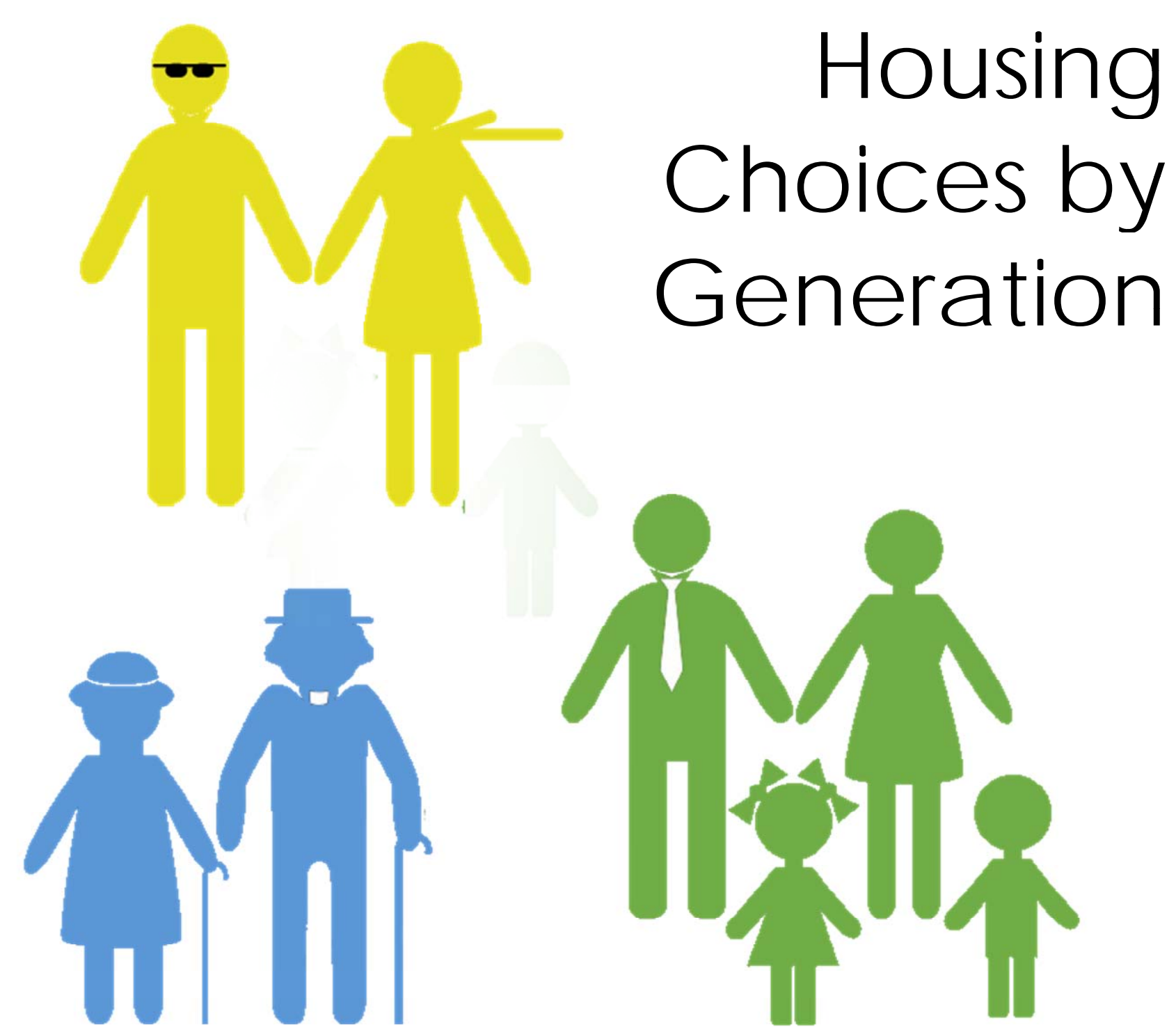


HOUSING

Emerging trends across the country



Housing Choices by Generation

Millennials: Ages 18-36

Also known as Generation Y, this is the most diverse generation and most likely to live in cities, and also the most likely to be expecting to move in the next five years.

Generation Xrs: Ages 37-49

Predominantly owners of single-family homes and are the least likely to desire urban amenities, and may be expecting to move to larger quarters within five years.

Baby Boomers: Ages 50-68

The most likely to live in the suburbs and unlike generations X they are more likely to be moving to smaller homes than larger ones in the next five years.

Silent Generation and War Babies: Ages 69+

These generations are most likely to already live in rural areas and small towns. If they move, it will be to a more convenient and accessible area.

Information from the Urban Land Institute (2015)

When Americans were asked where they would like to live, **42%** say a rural/small town area, **29%** say cities, and **27%** say the suburbs.

52% of Americans would like to live in a place where they do not need to use a car very often

WHAT WE WANT

Car Use, Diversity, and Location

When it comes to where they live, Americans are looking for a mix of things. More than half of Americans would like to live in a place where they do not need to use a car very often, and a majority of Americans prefer communities that are diverse.

- ⇒ Just over half of all Americans (52 percent) and 63 percent of millennials would like to live in a place where they do not need to use a car very often.
- ⇒ If they could live anywhere, 42 percent of Americans would choose to live in a rural/small-town area, while 37 percent say they live in such a place currently.
- ⇒ A large majority (78 percent) would rather live in a community where the residents are a mix of ages, and 66 percent would prefer a mix of cultures and backgrounds.

WHERE WE LIVE

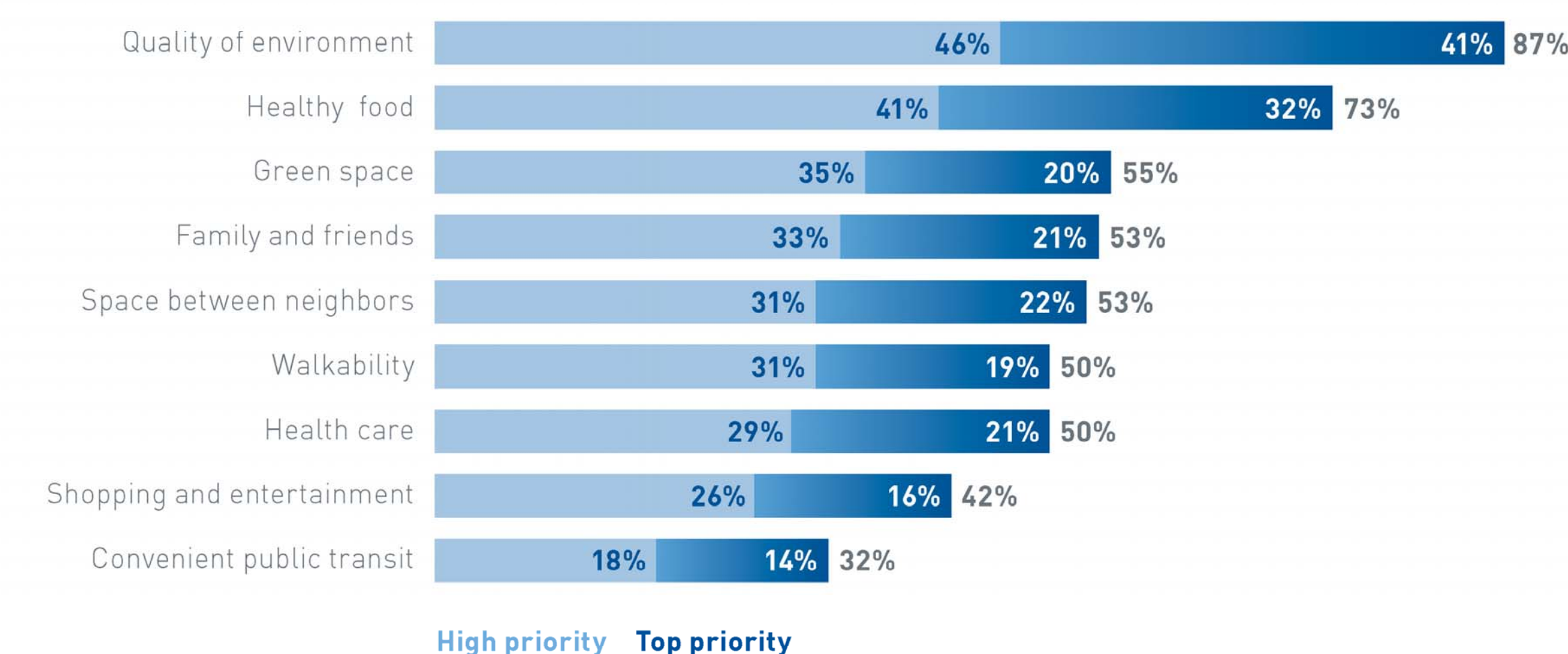
Housing Choices and Outlook

- ⇒ Almost half of adults—and three-quarters of millennials—report being somewhat or very likely to move in the next five years. Many millennials report a desire to move out of apartments and into larger spaces and to transition into homeownership while older Americans prefer to stay in their current homes or downsize.
- ⇒ Forty-eight percent of all Americans and 73 percent of millennials report that they are very or somewhat likely to move in the next five years.
- ⇒ Seventy-three percent of Americans say that homeownership is a good investment for them, and 72 percent of movers expect to be owners within five years.
- ⇒ Members of the war-baby/silent generations are more likely than other generations to lack confidence in their ability to afford the home they want in the future, and many expect to downsize their homes or remain in place.

Information from the Urban Land Institute (2015)

Community Attribute Priorities

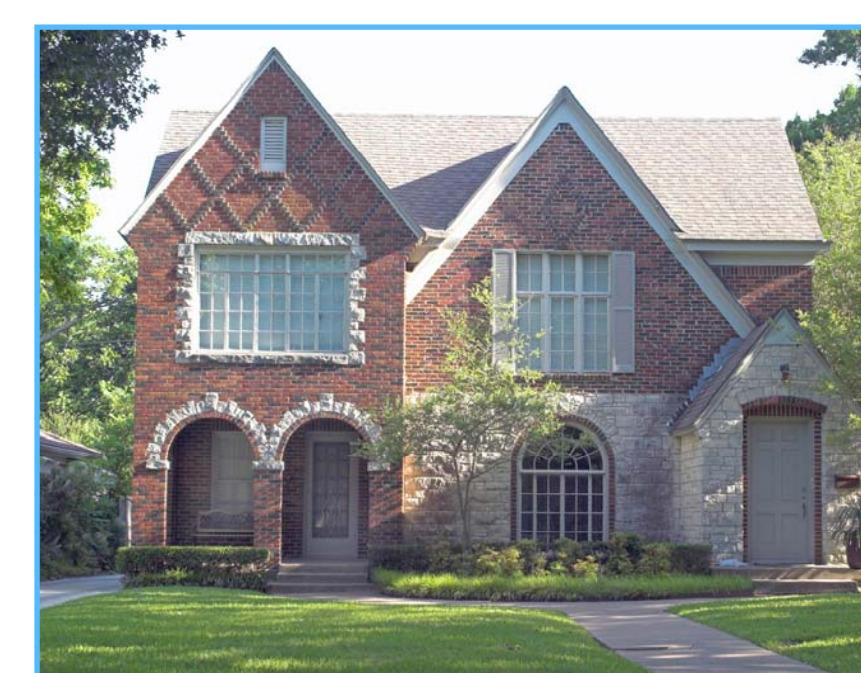
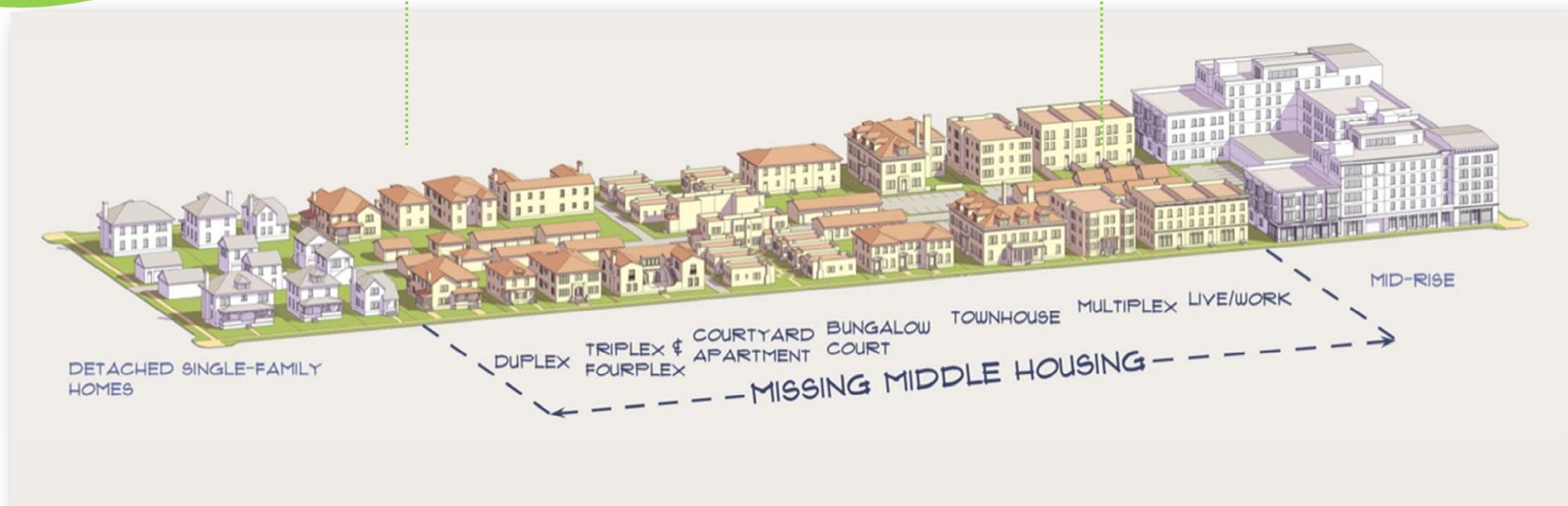
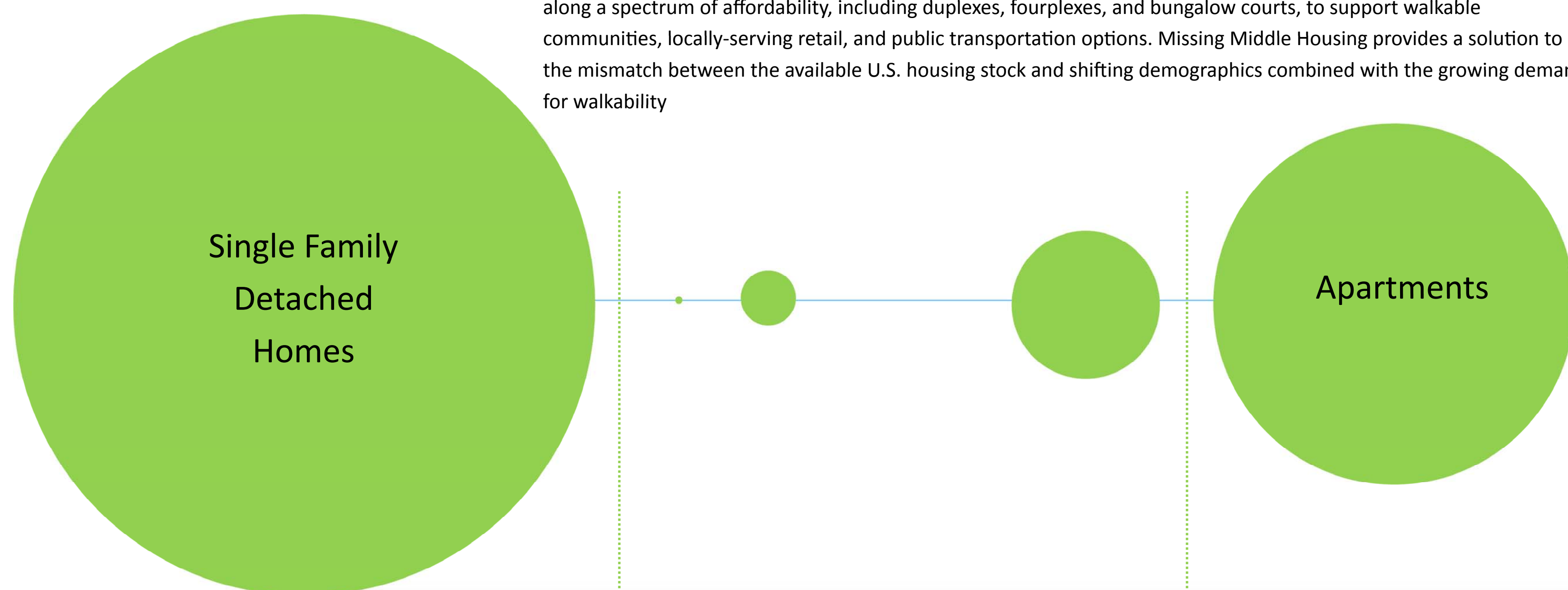
Percentage of respondents indicating "top" or "high" priority



"Missing Middle Housing"

Information on the "Missing Middle" by Opticos Design

Missing Middle Housing 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. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options. Missing Middle Housing provides a solution to the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability



- 1. Walkable Context.** Missing Middle housing types are best located in a walkable context. Buyers and renters of these housing types are often trading square footage for proximity to services and amenities.
- 2. Small-Footprint Buildings.** These housing types typically have small- to medium-sized footprints, with a body width, depth, and height no larger than a single-family home. This allows a range of Missing Middle types—with varying densities but compatible forms—to be blended into a neighborhood, encouraging a mix of socioeconomic households and making these types a good tool for compatible infill.
- 3. Lower Perceived Density.** One of the benefits of Missing Middle is that the neighborhood densities are often higher than 16 dwelling units per acre—the threshold needed to create a supportive environment for transit and neighborhood-serving main streets. Due to the small footprint of the building types and the fact that they are usually mixed with a variety of building types even on an individual block, the perceived density of these types is usually quite low—they do not look like dense buildings.
- 4. Smaller, Well-Designed Units.** Most Missing Middle housing types have smaller unit sizes. The challenge is to create small spaces that are well designed, comfortable, and usable. The ultimate unit size will depend on the context, but smaller-sized units can help developers keep their costs down and attract a larger group of buyers and renters.
- 5. Fewer Off-street Parking Spaces.** Because they are built in proximity to walkable amenities, Missing Middle housing types should not provide more than one parking space per unit. If more off-street parking is provided, buildings typically become very inefficient from the perspective of development potential or yield standpoint, and the additional space needed on the lot drops neighborhoods below the 16 units per acre density threshold.
- 6. Simple Construction.** Missing Middle Housing is simply constructed (Type V), which makes them a very attractive alternative for developers to achieve good densities without the added financing challenges and risk of more complex construction types. This aspect can also increase affordability when units are sold or rented.
- 7. Creates Community.** Missing Middle Housing creates community through the integration of shared community spaces within the building type (e.g. bungalow court), or simply from being located within a vibrant neighborhood with places to eat, drink, and socialize. This is an important aspect in particular considering the growing market of single-person households (nearly 30% of all households) that want to be part of a community.
- 8. Marketable.** Because of the increasing demand from baby boomers and millennials, as well as shifting household demographics, the market is demanding more vibrant, sustainable, walkable places to live. These Missing Middle housing types respond directly to this demand. In addition, the scale of these housing types makes them more attractive to many buyers who want to live in a walkable neighborhood, but may not want to live in a large condominium or apartment building.