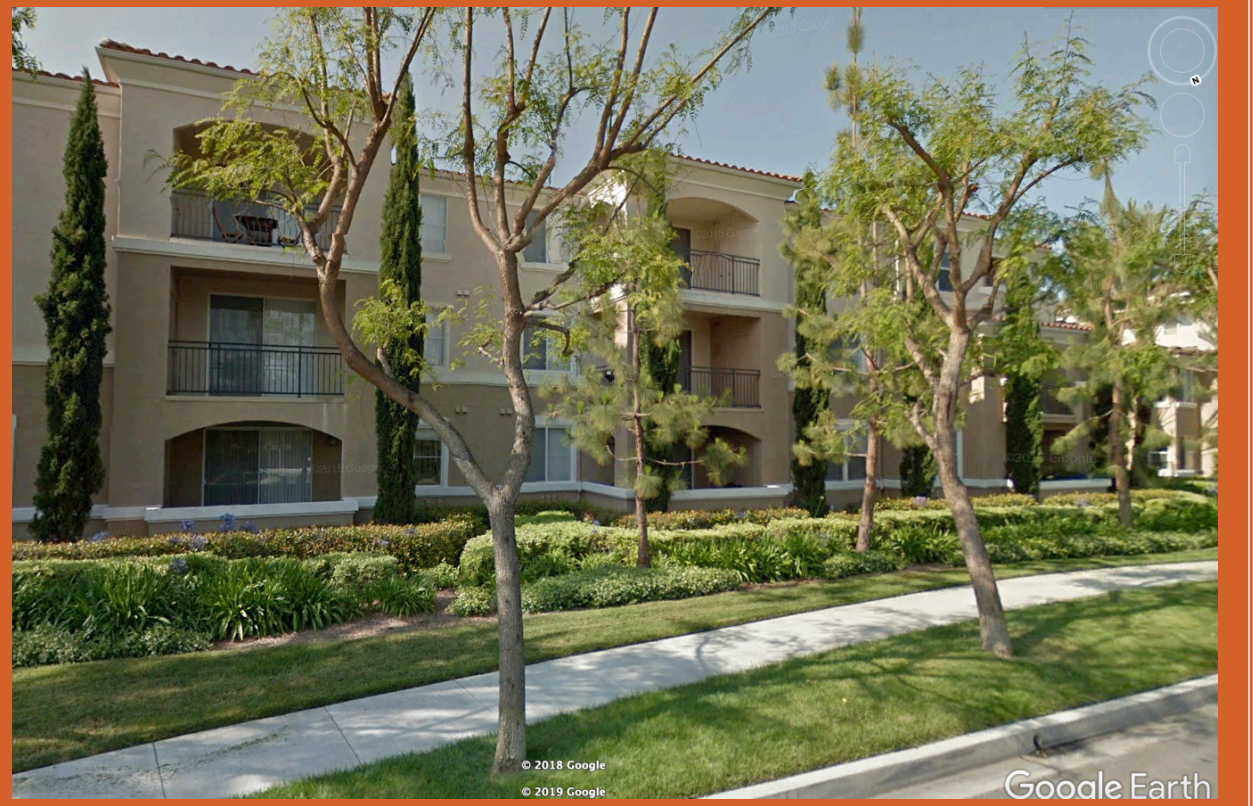
Effective Regulations

Same Density better results

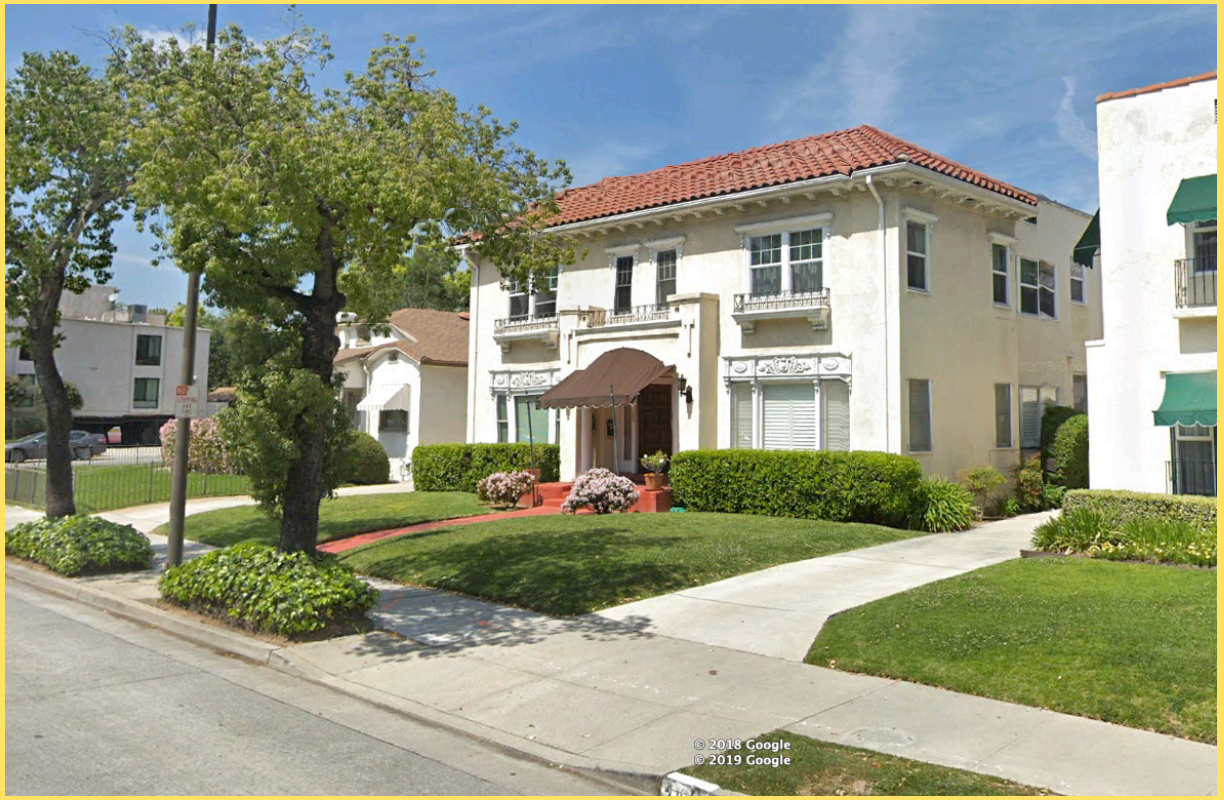




Density is ineffective as a regulation



60 units: 30 per acre



5 units: 29 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



2 units: 12 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



3 units: 14 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



5 units: 17 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



6 units: 18 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



6 units: 82 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



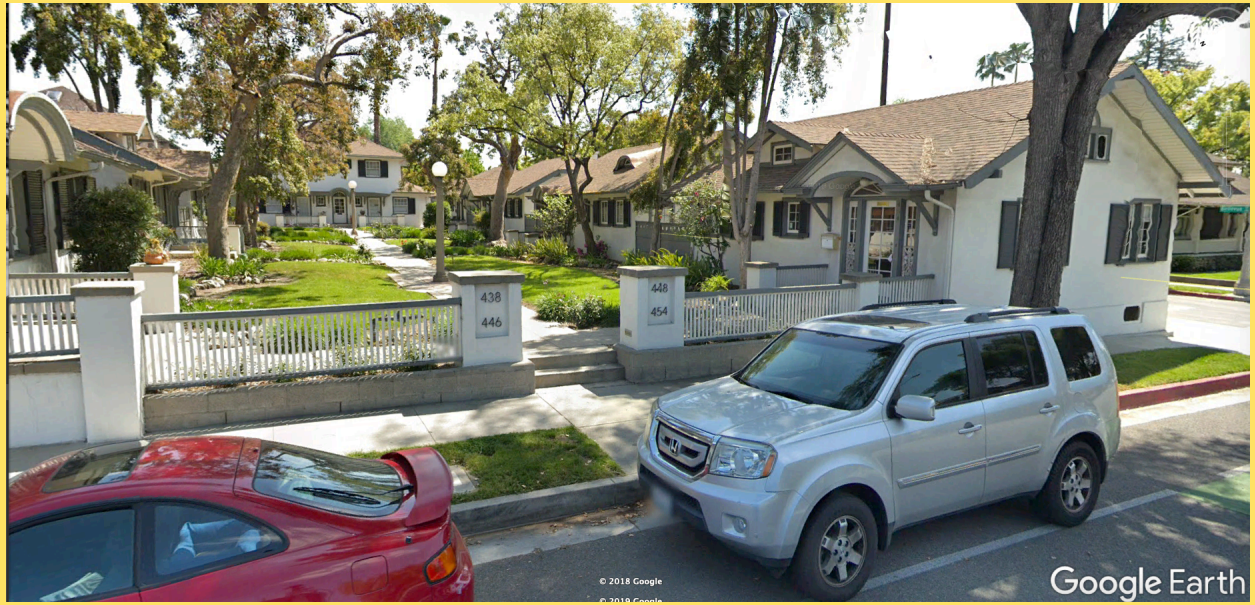
4 units: 27 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



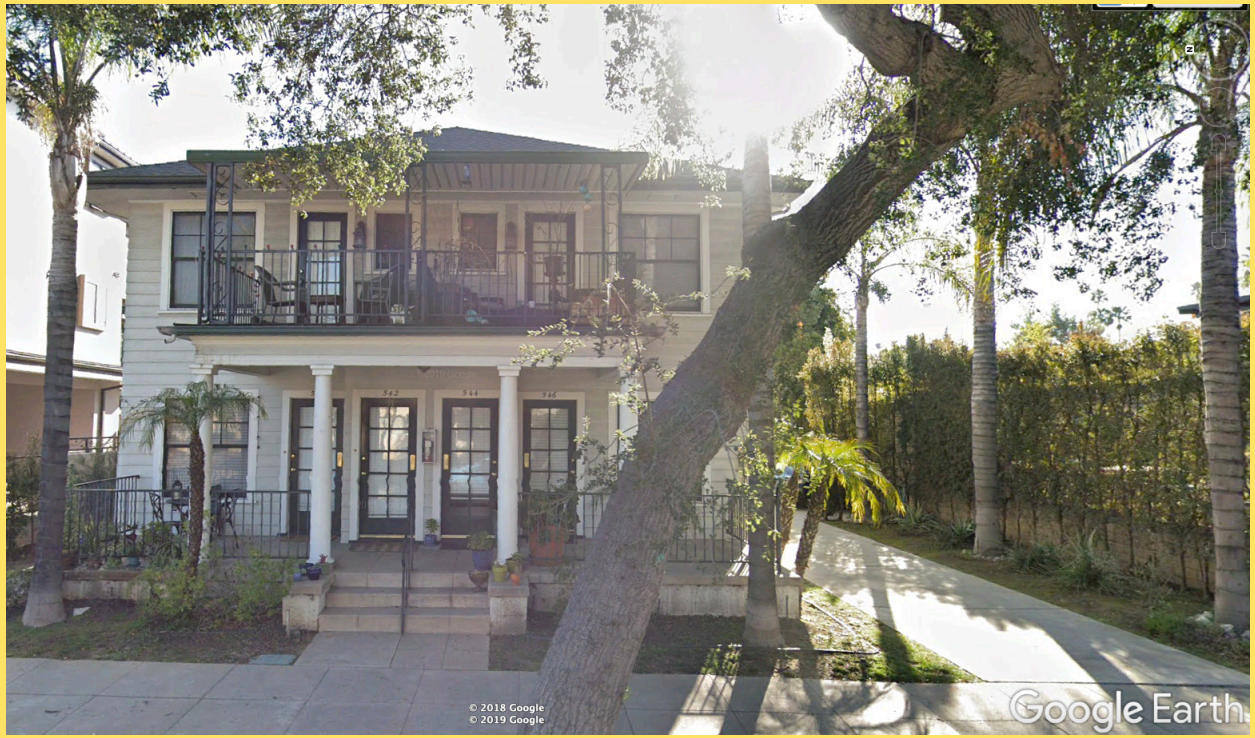
10 units: 20 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



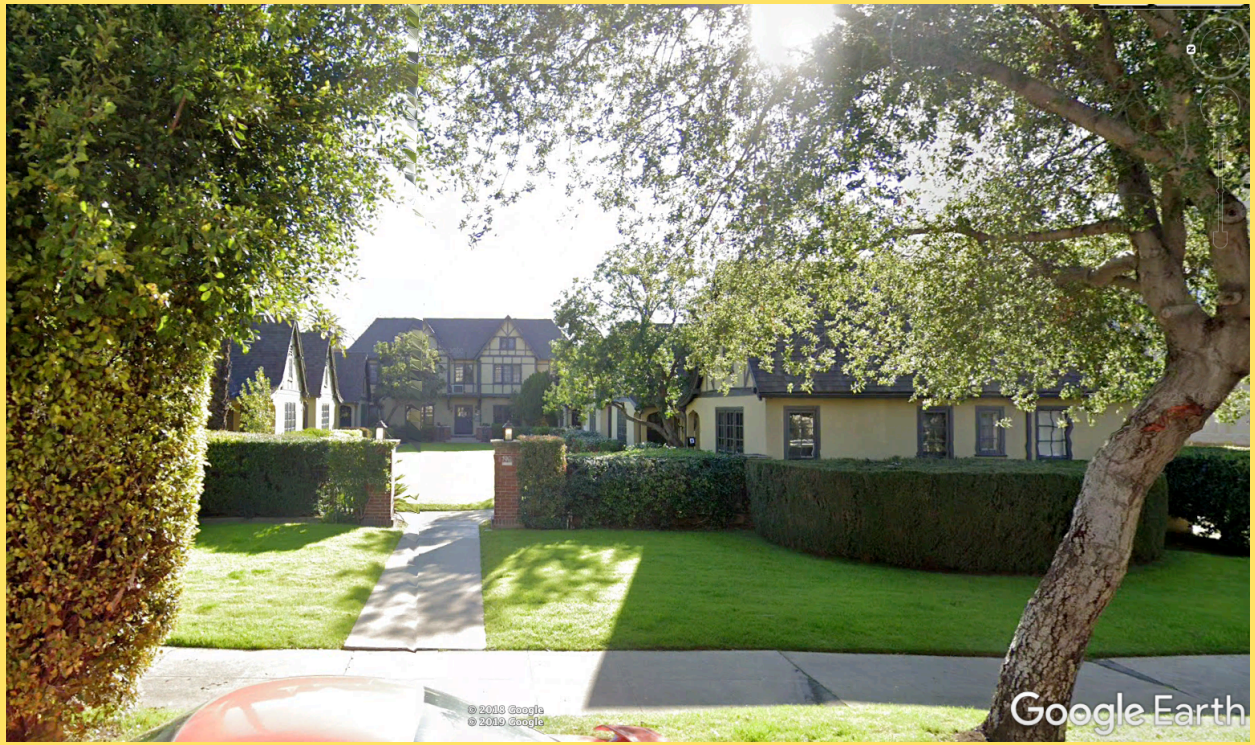
5 units: 29 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



12 units: 19 per acre

Density is ineffective as a regulation

Unpredictable

Does not recognize good form

Never the right number



4 units: 24 per acre

Conventional Planning and Zoning

Conventional Planning and Zoning is not Working to Deliver Housing Choices and Has Given "Density" a Bad Name



Integrating More Effective Zoning

Form-Based Approach to Zoning is Most Effective



Why Does This Matter?

Most Zoning Does Not See A Difference in These Two Buildings



Why Does This Matter?

Missing Middle Housing Is Not Easily Classifiable Based within Planning and Zoning Systems

SF

Single Family

MF

Multi-Family

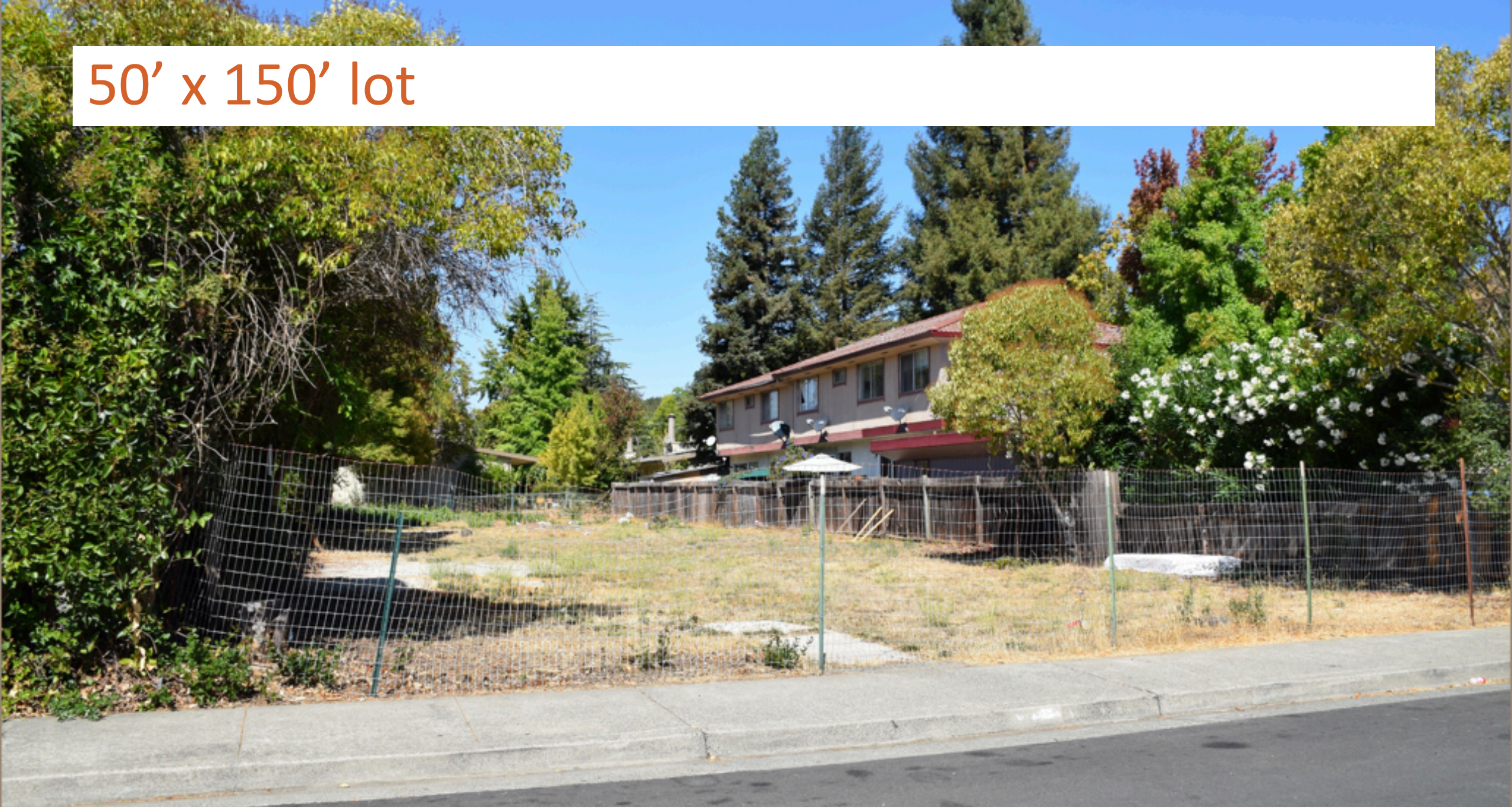
Why is a Form-Based Code Necessary?

Ensure House-Scale Buildings

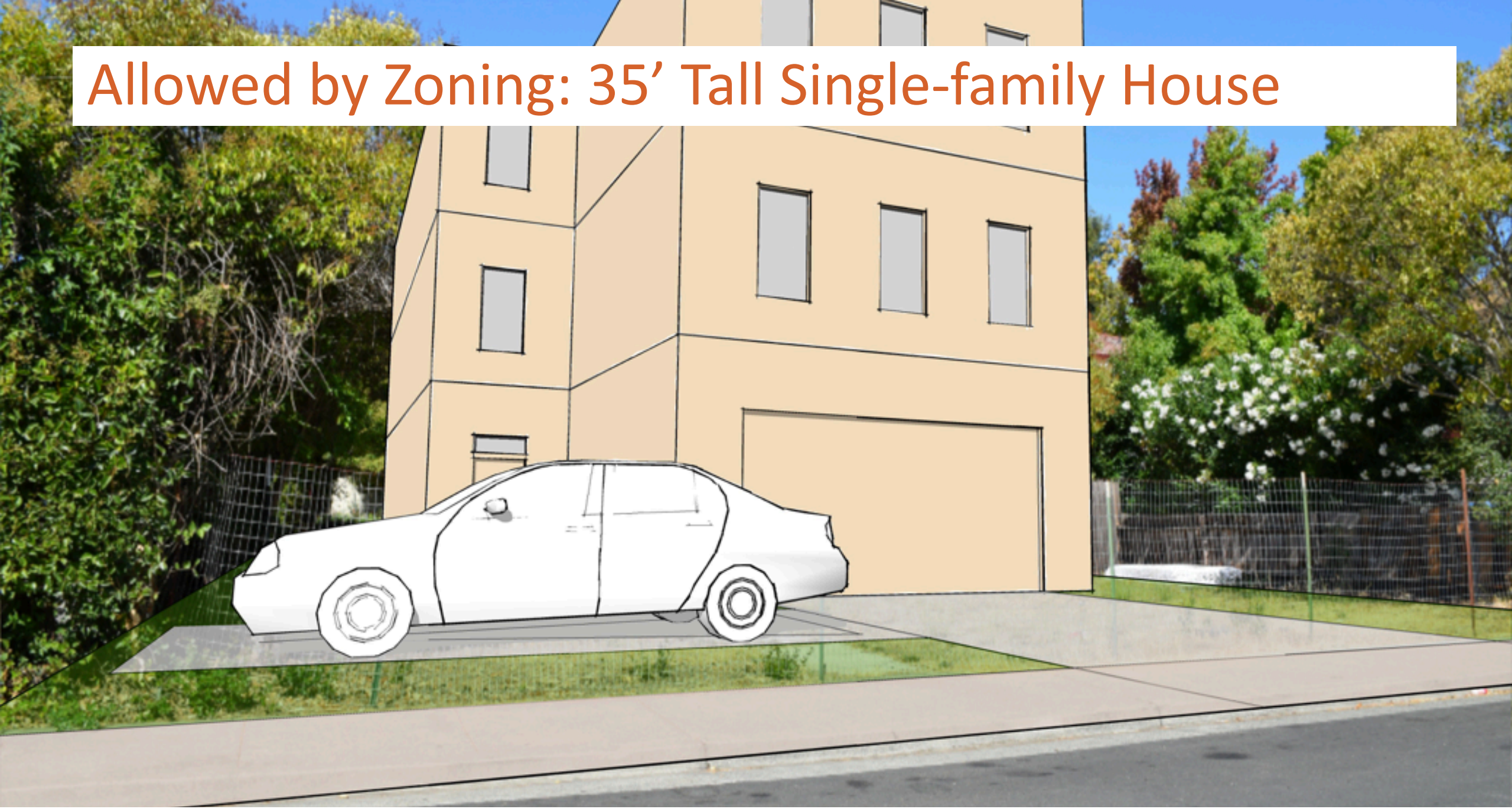
This multiplex extends most of the length of the lot. Current stands do not address building size.



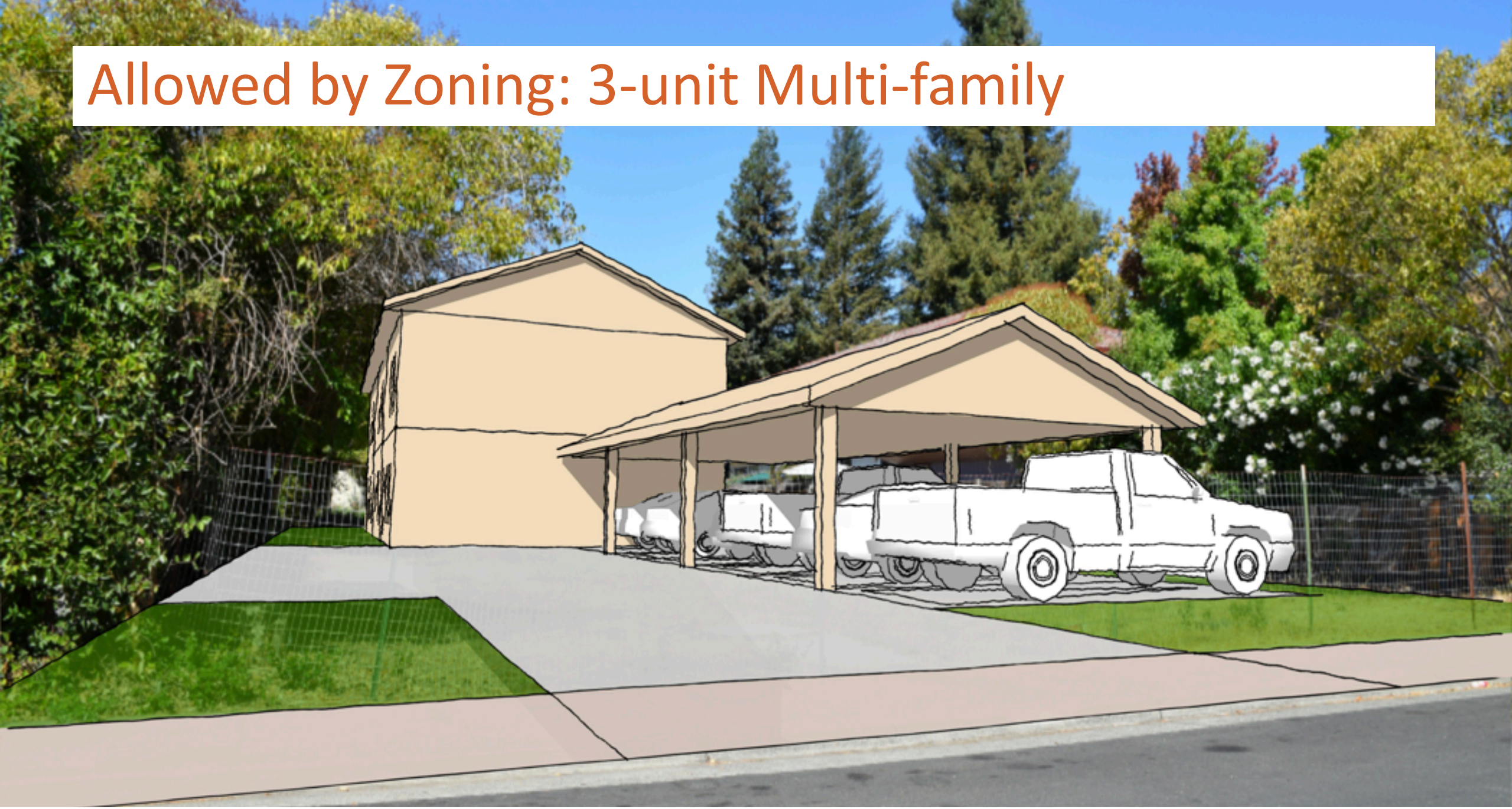
50’ x 150’ lot



Allowed by Zoning: 35’ Tall Single-family House



Allowed by Zoning: 3-unit Multi-family



Not Allowed: More Compatible w/ More Units



Why is a Form-Based Code Necessary?

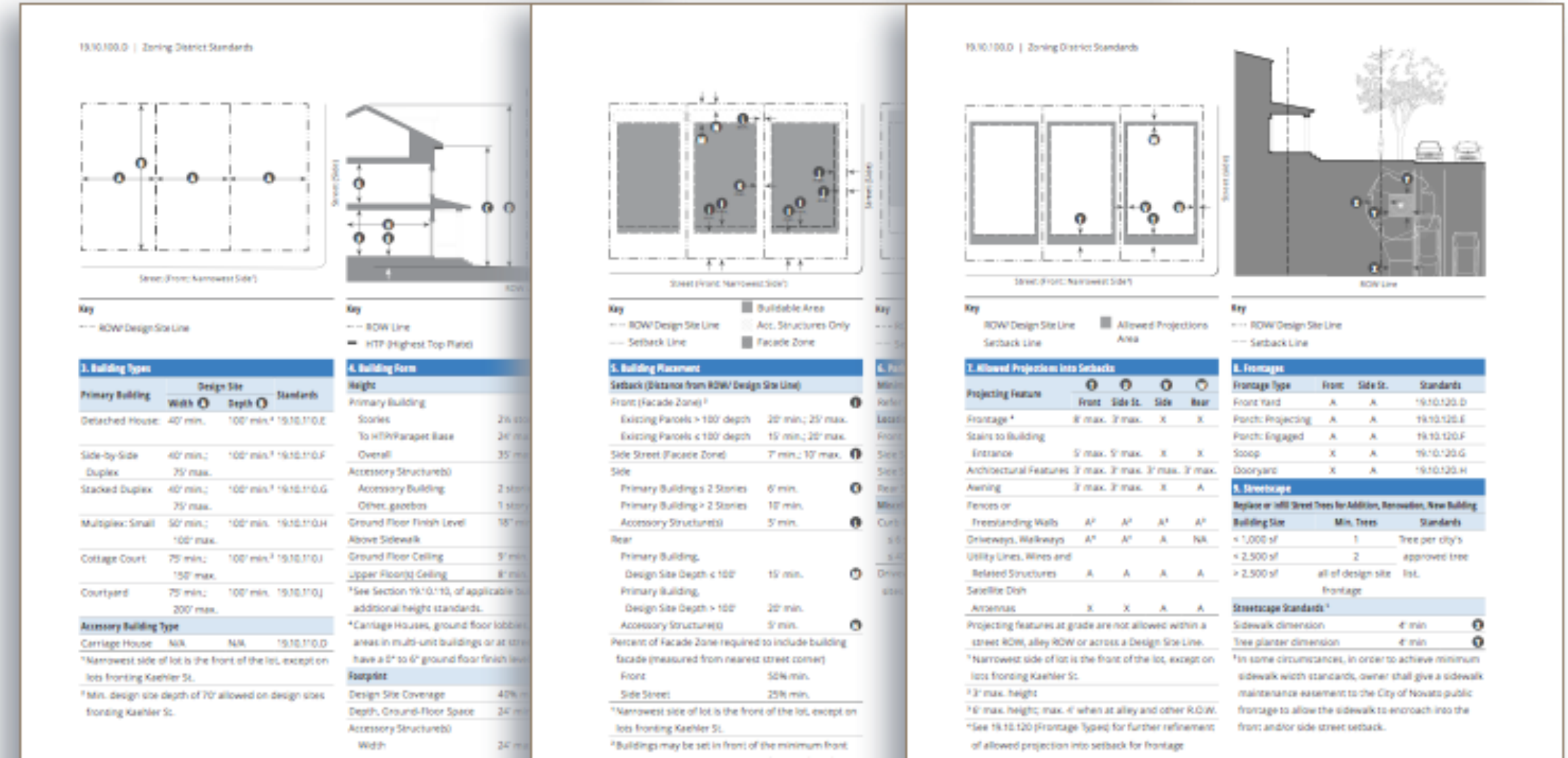
Ensure House-Scale Buildings

House-Scale building size is critical

Main Body and Wings articulate form



Form-Based Coding Delivers Missing Middle Housing



19.10.100.D | Zoning District Standards

Key
ROW/ Design Site Line

3. Building Types

Primary Building	Design Site Width	Design Site Depth	Standards
Detached House	40' min.	100' min.[4]	19.10.110.E
Side-by-Side Duplex	40' min.; 75' max.	100' min.[4]	19.10.110.F
Stacked Duplex	40' min.; 75' max.	100' min.[4]	19.10.110.G
Multiplex: Small	50' min.; 100' max.	100' min.	19.10.110.H
Cottage Court	75' min.; 150' max.	100' min.[3]	19.10.110.I
Courtyard	75' min.; 200' max.	100' min.	19.10.110.J
Accessory Building Type			
Carriage House	N/A	N/A	19.10.110.D

[1] Narrowest side of lot is the front of the lot, except on lots fronting Kaehler St.
[3] Min. design site depth of 70' allowed on design sites fronting Kaehler St.

Key
ROW Line
HTP (Highest Top Plate)

4. Building Form

Height	
Primary Building	
Stories	2½ max.
To HTP/Parapet Base	24' max.
Overall	35' max.
Accessory Structure(s)	
Accessory Building	2 stories max.
Other, gazebos	1 story max.
Ground Floor Finish Level Above Sidewalk	18" min.
Ground Floor Ceiling	9' min.
Upper Floor(s) Ceiling	8' min.
Footprint	
Design Site Coverage	40% max.
Depth, Ground-Floor Space	24' min.
Accessory Structure(s)	
Width	24' max.

[5] See Section 19.10.110, of applicable additional height standards.
[6] Carriage Houses, ground floor lobbies areas in multi-unit buildings or at str have a 0" to 6" ground floor finish le

Key
ROW/ Design Site Line
Setback Line
Buildable Area
Acc. Structures Only
Facade Zone

5. Building Placement

Setback (Distance from ROW/ Design Site Line)	
Front (Facade Zone)[1]	
Existing Parcels > 100' depth	20' min.; 25' max.
Existing Parcels < 100' depth	15' min.; 20' max.
Side Street (Facade Zone)	7' min.; 10' max.
Side	
Primary Building ≤ 2 Stories	6' min.
Primary Building > 2 Stories	10' min.
Accessory Structure(s)	5' min.
Rear	
Primary Building, Design Site Depth < 100'	15' min.
Primary Building, Design Site Depth > 100'	20' min.
Accessory Structure(s)	5' min.
Percent of Facade Zone required to include building facade (measured from nearest street corner)	
Front	50% min.
Side Street	25% min.

[1] Narrowest side of lot is the front of the lot, except on lots fronting Kaehler St.
[2] Buildings may be set in front of the minimum front

19.10.100.D | Zoning District Standards

Key
ROW/ Design Site Line
Setback Line
Allowed Projections Area

7. Allowed Projections into Setbacks

Projecting Feature	Front	Side St.	Side	Rear
Frontage [4]	8' max.	3' max.	X	X
Stairs to Building Entrance	5' max.	5' max.	X	X
Architectural Features	3' max.	3' max.	3' max.	3' max.
Awning	3' max.	3' max.	X	A
Fences or Freestanding Walls	A[2]	A[2]	A[3]	A[3]
Driveways, Walkways	A[4]	A[2]	A	NA
Utility Lines, Wires and Related Structures	A	A	A	A
Satellite Dish Antennas	X	X	A	A

Projecting features at grade are not allowed within a street ROW, alley ROW or across a Design Site Line.
[1] Narrowest side of lot is the front of the lot, except on lots fronting Kaehler St.
[2] 3' max. height
[3] 6' max. height; max. 4' when at alley and other R.O.W.
[4] See 19.10.120 (Frontage Types) for further refinement of allowed projection into setback for frontage

Key
ROW/ Design Site Line
Setback Line

8. Frontages

Frontage Type	Front	Side St.	Standards
Front Yard	A	A	19.10.120.D
Porch: Projecting	A	A	19.10.120.E
Porch: Engaged	A	A	19.10.120.F
Stoop	X	A	19.10.120.G
Dooryard	X	A	19.10.120.H

9. Streetscape

Replace or Infill Street Trees for Addition, Renovation, New Building

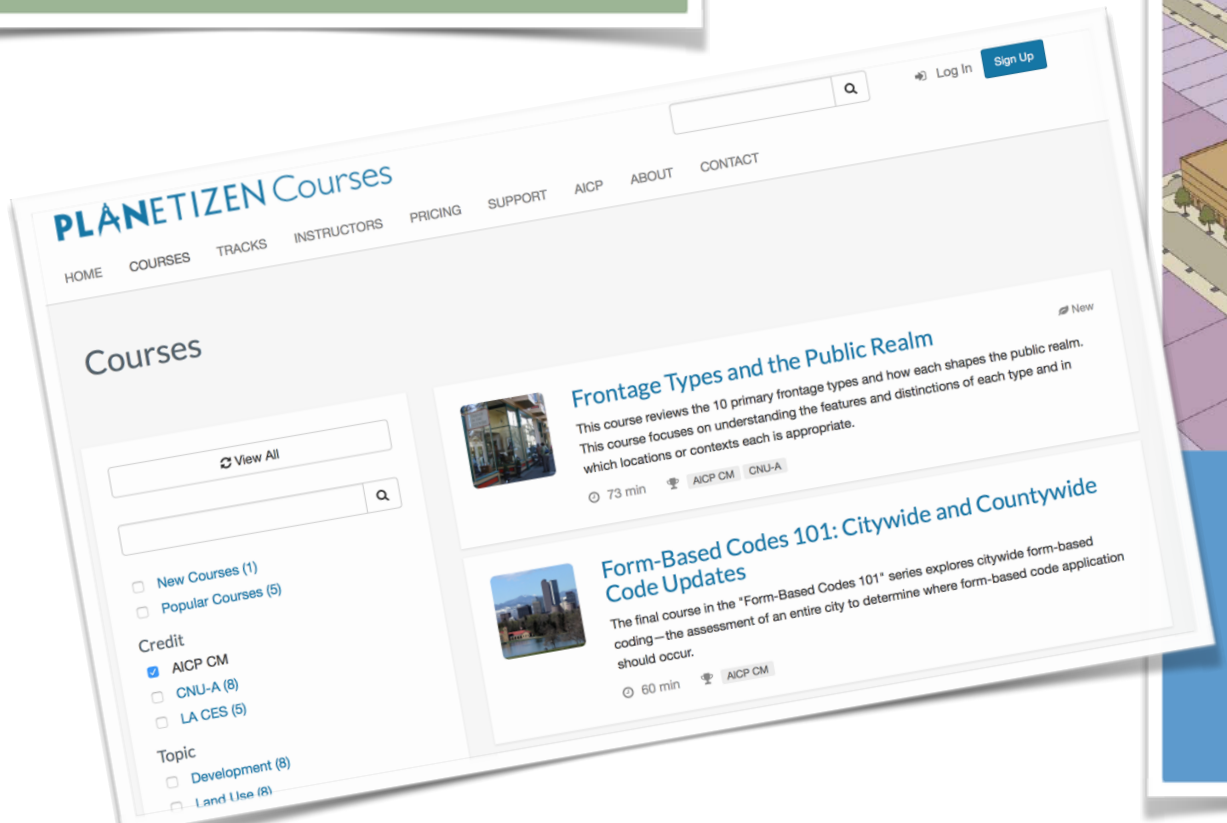
Building Size	Min. Trees	Standards
< 1,000 sf	1	Tree per city's approved tree list.
< 2,500 sf	2	
> 2,500 sf	all of design site frontage	

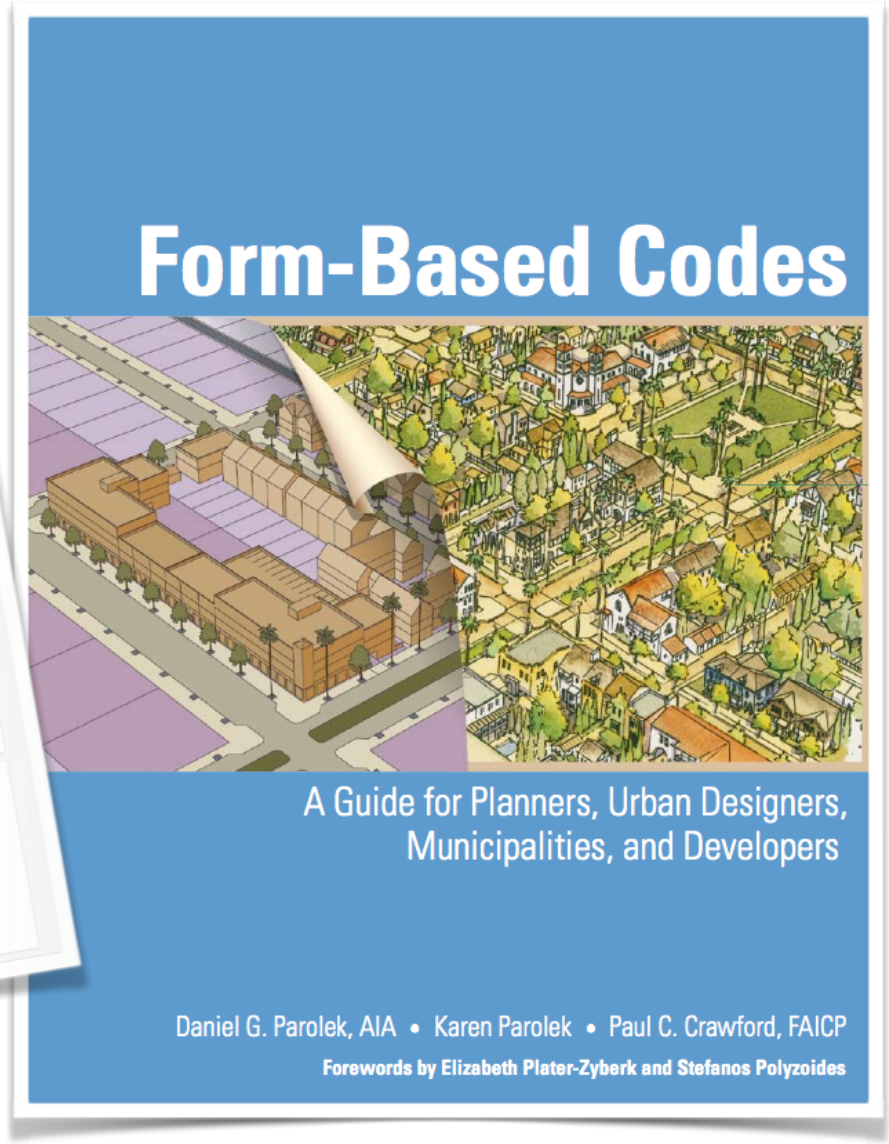
Streetscape Standards[1]	
Sidewalk dimension	4' min
Tree planter dimension	4' min

[1] In some circumstances, in order to achieve minimum sidewalk width standards, owner shall give a sidewalk maintenance easement to the City of Novato public frontage to allow the sidewalk to encroach into the front and/or side street setback.

Resources for Form-Based Codes

FBCI Form-Based Codes Institute







SECTION

6

Who is Building Missing Middle Housing

Small Developers

The Primary Builders of Missing Middle



Production Builders Utilizing Missing Middle to Achieve Attainability

How Far Can We Push Them in Short Term to Address the Demand?



FINDING YOUR MIDDLE GROUND

BY DANIEL PAROLEK

MISSING-MIDDLE HOUSING OFFERS THE CHANCE TO CONQUER MARKET CHALLENGES WITH CREATIVE NEW PRODUCT THAT'S ATTAINABLE



PHOTO: AARON SHAW/ENDEAVOUR ARCHITECTURAL PHOTOGRAPHY

Duplexes, fourplexes, bungalow courts, and mansion apartments can help fill a missing niche. Townhomes in the Mews Collection at Daybreak in South Jordan, Utah, by Holmes Homes, offer efficient yield and an entry-level price point, hitting a buyer sweet spot.


5349







Message to Builders in Your Communities

They Perform!

Highest Per Square Foot Sales Prices of Any Attached Housing

MEWS TOWNHOMES	TOWNHOMES	COTTAGE COURT HOMES	HOMES AROUND PARK	DENSE SINGLE-FAMILY	NEARBY CONVENTIONAL
					
Mews Townhomes Holmes Homes From the high $100s	Light House Townhomes Holmes Homes From the low $200s	Cottage Court Homes David Weekley Homes From the mid $200s	Paseo Homes Ivory Homes From the high $200s		
Inspired by European living close to the light rail station and parks.	*Ample outdoor entertaining and private patio and courtyard options.*	*Charming and cottage-y on the outside. Wide-open on the inside.*	*With shared parking spaces that are begging for a mini block party.*		
15/acre	11/acre	6/acre	4/acre	4/acre	3/acre
1,099 SF	1,808 SF	1,561 SF	1,673 SF	2,014 SF	3,000 SF
$199,220	$237,100	$299,990	$282,429	$342,450	$385,000
$181/SF	$131/SF	$192/SF	$169/SF	$170/SF	$145/SF

Source: Daybreak website; New Homes Source; RCLCO

Create a Neighborhood: 600 Mixed Units on 40 Acres in Papillion, NE



Type	#
Courtyard	12
Mansion Apartment	103
Multiplex Small	114
Tuck-Under Townhouse	48
Townhouse-Over-Flat	90
Live/Work	18
Forecourt Apartment	96
4-Story Corridor Apt.	91
Tree House	6
Carriage Houses	30-40
TOTAL	608-618

Main Street at Its Core: Critical for Walkability



Six MM Building Types Composed from the Same Unit Plans

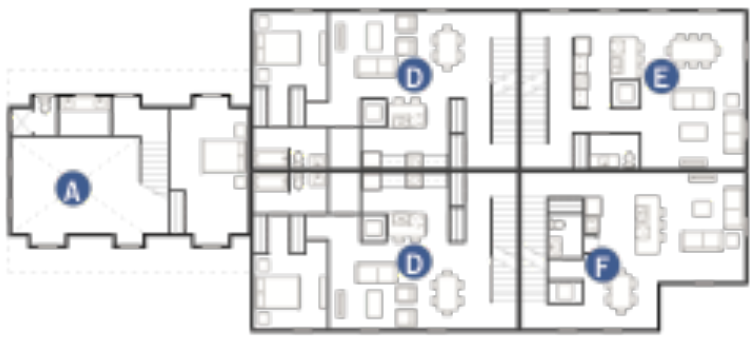
Forecourt Apartment





Mansion Apartment





Fourplex





Progress as of July 2019







“Its time to rethink and evolve, reinvent and renew.”

***What’s Next* - Urban Land Institute**



The Market is Waiting.

How Will You Respond?



MISSING MIDDLE HOUSING

OPTICOS

MISSING MIDDLE HOUSING

10 Minute Break

(Please return by 10:20am)

MISSING MIDDLE HOUSING

Roundtable Discussions

Visit 3 tables (20 minutes each)
plus Interactive Exercise (Round Two)

Roundtable Reports

MISSING MIDDLE HOUSING

Concluding Statements & Next Steps – Tony Perez, Opticos Design

Thank you for attending!

Please help us in thanking our panelists, Opticos Design and our sponsors!

















