

# APA H&CD NEWS



## Spring 2016

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2016 National Planning  
Conference in Phoenix, AZ  
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## From the Chair

**Adam Perkins, AICP** [aperkins@downtowndenver.com](mailto:aperkins@downtowndenver.com)

Dear APA H&CD Members,

Thank you to the almost one hundred of you that made it to the National Conference in Phoenix last month. It was great to meet many new faces in our growing division. We had a good discussion during our business meeting on how to increase the Division's value to both our members and to the professions of community development and housing. While the conference is still fresh in your minds, please take a few moments to fill out the **survey**

(<http://goo.gl/forms/wLA9nNxVjS>) to offer your ideas for next year's conference in New York City. As a division, we have the ability to tailor a session, so I encourage all of our members to offer their ideas so that we can continue planning for next year.



To carry on the conversation from the NPC, this newsletter includes two articles based on sessions from the conference. Dan Parolek begins a special series on Missing Middle Housing showcasing housing stock that builds community and walkability and how to get there. Heidi Aggeler recaps her session on Creating a Housing Equity Model. Also, in this newsletter, we hear about Hillsborough County's experience with The Housing First Model, as well as a portrayal of a strong community rooted in a great place.

## We Need You!



As we prepare for the 2017 National Planning Conference in New York, NY (May 6-9), we are facilitating conference ideas from our division members. Please follow the LINK to participate in our survey:  
<http://goo.gl/forms/wLA9nNxVjS>

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## Special Series

### **Missing Middle Housing: Responding to the Demand for Walkable Urban Living I**

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**Dan Parolek** is principal of Opticos Design, planning, urban design, and architecture firm with a passion for vibrant, sustainable, walkable urban places.

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**This is the first part of a two-part series article on Missing Middle Housing (MMH).**

The mismatch between current US housing stock and shifting demographics, combined with the growing demand for walkable urban living, has been poignantly defined by recent research and publications by the likes of Christopher Nelson and Chris Leinberger, and most recently by the Urban Land Institute's publication, *What's Next: Real Estate in the New Economy*. One of the primary issues facing planners and decision makers across the country is that many of our comprehensive and small area plans, regulations, and policies support an outdated often suburban paradigm of development that has created obstacles for our communities to respond appropriately. This is a call for planners to step up and play a role in generating immediate solutions and reframing the way we discuss housing in the communities in which we live and work! Are you ready to be part of the solution?

Unfortunately, the solution is not as simple as encouraging more multifamily housing stock using the dated models/types of housing that continues to build. It means thinking beyond our typical planning/zoning tools and approaches.

Missing Middle Housing is a range of housing types such as duplexes, fourplexes, and bungalow courts that typically do not get larger than the scale of a house (2 ½ story height, width along a street, and depth of building) and accommodate multiple units within the building. These housing types exist in every neighborhood across the country that was built prior to the 1940s which provide diverse housing choices and

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affordability. They are classified as “missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, financing challenges, and the incentivization of single-family home ownership.



DUPLEX, SIDE-BY-SIDE



DUPLEX, STACKED



BUNGALOW COURT



CARRIAGE HOUSE



FOURPLEX



MULTIPLY: SMALL



TOWNHOUSE



LIVE/WORK



COURTYARD APARTMENTS

## Characteristics of Missing Middle Housing

### A walkable context

Missing Middle Housing types need to be built within an existing or newly created walkable urban context. Buyers or renters of these housing types are choosing to trade larger suburban housing for less space, no yard to maintain, and proximity to services and amenities such as restaurants, bars, markets, and work.

### Medium density but lower perceived densities

These building types typically range in density from 16 dwelling units per acre (du/acre) to up to 35 du/acre, depending on the building type and lot size. It is important not to get too caught up in the density numbers when thinking about these types. Due to the small footprint of the buildings and the fact that they are usually mixed with a variety of housing types, even on an individual block, the perceived density is usually quite lower—they do not look like dense buildings.

A combination of these types gets a neighborhood to a minimum average of 16 du/acre. This is important because this is generally used as a threshold at which an environment becomes transit-supportive and main streets with neighborhood-serving where walkable retail and services become viable.

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## Small footprint and blended densities

As mentioned above, a common characteristic of these housing types are small- to medium-sized building footprints.. This makes them ideal for compatible infill, even in older neighborhoods that were originally developed as single-family but have been designated to evolve with slightly higher intensities.



## Smaller, well-designed units

The starting point for Missing Middle Housing needs to be smaller-unit sizes. The market is demanding smaller units, but our planning and regulatory systems including parking requirements by unit, density calculated in dwelling units per acre, and our impact fees that are the same per unit regardless of size discourage small units. This encourages developers to build the largest units they are allowed thus impacting affordability as well.

## Off-street parking does not drive the site plan

The other non-starter for Missing Middle Housing is trying to provide too much parking on site. This ties back directly to the fact that these units are being built in a walkable urban context. The buildings become economically unviable and it shifts neighborhoods below the 16 du/acre density threshold, if more off-street parking is required. As a starting point in most cities, parking regulations cannot require more than one off-street parking space per unit to make these economically viable, and 0 to .5 spaces is even better. In addition, on-street parking must be available adjacent to the units to make this viable.

Our next newsletter will be featuring the second part of this article covering:

How to plan and zone for MMH

- Small area plans
- Zoning codes
- Comprehensive Plans

How is MMH being used by urban planners?

Stay tuned for the second part to be published in the fall!

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**Brian Gillis, AICP**, has a Master's degree from Tufts University in Urban and Environmental Policy with a concentration in Community Development and a certification in Introduction to Geographic Information Systems from the Computer Resource Laboratory at the MIT School of Architecture and Planning. He has over thirty years of affordable housing, CDBG, HOME, planning and community development experience at the local and county levels. He has supervised the completion of several US HUD Consolidated Plans and Action Plans. He is a US HUD Certified HOME Program Specialist-Administration. He served two terms as vice chairman of the American Planning Association Housing and Community Division. He is currently a member of the APA Gold Coast Section Board of Directors.

## **A Great American Place: Union Square, Somerville, Massachusetts**

**Brian Gillis, AICP**

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Union Square in 1908 (left) and in the 1920s (right)

Union Square is one of several squares located in Somerville, Massachusetts, bordering Boston. It is one of the City's oldest and largest commercial districts. What makes A Great American Space? Great streets, neighborhoods, public spaces and people.

During the Revolutionary War, George Washington raised one of the first American Flags on Prospect Hill overlooking Union Square, Charlestown and Cambridge on January 1, 1776.

The first industries in Union Square were brickyards, slaughterhouses, and the Union Square Glass Company. In 1835, a passenger railroad station opened near Union Square linking Somerville with Harvard Square, Cambridge and Boston. In 1836, the Charlestown Branch (later the Fitchburg Railroad) was built between the City of Boston and Cambridge's Fresh Pond. Its route roughly paralleled Milk Row, now Somerville Avenue and the Miller's River, helping to create the corridor that attracted a variety of industries. The Union Glass Company was founded in 1854, was the City's largest employer and produced the largest cut class punch bowl for the 1893 Chicago World's Fair. During the Civil War, the Square was a recruiting station for the Army of the Republic, hence the name Union Square. There are over 30 historic residential, commercial and religious buildings in Union Square. Some of them were built as early as 1860. The Union Square Police Station was built in 1874.

Reportedly, electric streetcars made 88 stops a day in Union Square by 1900. The Union Square Fire Station was built in 1903. Both buildings are examples of adaptive reuse.

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There are over 19 diverse ethnic markets and Indian, Chinese, Irish, Mexican, Brazilian Peruvian, Portuguese restaurants and cafes, and four clubs and pubs in Union Square. Economic and community development programs include, storefront improvements, Best Retail Practices, a Business Workshop Series, a Brownfield Clean Up Revolving Loan Program and Small Business Lending.



Union Square Farmers Market (left) and ArtsUnion (right) implemented by Union Square Man Streets

Union Square Main Streets is a community development organization in Somerville, Massachusetts that aims to enhance the Union Square area's commercial viability through collaborative efforts in design, promotion, economic restructuring, transportation, and organization.

Initiated by Mayor Joseph Curtatone in 2005, Union Square Main Streets is a non-profit, public-private partnership between the City of Somerville, the National Main Street Center, Union Square business leaders, residents and community leaders. The city's first community-based economic revitalization program provides merchants and community residents with the tools for the neighborhood to advance its own redevelopment.

It is the local implementation of the Main Street model developed by the National Trust for Historic Preservation for downtown district revitalization. Begun in 1977 by the National Trust for Historic Preservation initially to protect historic commercial architecture, the Main Street model is a comprehensive revitalization strategy to stimulate economic development in traditional commercial districts like Union Square. Currently the National Main Street Center administers the program in 40 states and over 1600 communities in the US, most notably with a citywide network of Main Street districts in Boston. The Main Street model is a framework for restoring a community's economic vitality then maintaining these positive changes.

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Among the organization's efforts are the Union Square Farmers Market (every Saturday morning from June through October), ArtsUnion (a collaborative program with the Somerville Arts Council that sponsors festivals, craft markets, street furniture and more), and business recruitment and assistance.

Union Square has a "Walkscore of 94, "A Walker's Paradise". It is very pedestrian friendly. It is served by five MBTA bus lines that link Union Square to the Orange, Red and Green lines. Plans and funding for the extension of the Green Line to Union Square are in the pre development phase.

In 2014, the City hired several consultants to develop a comprehensive Union Square fiscal impact, housing, infrastructure, environmental, transportation, connectivity, complete streets, zoning, sustainability and public space Neighborhood Plan. Several workshops and Charrettes were held to engage the community and participate in the vision planning process. In 2015, Union Square was nominated by the American Planning Association People's Choice Great American Place. The final Neighborhood Plan will make a Great Place and a Great City even Greater!

## **Works Cited:**

- Beyond the Neck, The Architecture and Development of Somerville, Massachusetts
- City of Somerville Website
- The Ins and outs of Union Square, A Self-Guided Walking Tour
- Wikipedia

## **Journey to End Homelessness**

**Lanette Glass, AICP**   [glassl@hillsboroughcounty.org](mailto:glassl@hillsboroughcounty.org)

On April 29<sup>th</sup> Hillsborough County had the honor of a visit from the U.S. Department of Housing and Urban Development (HUD) Secretary, Mr. Julián Castro and the Senior Advisor for Housing and Services, Ms. Jennifer Ho. At a community roundtable, the Secretary wanted to hear more on how the community considered the past response to housing for the homeless and why they patterned their new efforts to embrace the policies of the Housing First Model.

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**Lanette Glass, AICP,** currently serves as the Planning and Reporting Section Manager with Hillsborough County Affordable Housing Services Department. She has a Bachelor's Degree in Landscape Architecture from the University of Georgia's School of Environmental Design and has been involved with housing and community development for 25+ years by starting in the field of grant administration with U.S. Department of Housing and Urban Development programs. She became certified by The American Institute of Certified Planners in July of 2001. She is also the Vice-Chair of APA HCD.

The Housing First Model is to provide permanent housing, as soon as possible, for families and individuals experiencing homelessness. This includes the provision of supportive services between the household and local community based agencies to help keep the household from returning to homelessness.

Ms. Ho spent the day traveling around Hillsborough County with the Director of Tampa Hillsborough Homeless Initiative (THHI), Ms. Antoinette Hayes-Triplett and the Hillsborough County Department Director of Homeless Services, Ms. Felicia Crosby-Rucker to meet with homeless providers and show off the community efforts being made to not only reduce homelessness but to end it, especially for homeless veterans.

Secretary Castro had several questions for the attendees that started with what has changed in the community. One key item was the recent evolution of THHI that brought about the collaboration enhanced by the Housing First Model. THHI is the lead for the Continuum of



Care (CoC) in Hillsborough County and is a major resource of the homeless providers in the area. In the last two years since Ms. Hayes-Triplett came to Tampa, the agency has ensured that there is very active communication between the providers, initiated a transition that created more diversity within the CoC, in addition to fostering the business relationships as stated above, which has had a tremendous impact on the success of the Housing First Model. THHI also created a new Five Year Plan that doesn't just sit on a shelf but has an implementation pipeline, actionable steps, defines responsibility, funding sources and has a roadmap with checks and balances along the way to see that it stays on the tracks. Very early on, they brought onboard the business community so that there now is a genuine public private partnership. They also work with the Tampa Housing Authority for vouchers for the homeless. The Veterans Administration (VA) noted in the meeting that they have 700 vouchers in Hillsborough County and more than 92% are in housing and the other 8% are looking for housing.

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Secretary Castro noted that usually the government wants to move the unsheltered homeless away so he wanted to know how Hillsborough County considered this in their efforts. It was noted that Law Enforcement used to work to move the homeless off the streets but four years ago they created a Service Center that assists in providing shelter and services, which will get folks into permanent housing under Housing First. Law Enforcement saw that this helped reduce crime in the area. They were seeing that some of the homeless on the streets were being victimized so this was a driving factor in supporting the need for permanent housing for those experiencing homelessness.



Some comments also included that the community needs to continue to search for other resources. It is difficult to get scattered

housing since the apartment vacancy rate in Hillsborough County is so low. The speed of implementing a project is a necessity and taking two years to create housing is a non-starter, if you are trying to get folks into housing.

Some takeaways were that **collaboration** and **passion** are the keys to making this work. The Housing First model is a proven method to provide housing for the homeless, but also having partnerships with the business community, local service providers, housing authorities, law enforcement, county/city agencies and of course HUD and the VA makes it happen. It is apparent that the homeless providers have the passion since it shows in the work being done.

Some suggestions to HUD and the Veterans Administration are if they can accelerate the award of vouchers, provide incentives for private developers; and also to remove impediments that will allow for projects that can be placed near services, transit, commercial and community facilities. This will lead to better outcomes and just maybe end the journey for those that are experiencing homelessness.

Secretary Castro and the staff from HUD Headquarters, HUD Jacksonville Field Office, Tampa Hillsborough Homeless Initiative, DACCO, Hillsborough County Homeless Services Department, Hillsborough County Affordable Housing Department, and Hillsborough County Administration

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**Heidi Aggeler** is a Managing Director with BBC Research & Consulting (BBC) and leads the firm's housing and human services practice area. She specializes in housing needs assessments, market analyses, and fair housing studies. Ms. Aggeler led the development of BBC's national fair housing research practice area and was recently selected by a national team of fair housing experts to assist HUD with development of the proposed Assessment of Fair Housing (AFH) tool and training curriculum. Prior to joining BBC, Ms. Aggeler worked for the Federal Reserve Bank and the Federal Deposit Insurance Corporation (FDIC).

## **Creating a Housing Equity Model: A Recap from the 2016 National Planning Conference**

**Heidi Aggeler** [haggeler@bbcresearch.com](mailto:haggeler@bbcresearch.com)

Now, more than ever, is the time for planners to pay attention to how well distributed affordable housing is in their communities. The U.S. Supreme Court's June 2015 ruling on disparate impact in the Federal Fair Housing Act and HUD's release of a new tool to measure fair housing barriers requires greater scrutiny of housing planning. Fortunately, a plethora of new research and data on social, economic and housing equity makes this easier than ever.

You may be reading this article because you are worried about the new federal fair housing requirements—or, even worse, legal challenges to your community's policies and practices. Or perhaps your community has made a commitment to creating more equitable housing choices.

What if you aren't a worrywart or a do-gooder, but a fiscal conservative? Even more reason to care: Recent research has demonstrated a strong link between housing choice and positive economic outcomes of low income families.

A recent re-examination of data from HUD's Move to Opportunity demonstration project—which provided low income families living in public housing located in high poverty areas the option to move into low poverty neighborhoods—has found positive economic impacts in adulthood for children who move. Adults who moved when they were children have annual earnings that are, on average, 30 percent higher than those who remained in high poverty neighborhoods. And the economic effect is larger the earlier children move.

HUD now provides many resources for planners to better understand social, economic and housing inequities in their communities. HUD's Affirmatively Further Fair Housing mapping and data tool (AFFH-T) is a great starting point:

<http://egis.hud.gov/affht/>

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<sup>1</sup> <http://www.equality-of-opportunity.org> and [http://www.equality-of-opportunity.org/images/mto\\_exec\\_summary.pdf](http://www.equality-of-opportunity.org/images/mto_exec_summary.pdf)

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And, for researchers who want to do more, HUD makes the raw data used in the maps and tables in the AFFH-T available here: <https://www.hudexchange.info/resource/4868/affh-raw-data/>



This article was presented at the 2016 National Planning Conference

The City of Austin, along with local partners advocating for greater housing choice, brought housing equity into the public sphere with the creation of a Housing Equity Model as part of a 2013-2014 comprehensive housing study. The housing equity model was developed to better understand and measure:

- 1) the geographic distribution of affordable housing and the utilization of Housing Choice Vouchers,
- 2) where workers at different income levels can afford to rent and buy,
- 3) areas at risk of gentrification,
- 4) the “real” cost of housing after accounting for transportation costs, and
- 5) social and economic inequities.

Since its development, the model has been used in updates to a range of city programs and is currently being used to inform the city’s new Comprehensive Plan.

For more information on the City of Austin’s Housing Equity Model—and the city’s current effort to create an Office of Equity—see:

[https://austintexas.gov/sites/default/files/files/NHCD/2014\\_Comprehensive\\_Housing\\_Market\\_Analysis\\_-\\_Appendix\\_reduced\\_for\\_web.pdf](https://austintexas.gov/sites/default/files/files/NHCD/2014_Comprehensive_Housing_Market_Analysis_-_Appendix_reduced_for_web.pdf)

<http://www.mayoradler.com/great-cities-do-big-things-state-of-our-city-feb-16-2016-austin-texas/>

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## Notice & Announcement

### Share your stories with us!

Articles, announcements, job postings, and photos are accepted year round. If you are interested in contributing for our fall edition newsletter, please contact our newsletter editor, Seyeon, at [apahcdnewsletter@gmail.com](mailto:apahcdnewsletter@gmail.com).

### Tell us your ideas for 2017 NPC!



As we prepare for the 2017 National Planning Conference in New York, NY (May 6-9), we are facilitating conference ideas from our division members.

Please follow the LINK to participate in our survey:  
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Thank you in advance for your input!

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