



MISSING

MIDDLE HOUSING

Responding to Eugene's Housing Crisis
2017 PIVOT Fellow Presentation | Clay Neal, 10.24.17

THE OUTLINE

A LITTLE BACKGROUND

- issues we face
- goals we've made
- opportunities to succeed

RESIDENTIAL GROWTH IN EUGENE

- 20 minute neighborhoods
- edge v. infill strategies
- opportunities for infill

VIBRANT NEIGHBORHOODS FOR ALL

- opportunities near West Eugene EMX
- 3 proposals for new housing

WHAT'S HOLDING US BACK?

- financial
- regulatory
- community perception

A LITTLE BACKGROUND

- issues we face
- goals we've made
- opportunities to succeed

RESIDENTIAL GROWTH IN EUGENE

- 20 minute neighborhoods
- the high cost of edge development
- opportunities for infill

VIBRANT NEIGHBORHOODS FOR ALL

- opportunities near West Eugene EMX
- 3 proposals for new housing

WHAT'S HOLDING US BACK?

- financial
- regulatory
- community perception

HOUSING AFFORDABILITY

HOUSING AFFORDABILITY IN EUGENE



\$37,339

Median
Household
Income



\$236,600

Median
Home Value



50%

households are cost burdened
[spending over 30% of income on housing]
64% of renters; 33% of owners

source: City of Eugene Planning Department

HOUSING AFFORDABILITY IN EUGENE



Median
Household
Income



\$236,600

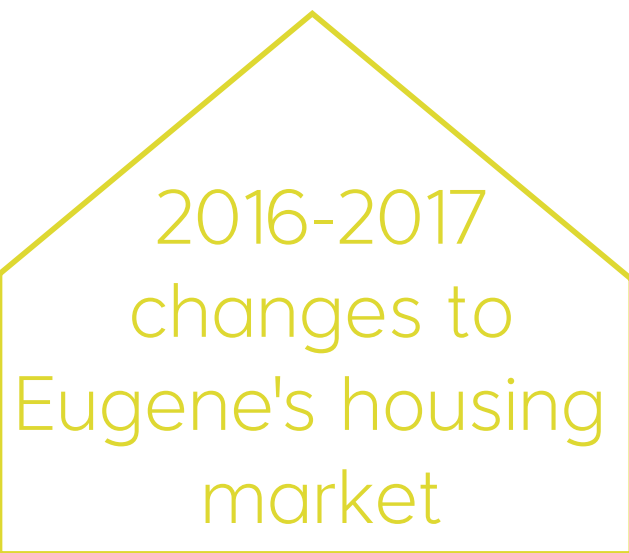
Median
Home Value



50%

households are cost burdened
[spending over 30% of income on housing]
64% of renters; 33% of owners

source: City of Eugene Planning Department



Real Estate
Listings

-5%



+9.5%

Median
Home Price



source: Zillow.com

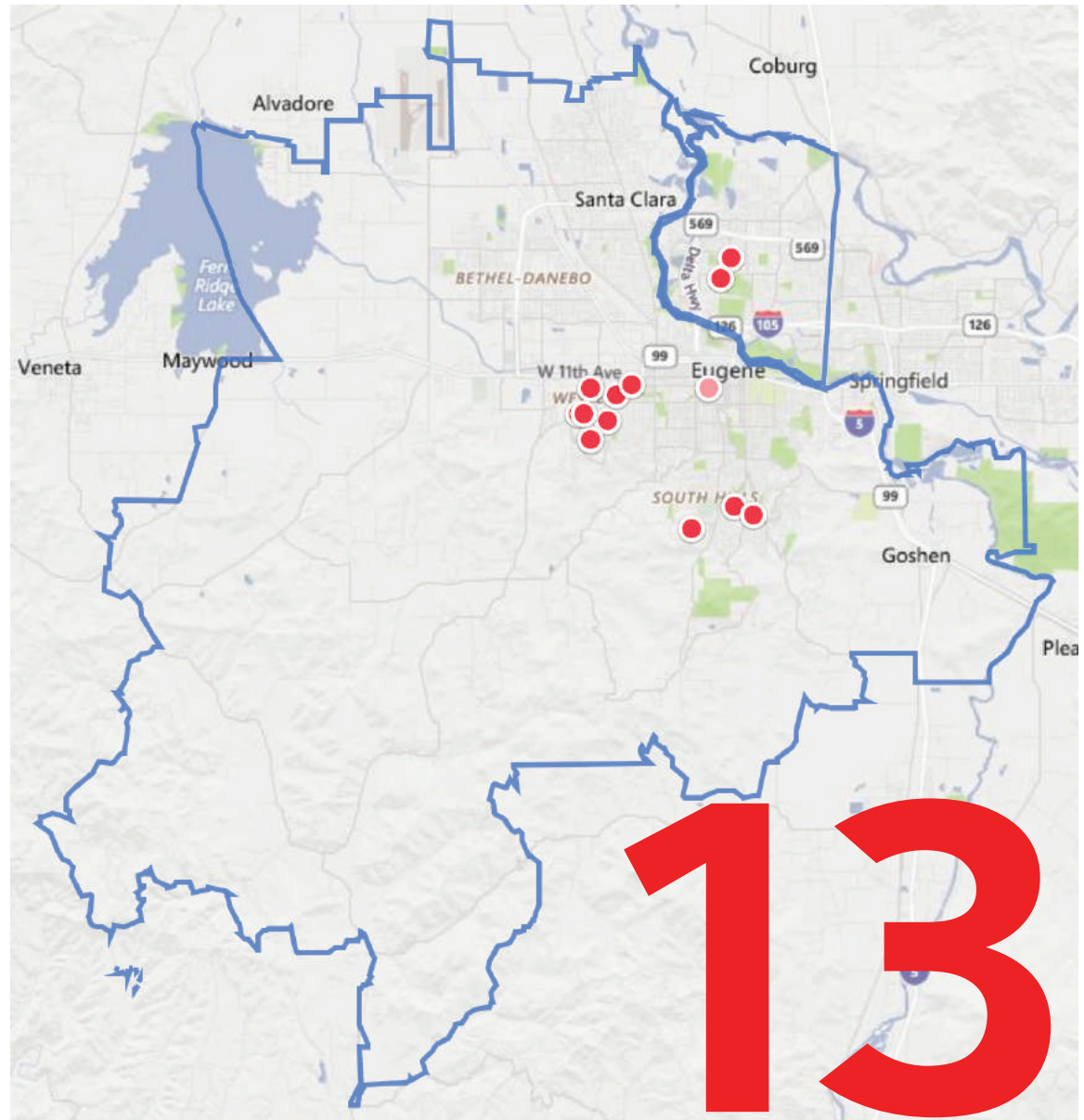


\$236,600

Median
Home Value

ONLY 13 HOMES FOR SALE AT OR
BELOW PRICE MEDIAN VALUE ... ALL
CONDOMINIUMS

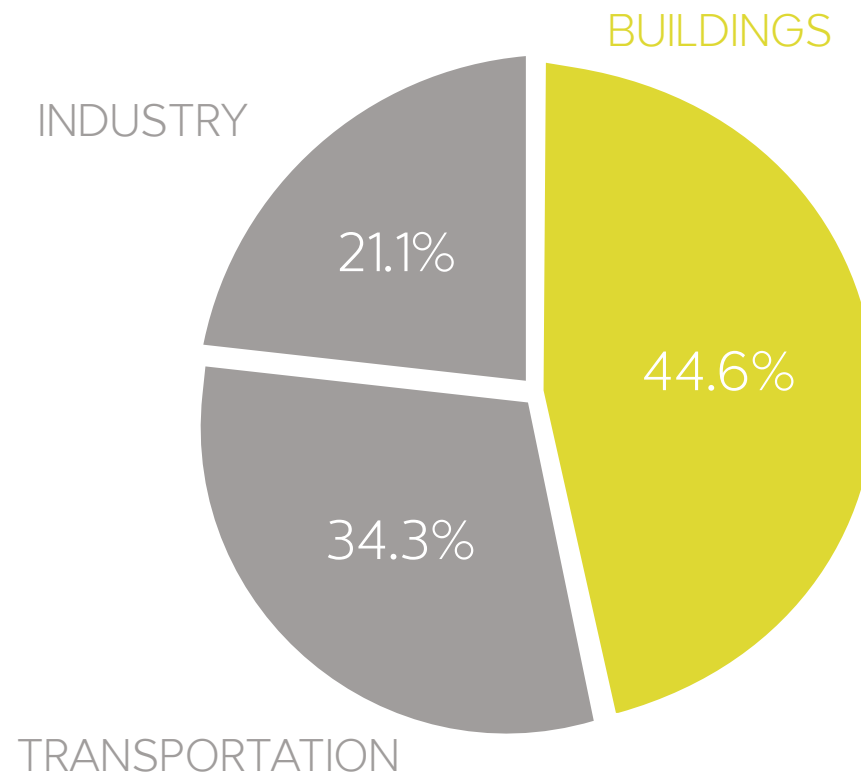
OCTOBER 20, 2017



Eugene Housing Market

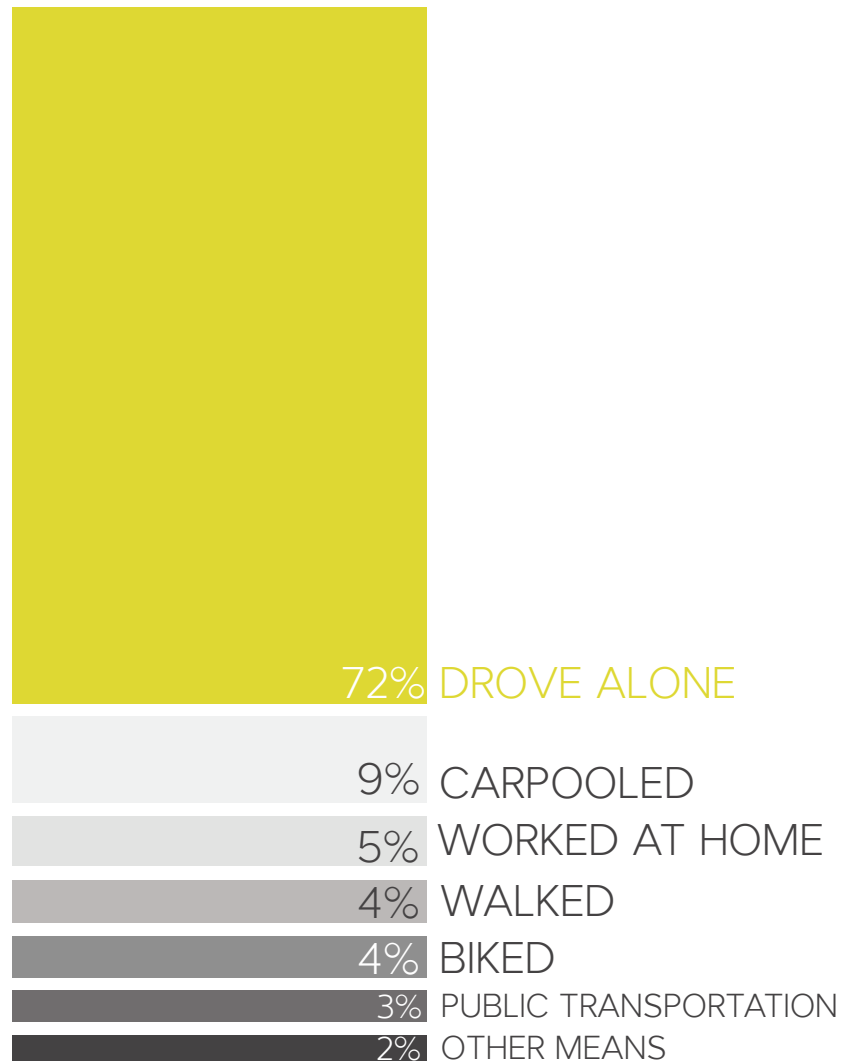
source: zillow.com

EMISSIONS AND CLIMATE CHANGE



US CO₂ EMISSIONS (BY SECTOR)

US ENERGY AND INFORMATION ADMINISTRATION



HOW EUGENIANS TRAVEL TO WORK

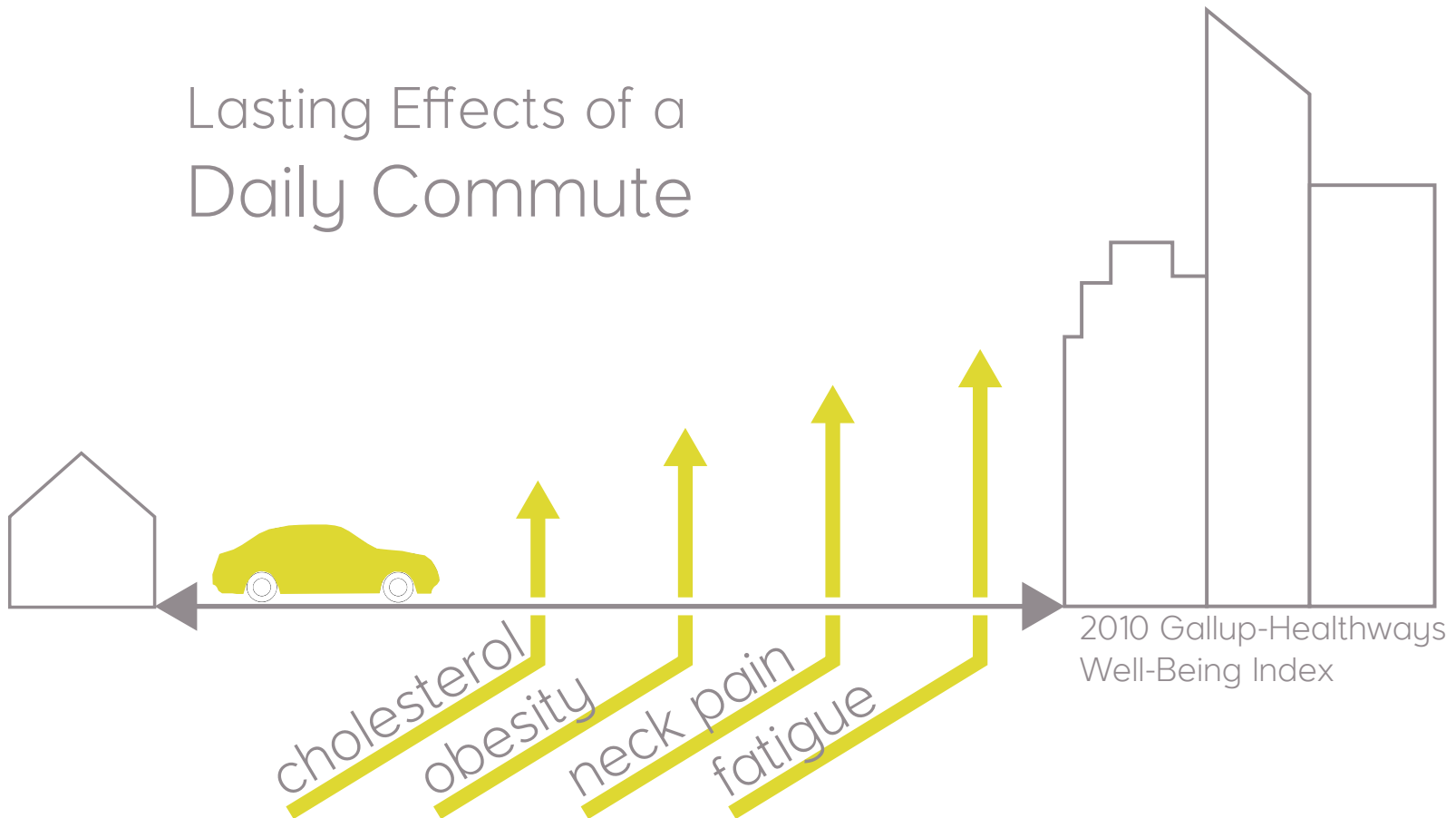
AMERICAN COMMUNITY SURVEY

EQUITY IN DEVELOPMENT



residents of
WALKABLE
NEIGHBORHOODS
are **47%** more likely to be
physically active every day

Lasting Effects of a Daily Commute



“...policies that exclude moderately priced housing from desirable communities contribute to patterns of residential segregation.”

The Urban Institute:

Promoting Neighborhood Diversity

A LITTLE BACKGROUND

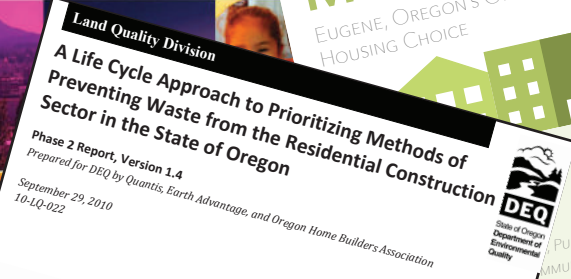
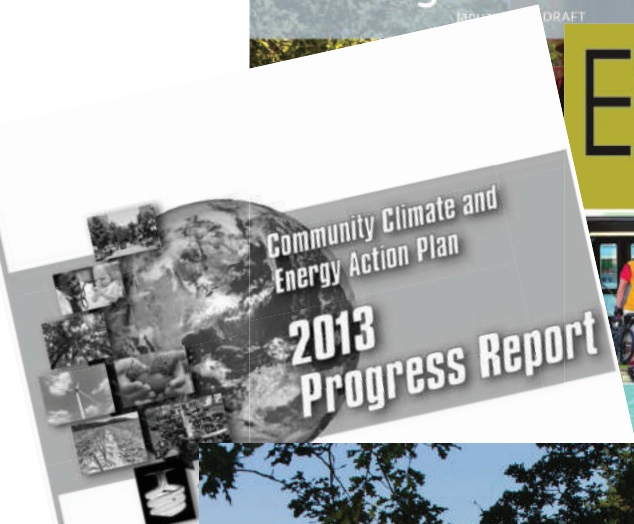
- issues we face
- goals we've made
- opportunities to succeed

COMMUNITY VISION

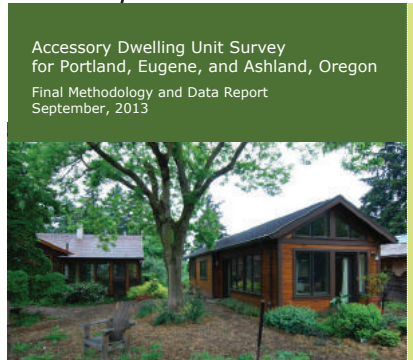
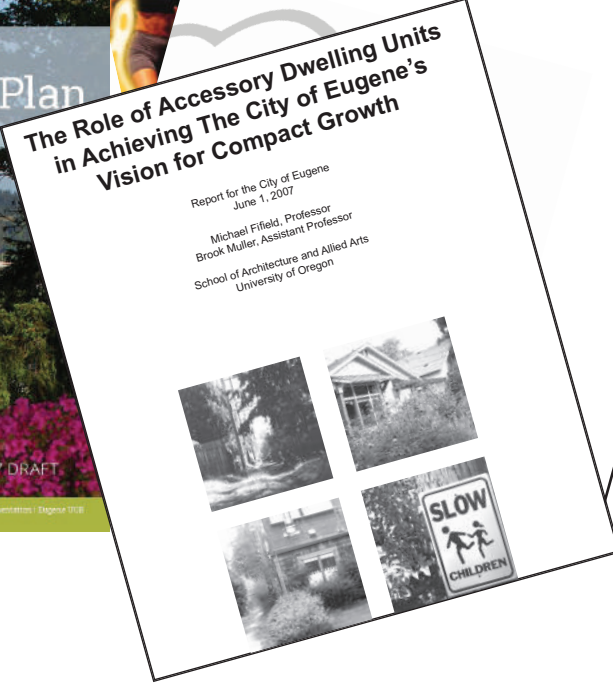
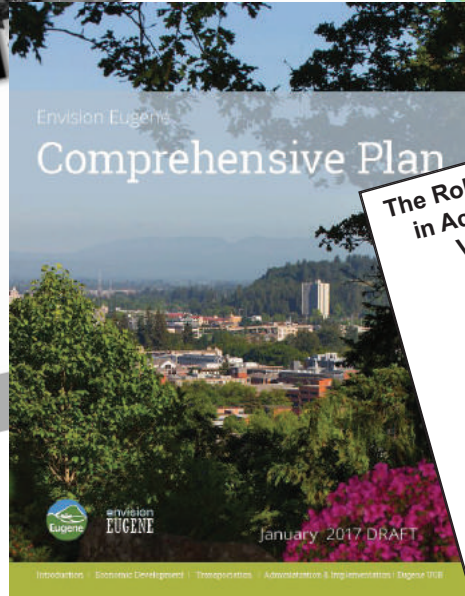


MISSING OUT ON MISSING MIDDLE HOUSING

EUGENE, OREGON'S OPPORTUNITY TO CREATE
HOUSING CHOICE



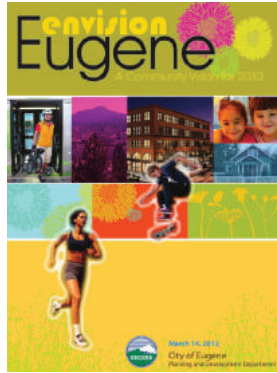
ETHAN STUCKMAYER
UNIVERSITY OF OREGON
PUBLIC POLICY AND MANAGEMENT DEPARTMENT
COMMUNITY AND REGIONAL PLANNING, CLASS OF 2017
PROFESSIONAL PROJECT



Accessory Dwelling Unit Survey
for Portland, Eugene, and Ashland, Oregon
Final Methodology and Data Report
September, 2013

Survey Research Lab
Portland State University

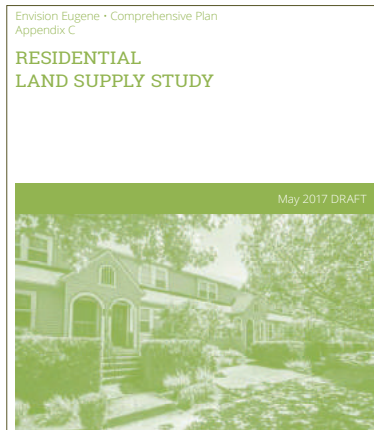




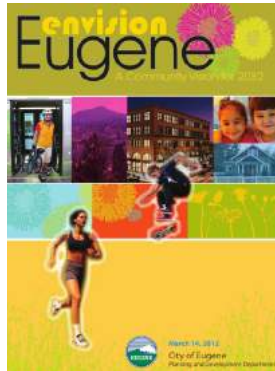
Provide housing that is affordable to all income levels



Capitalize on existing public infrastructure



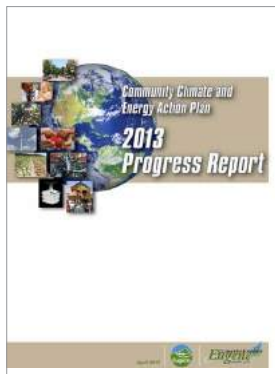
Expand the range of housing types



Promote compact urban development and efficient transportation options



Reduce size of homes to reduce our climate change impacts

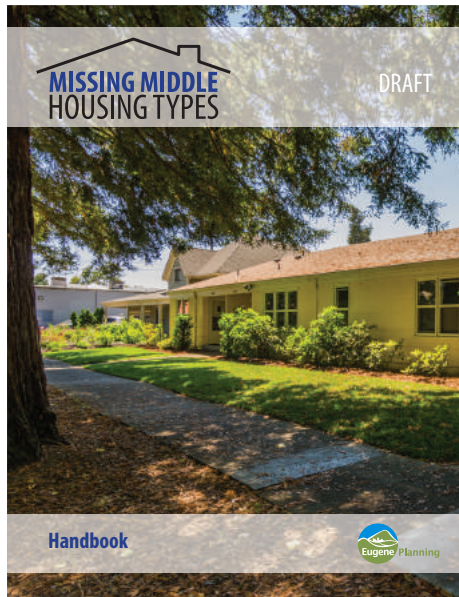


Increase promotion of bicycling, walking, mass transit, and carpooling

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/ THE ROLE OF MISSING MIDDLE HOUSING



MISSING OUT ON MISSING MIDDLE HOUSING

EUGENE, OREGON'S OPPORTUNITY TO CREATE
HOUSING CHOICE



JUNE 2017

ETHAN STUCKMAYER
UNIVERSITY OF OREGON

PLANNING, PUBLIC POLICY, AND MANAGEMENT DEPARTMENT
MASTERS OF COMMUNITY AND REGIONAL PLANNING, CLASS OF 2017
PROFESSIONAL PROJECT

The Role of Accessory Dwelling Units in Achieving The City of Eugene's Vision for Compact Growth

Report for the City of Eugene
June 1, 2007

Michael Fifield, Professor
Brook Muller, Assistant Professor

School of Architecture and Allied Arts
University of Oregon



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 Siskin and Clark Leiferberger, and most recently by the Urban Land Institute's publication, *What's Next: Real Estate in the New Economy*. Now it is time to stop talking about the problem and start generating immediate solutions! Are you ready to be part of the solution?

Unfortunately, the solution is not as simple as adding more multifamily housing stock using the dated model types of housing that we have been building. Rather, we need a complete paradigm shift in the way that we design, locate, regulate, and develop homes. As *What's Next* states, "It's a time to rethink and evolve, reinvent and renew" Missing Middle housing types, such as duplexes, fourplexes, bungalow courts, mansion apartments,

Above: Missing Middle Housing types like these stacked duplexes in Laborer, SC, achieve medium-density yields and are easily integrated into existing single-family neighborhoods (Photo: Sam Taylor)

MissingMiddleHousing.com is a new online resource for planners and developers seeking to implement Missing Middle projects. Discover examples and analysis, as well as information on how to integrate these types into existing neighborhoods, how to regulate them, and the market demographics that demand them.





MISSING OUT ON MISSING MIDDLE HOUSING

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Above: Missing Middle Housing types like these stacked duplexes in Faberham, SC, achieve medium-density yields and are easily integrated into existing single-family neighborhoods (Photo: Bob Taylor).

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Well-designed, simple Missing Middle housing types achieve medium-density yields and provide high-quality, marketable options between the scales of single-family homes and mid-rise flats for walkable urban living.

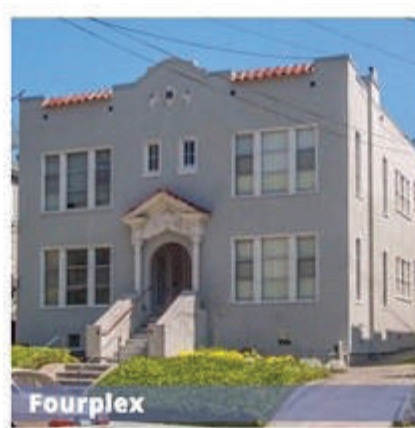
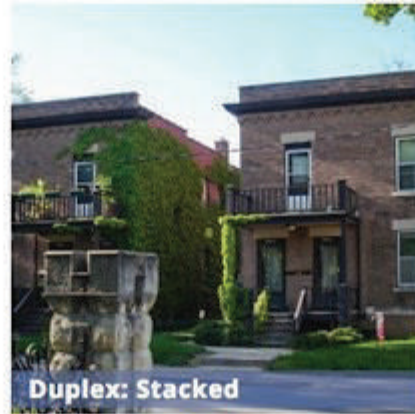
They are designed to meet the specific needs of shifting demographics and the new market demand, and are a key component to a diverse neighborhood. They are classified as “missing” because very few of these housing types have been built since the early 1940s due to regulatory constraints, the shift to auto-dependent patterns of development, and the incentivization of single-family home ownership.

-Daniel Parolek



MissingMiddleHousing.com is powered by Opticos Design.
Illustration © 2015 Opticos Design, Inc.





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Above: Missing Middle Housing types like these stacked duplexes in Piedmont, SC, achieve medium-density yields and are easily integrated into existing single-family neighborhoods. (Photo: Bob Taylor)

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MISSING MIDDLE
Responding to the Demand for Walkable Urban Living

- + Smaller, well-designed units
- + Simple construction
- + Medium density but lower perceived densities
- + Small footprint and blended densities
- + Built in a walkable context

Side-by-Side Duplex

A small- to medium-sized structure that consists of two dwelling units, one next to the other, both of which face and are entered from the street.



Stacked Duplex

A small- to medium-sized structure that consists of two stacked dwelling units, one on top of the other, both of which face and are entered from the street.



Triplex/Fourplex

A medium structure that consists of three to four units. These can have independent or shared entrances.



Accessory Dwelling Unit

An accessory structure typically located at the rear of a lot providing space for a small residential unit, home office, or other small commercial or service use. This unit could be above a garage or at ground level.



Courtyard Apartments

A medium- to large-sized structure consisting of multiple side-by-side and/or stacked dwelling units accessed from a courtyard or series of courtyards.



Bungalow Courts

This building type consists of a series of small, detached structures, providing multiple units arranged to define a shared court that is typically perpendicular to the street.



Townhouse

A small- to medium-sized structure, consisting of two to eight (usually) attached single-family homes placed side by side.



Multiplex

A medium structure that consists of five to 10 side-by-side and/or stacked dwelling units, typically with one shared entry or individual entries along the front.



Live/Work

A small- to medium-sized attached or detached structure consisting of one dwelling unit above or behind commercial ground floor space.



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HOUSING CHOICE



JUNE 2017

ETHAN STUCKMAYER
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PLANNING, PUBLIC POLICY, AND MANAGEMENT DEPARTMENT
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“Missing Middle Housing consists of 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. **This concept can also be used as an affordable housing tool.**

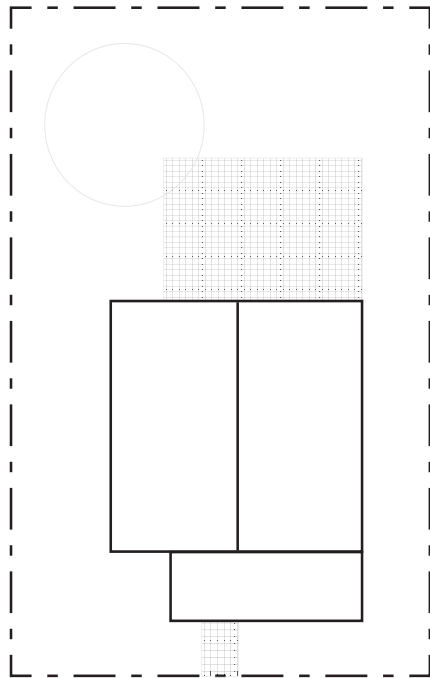
Diversifying the housing stock to accommodate different income levels, lifestyles, and demographics can lead to positive affordable outcomes.”



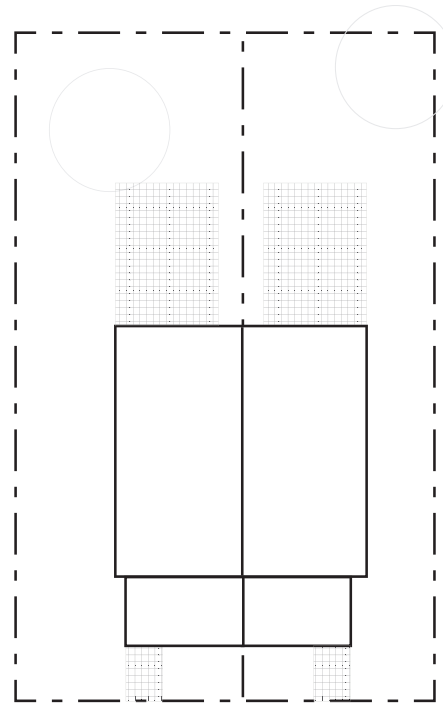
AFFORDABILITY



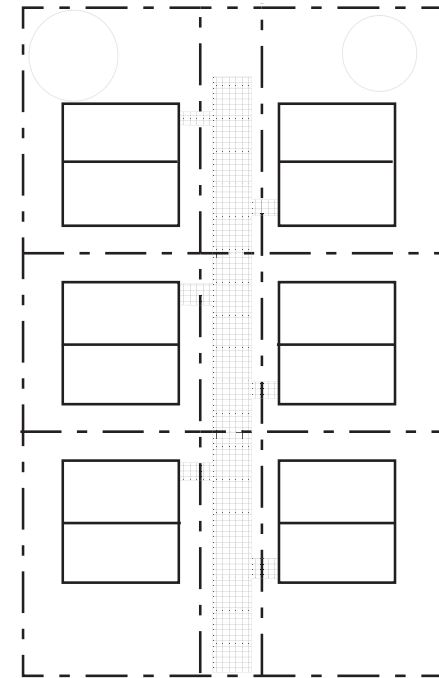
Construction, maintenance, and operation
costs are lower for smaller homes.



\$\$\$\$\$\$



\$\$\$



\$

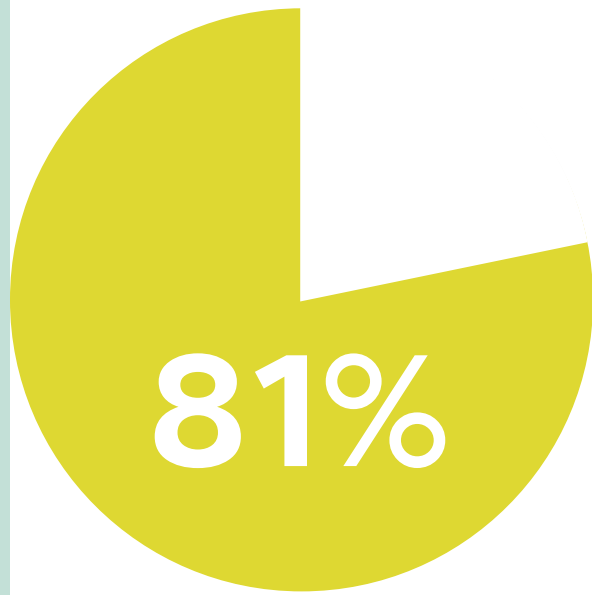
Land costs less **per unit** when divided.



The background of the slide is a stylized map of a city grid. It features a light grey background with a grid of white rectangular blocks. Within these blocks, there are various grey shapes representing building footprints. Some blocks are entirely grey, while others are partially grey, leaving white space. Several of these white spaces are highlighted in yellow, indicating areas designated for 'missing middle' infill housing. The text is centered over this map.

**IS MISSING MIDDLE INFILL
HOUSING PART OF AN
AFFORDABLE HOUSING STRATEGY?**

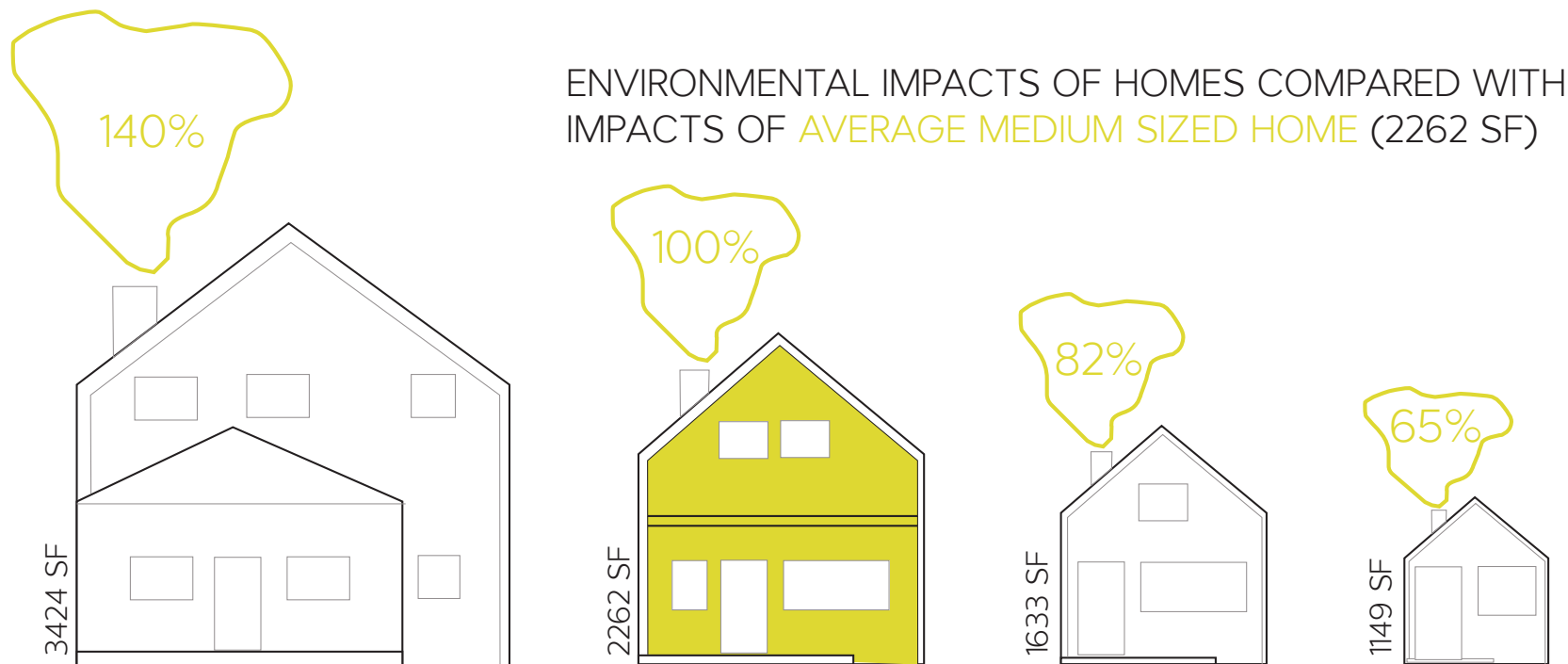
ENVIRONMENT



OF EUGENIANS AGREE

“climate change requires us to
entirely rethink our behavior.”

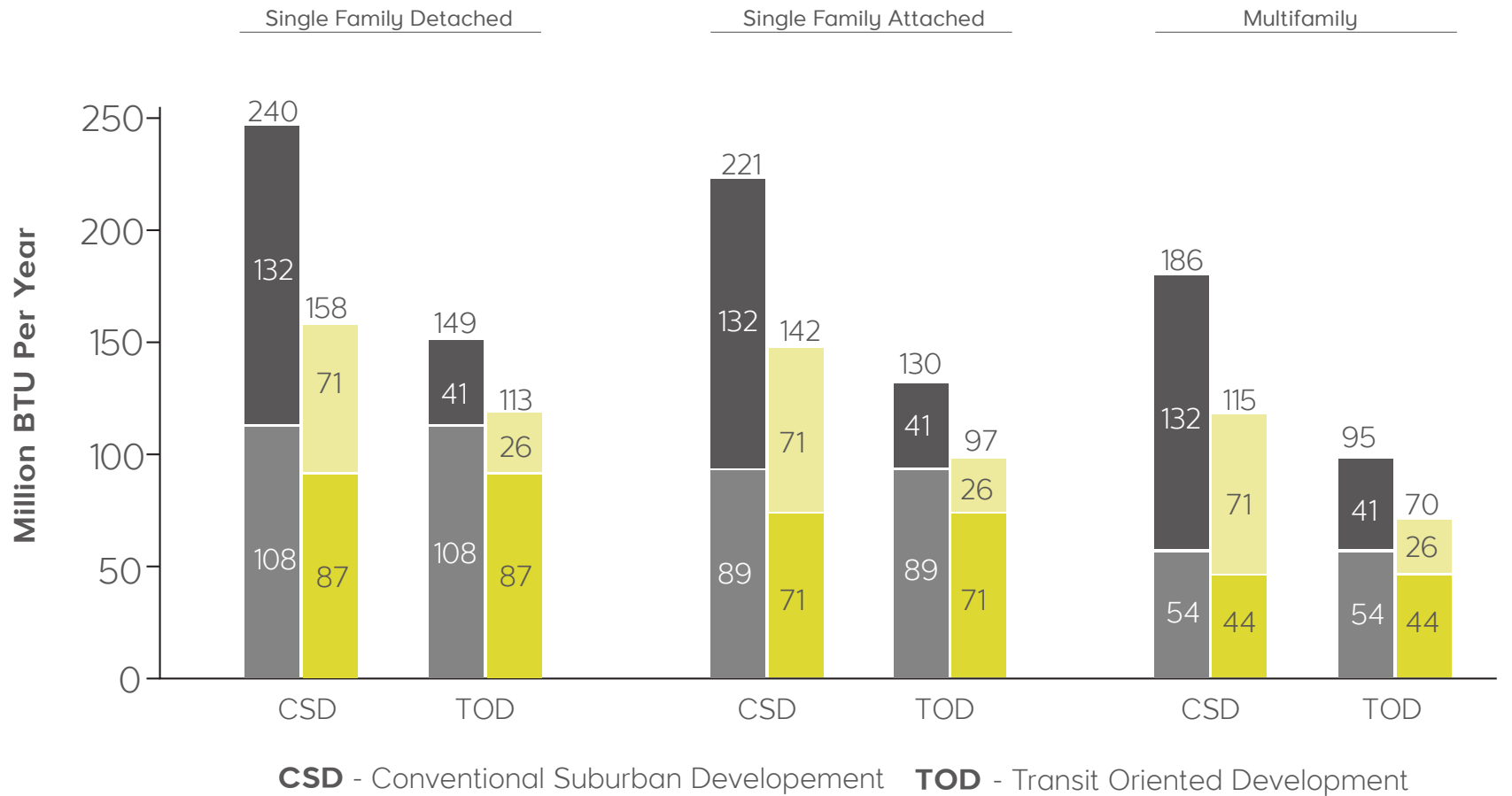
CLIMATE RECOVERY ORDINANCE
“Our Sustainable Community” People, Planet, Prosperity



SMALLER HOMES - MORE SUSTAINABLE

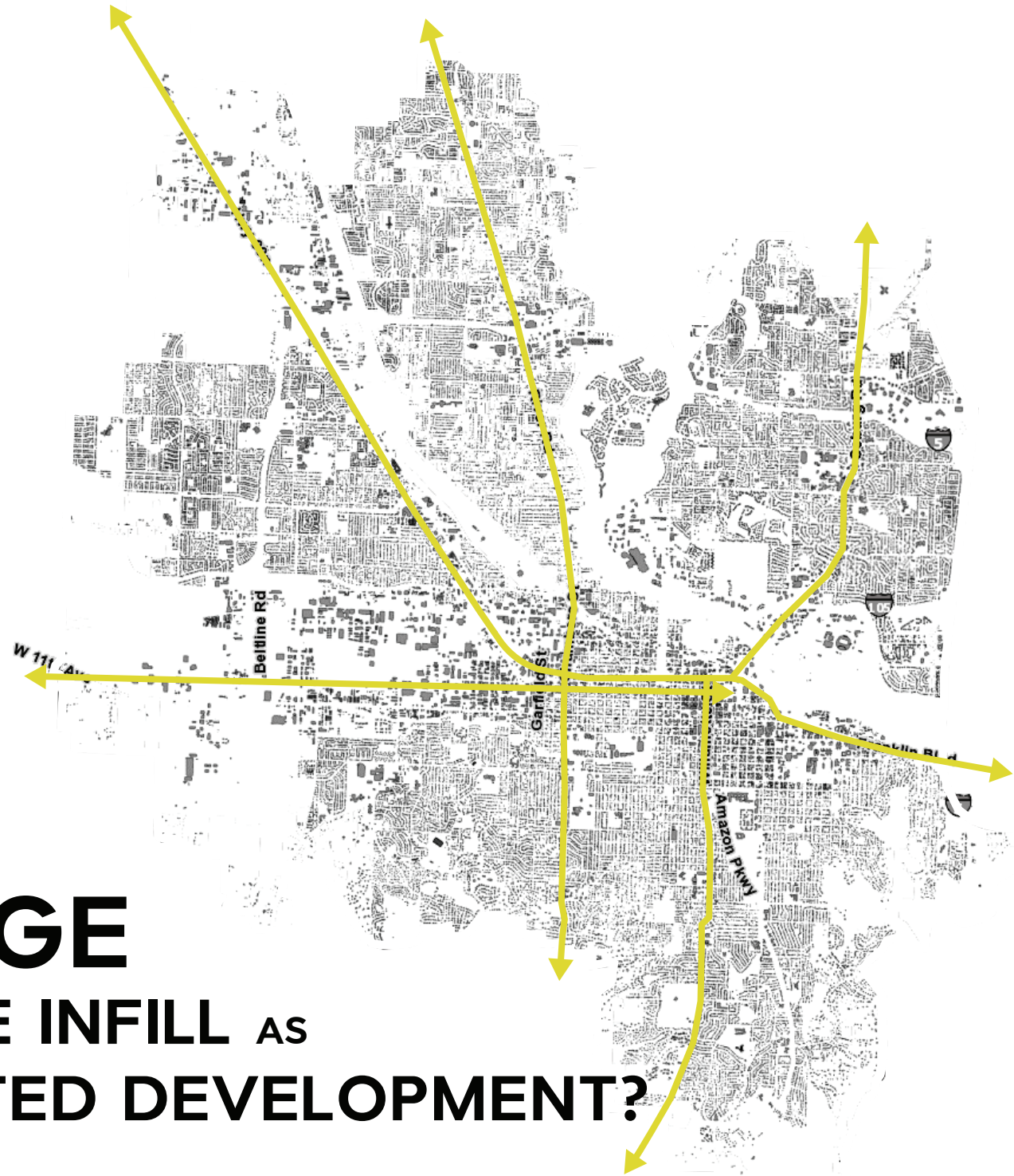
[Oregon Department of Environmental Quality]

TRANSIT ORIENTED DEVELOPMENT REDUCES ENVIRONMENTAL IMPACTS OF HOUSING



- Transportation Energy Use
- W/Green Automobiles
- Home Energy Use
- W/Green Buildings

[Jonathan Rose Companies LLC,
with support from US EPA]



**ENCOURAGE
MISSING MIDDLE INFILL AS
TRANSIT ORIENTED DEVELOPMENT?**

THE OUTLINE

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RESIDENTIAL GROWTH IN EUGENE

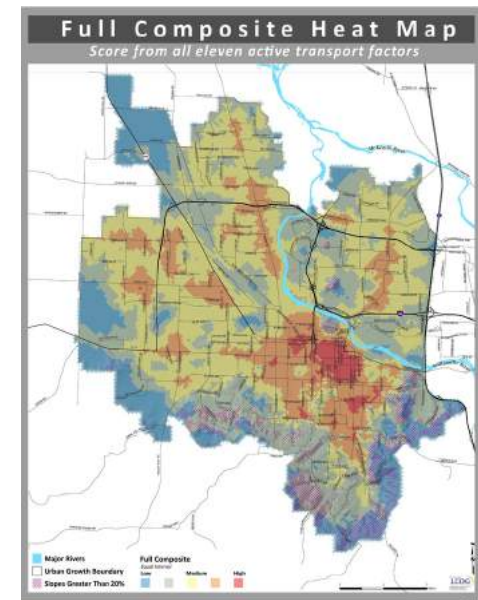
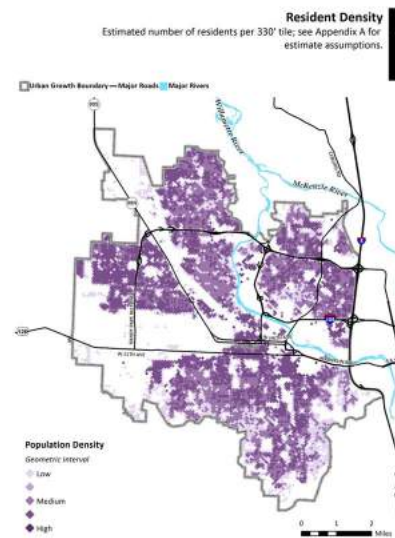
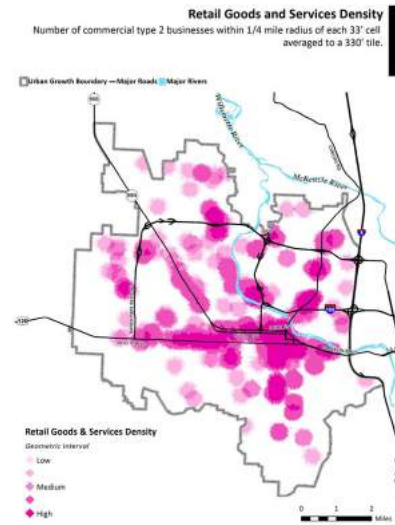
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VIBRANT NEIGHBORHOODS FOR ALL

- opportunities near West Eugene EMX
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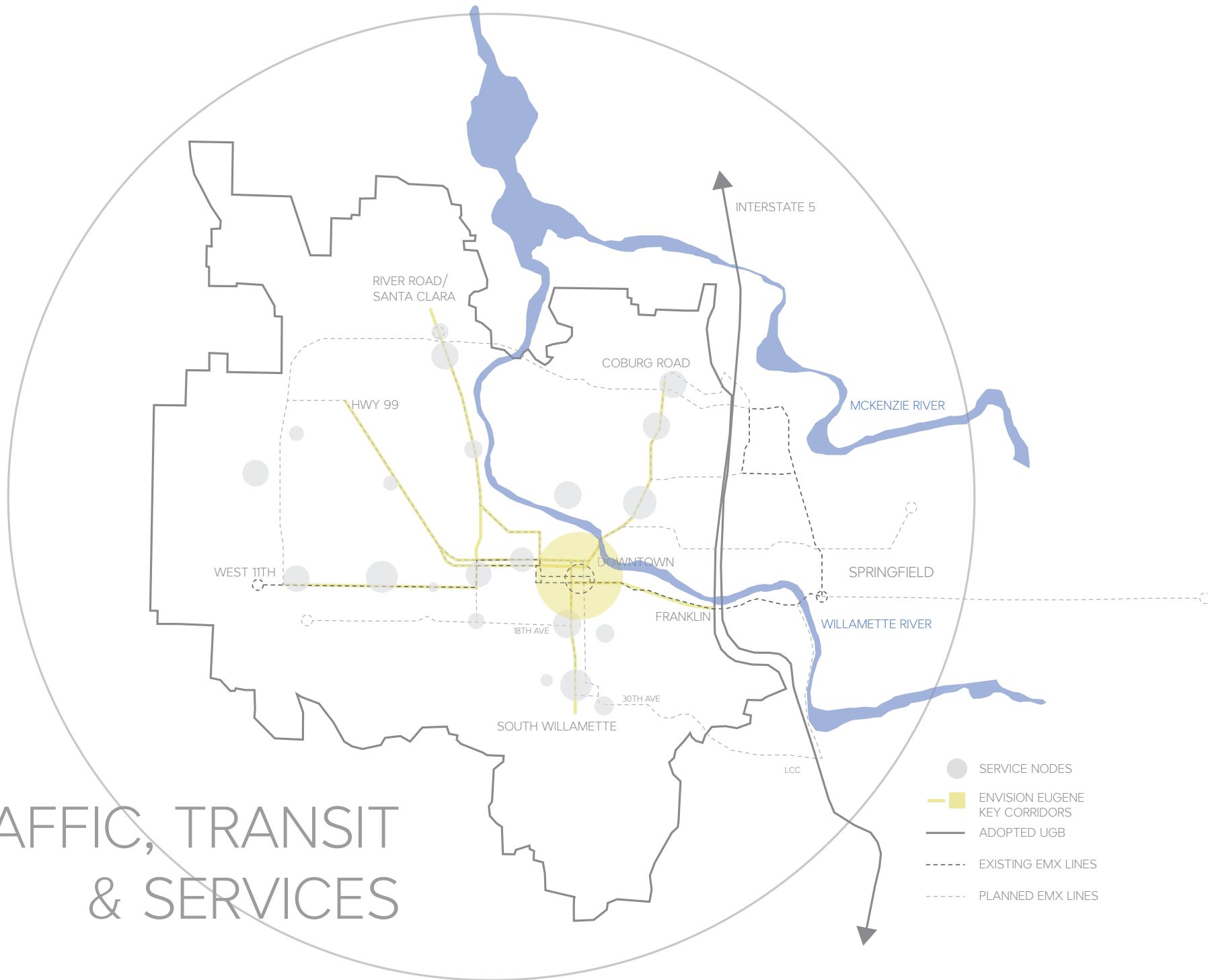
WHAT'S HOLDING US BACK?

- financial
- regulatory
- community perception

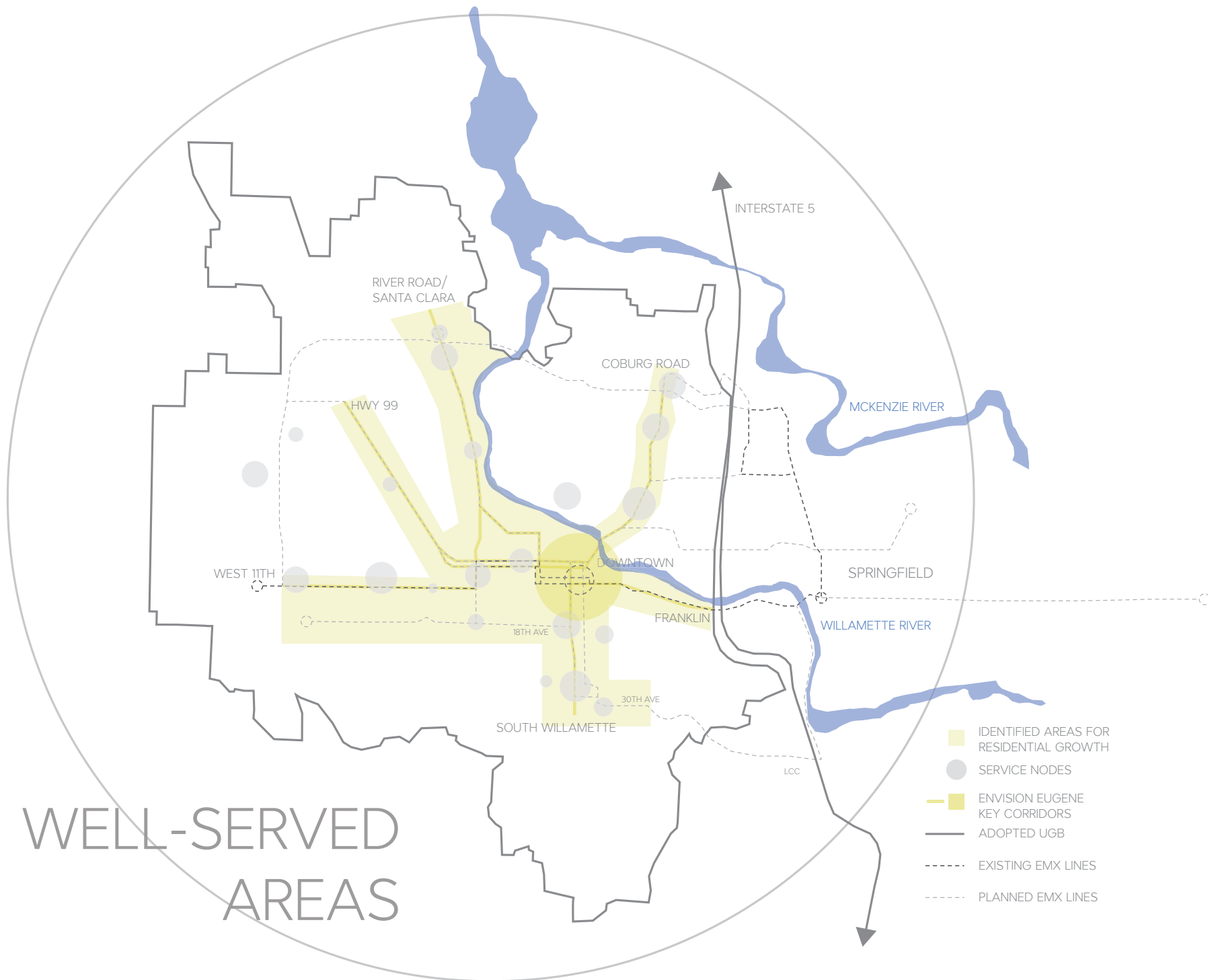


20 MINUTE NEIGHBORHOODS: MAPPING

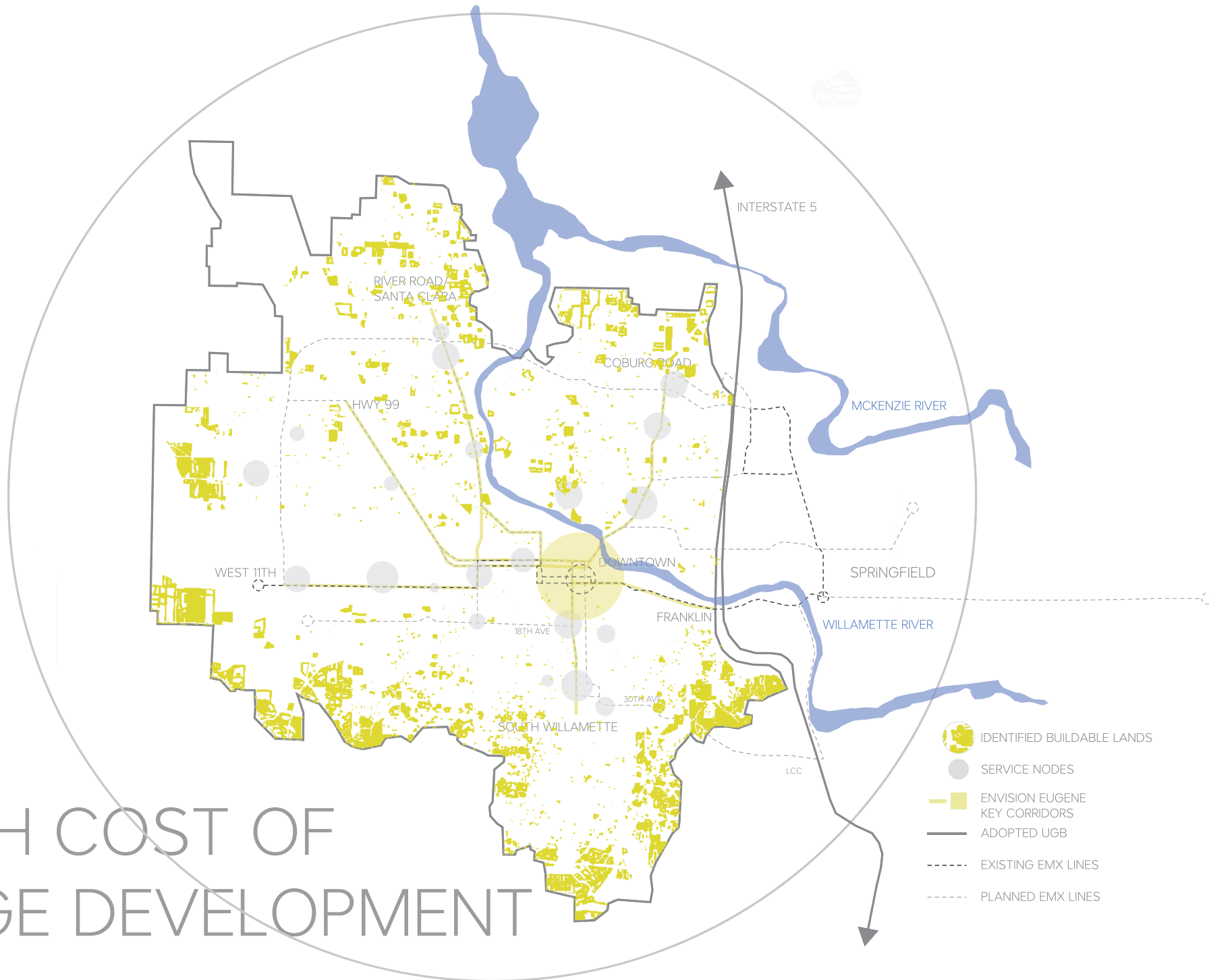
TRAFFIC, TRANSIT & SERVICES



WELL-SERVED AREAS



HIGH COST OF EDGE DEVELOPMENT



RESIDENTIAL GROWTH IN EUGENE

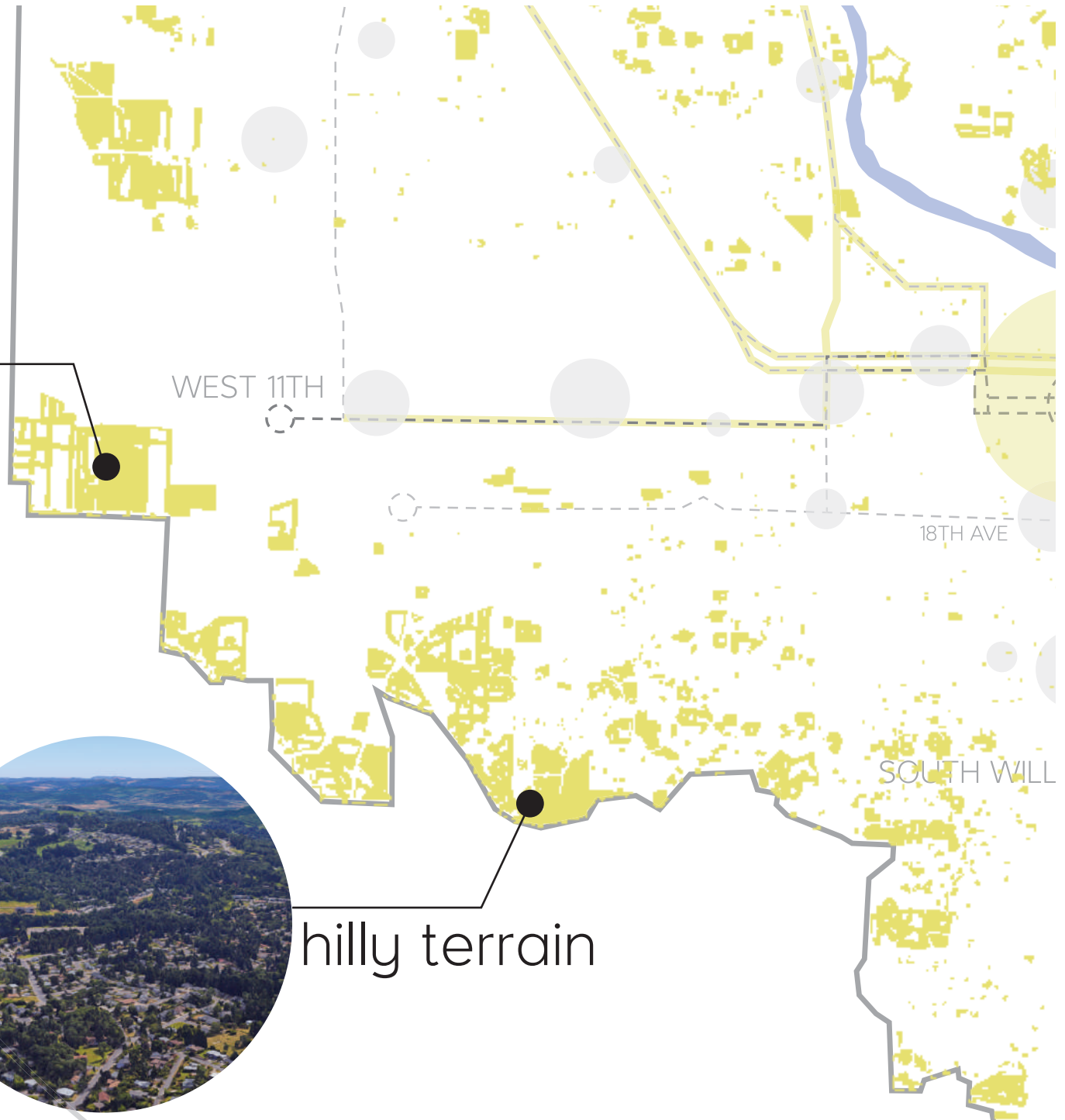
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few serices

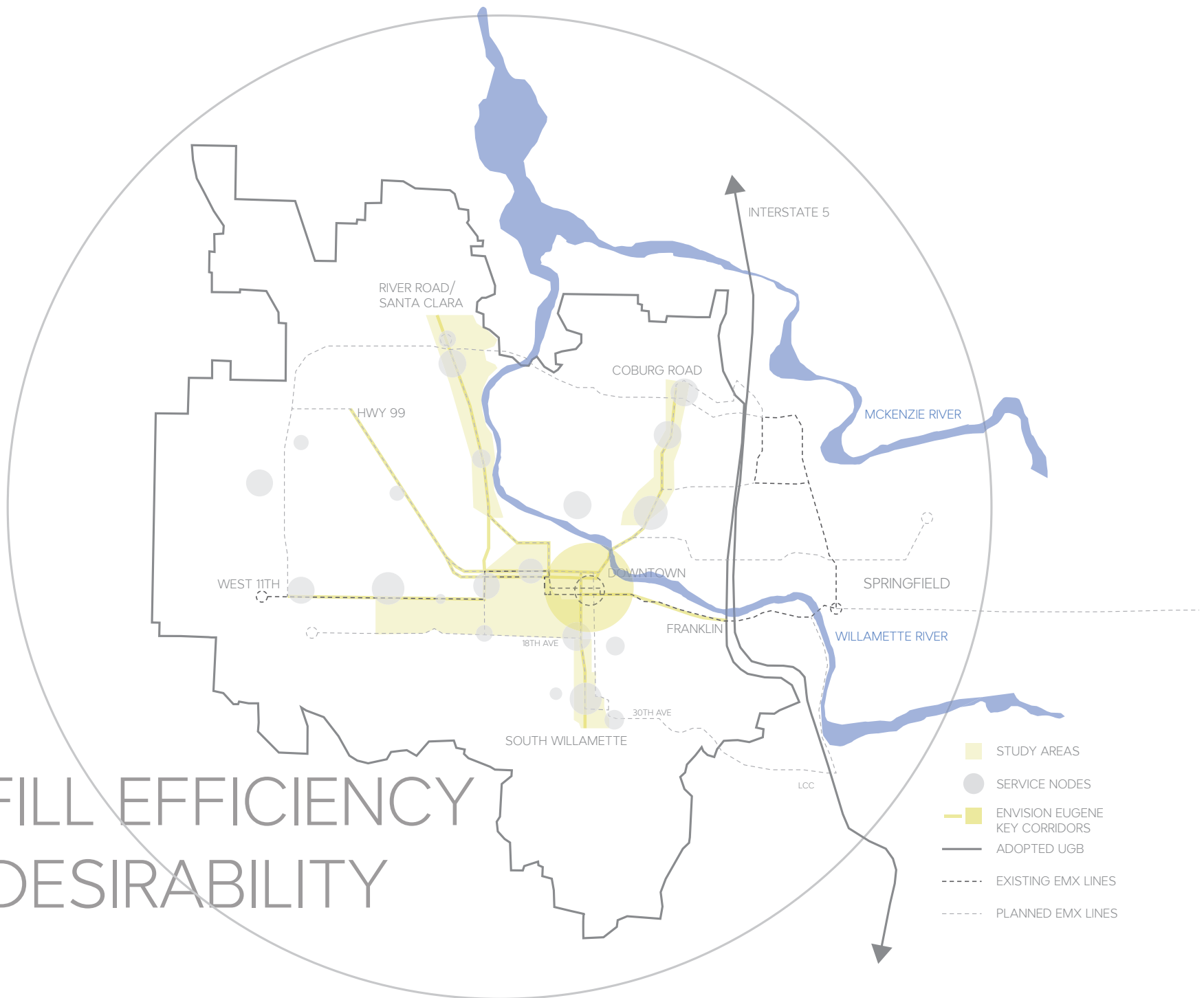


hilly terrain



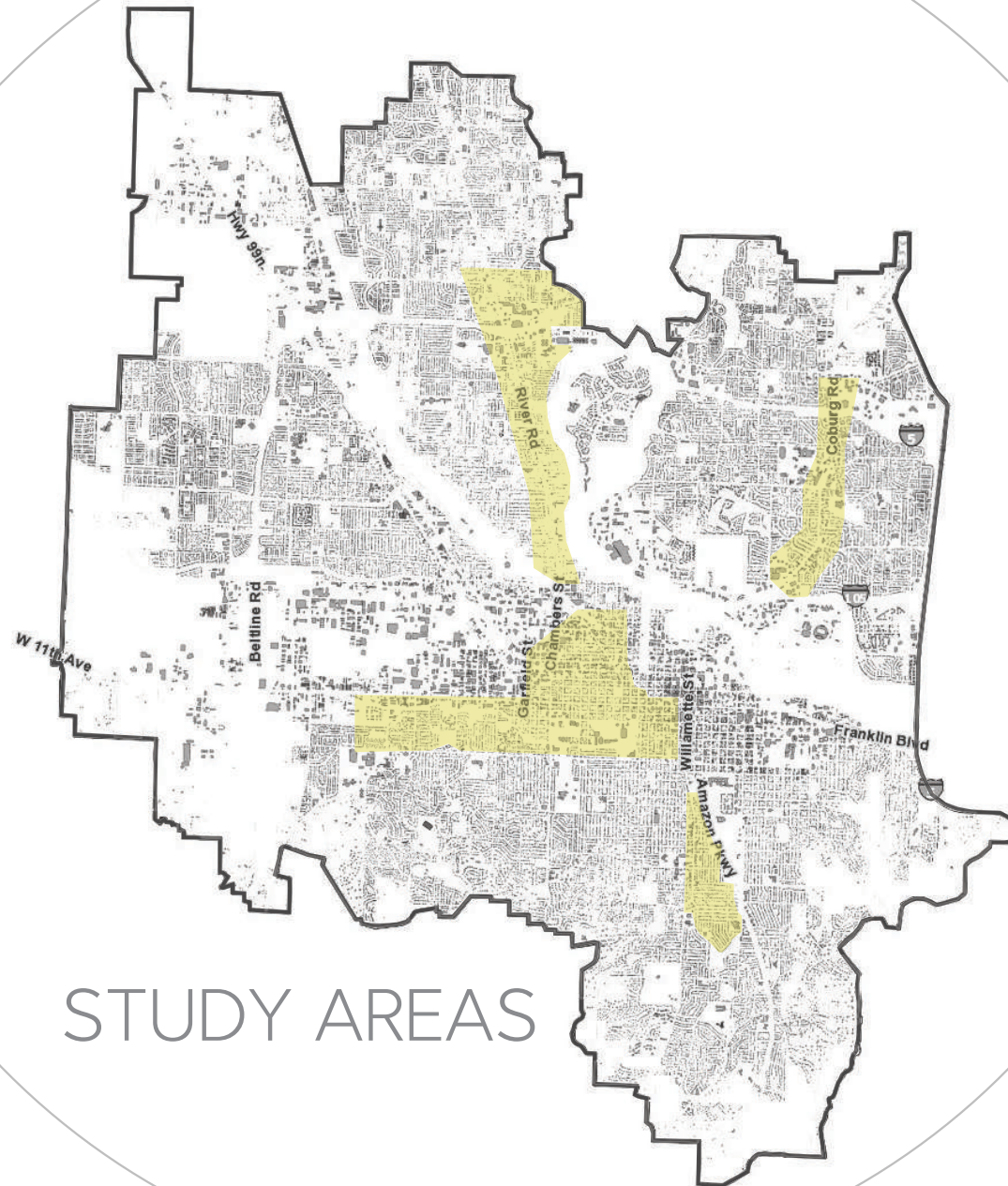


INFILL EFFICIENCY & DESIRABILITY

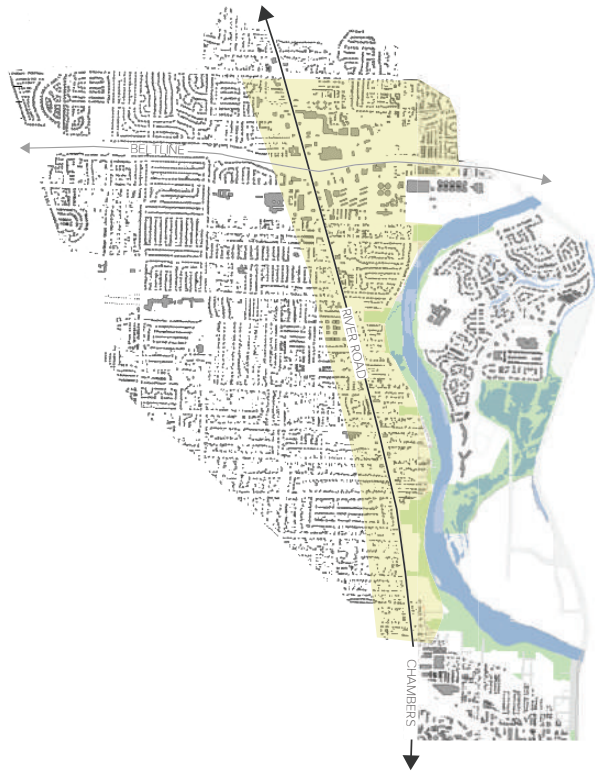


RESIDENTIAL GROWTH IN EUGENE

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STUDY AREAS



RIVER ROAD



COBURG RD.

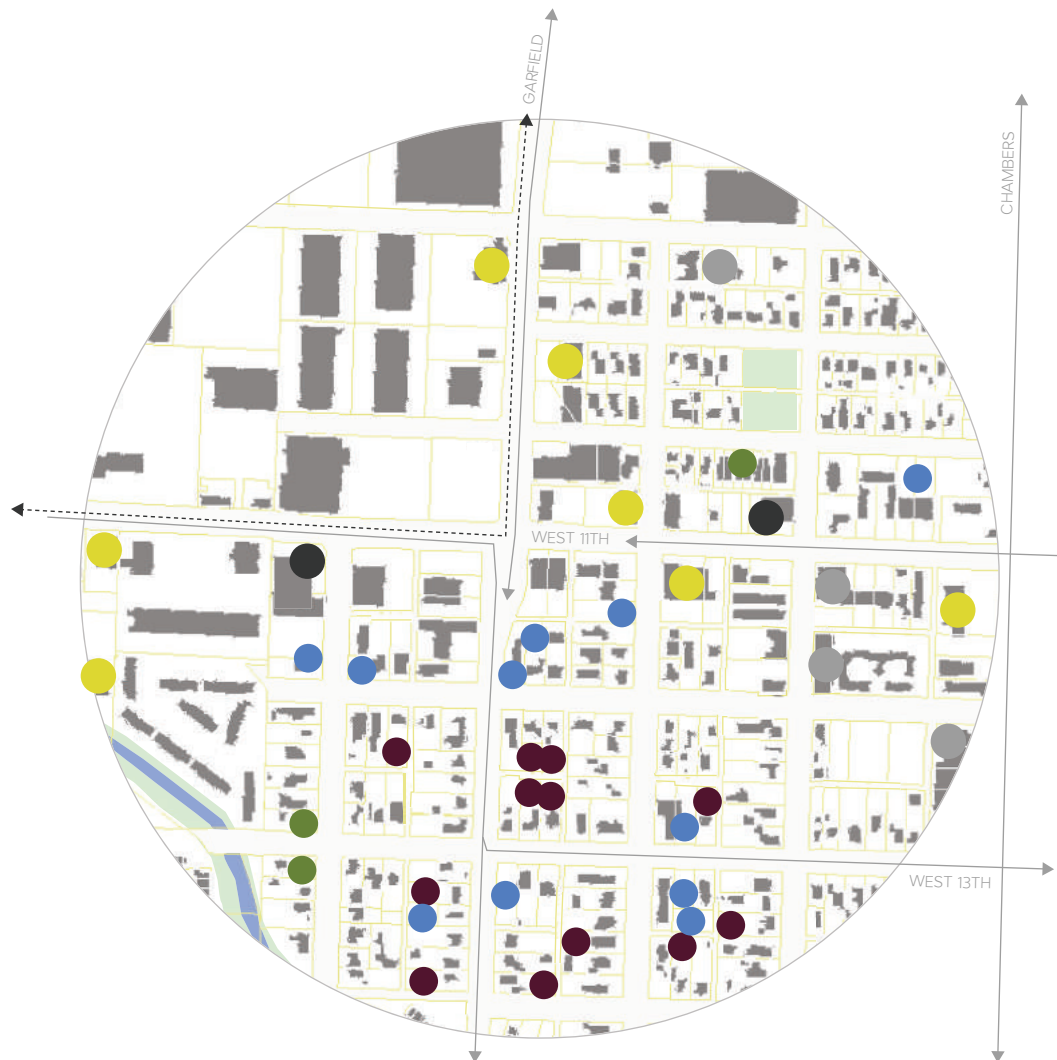


WEST 11TH/WEST EMX



SOUTH WILLAMETTE

MAPPING EXERCISE



— MAJOR ROADS

— MAJOR BIKE ROUTES

--- WEST EUGENE EMX LINE

● GROCERY STORES

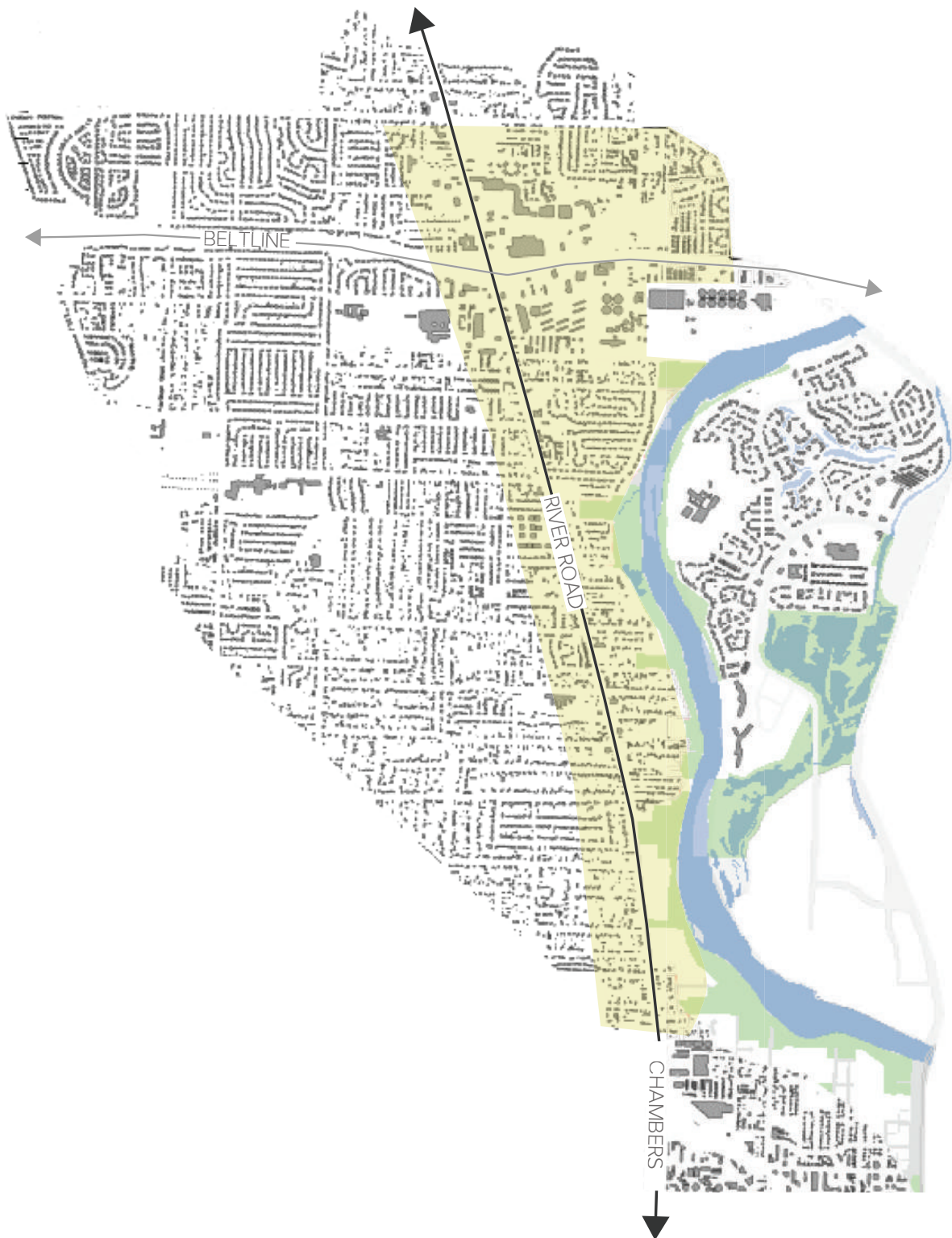
● COMMUNITY BUILDINGS
(SCHOOLS, CHURCHES, FAIRGROUNDS)

● EATERIES, SOCIAL SPACES

● POTENTIAL FOR INFILL DEVELOPMENT

● POTENTIAL FOR
ADDITIONAL DWELLING UNIT

● EXISTING MIDDLE-MARKET HOUSING



RIVER ROAD

- + Lots of services, but they are dispersed
- + Significant amount of duplex and small multifamily development exists

RECOMMENDATION:

Prioritize development of a strong transit corridor and connected commercial nodes on River Road before significant additional housing development.



COBURG ROAD

- +Higher end commercial development
- +Significant traffic impacts
- +Few vacant, developable parcels

RECOMMENDATION:

Prioritize development of affordable multifamily development to take advantage of strong commercial and transit development.

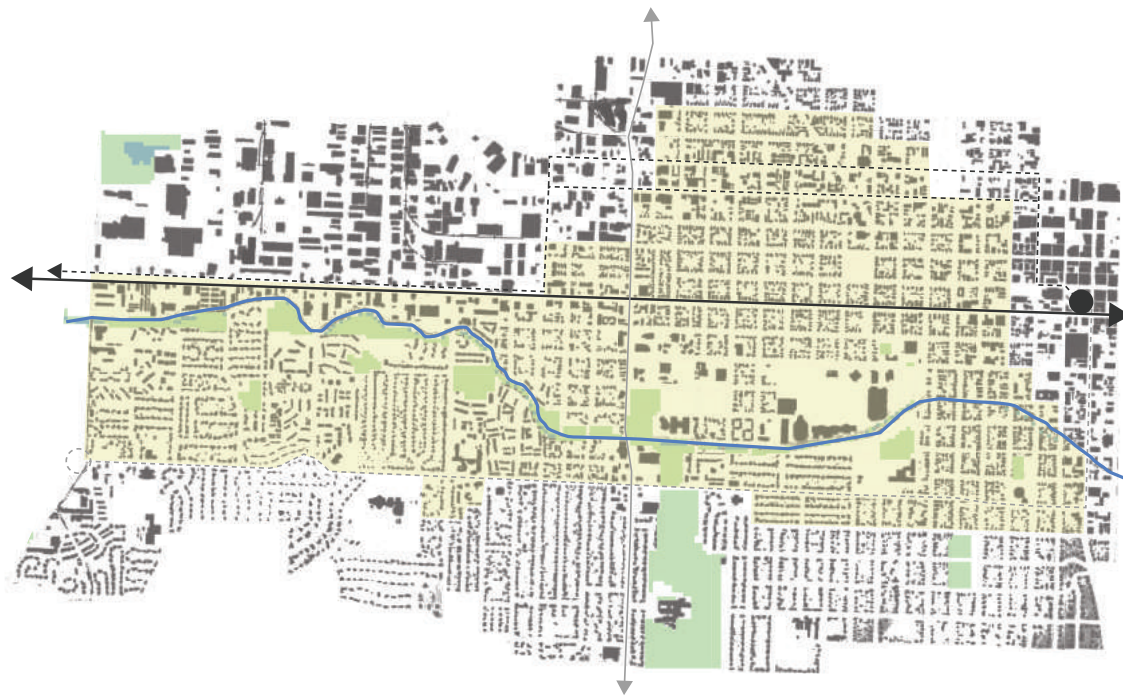


SOUTH WILLAMETTE

- +Strong commercial corridor
- +Growing unaffordability
- +Significant opportunities for sensitive infill
- +Strong community involvement and historic skepticism

RECOMMENDATION:

Revisit the single family housing options code amendments through a renewed community development process. Take advantage of UO student work to restart the conversation.

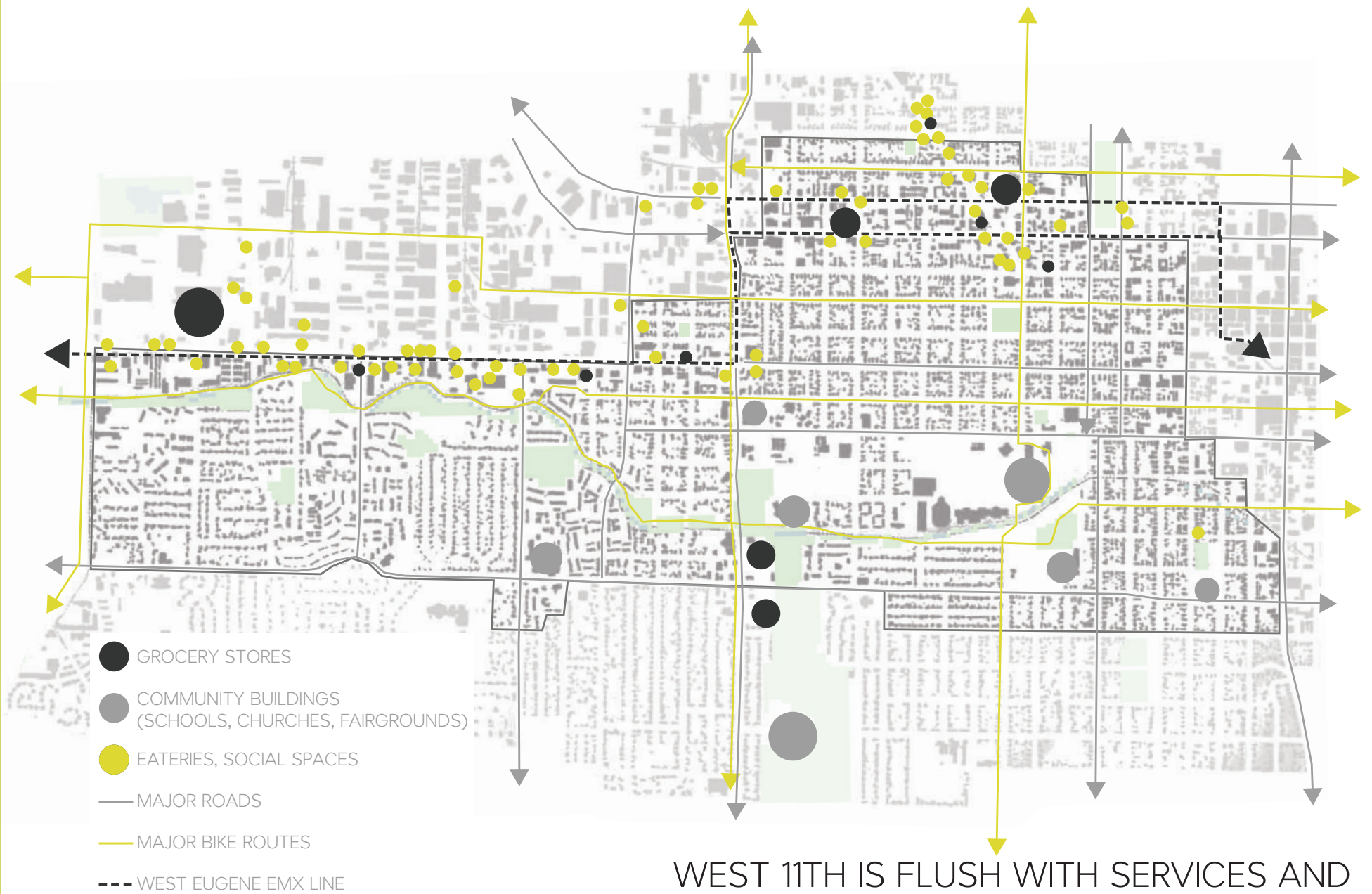


EMX WEST

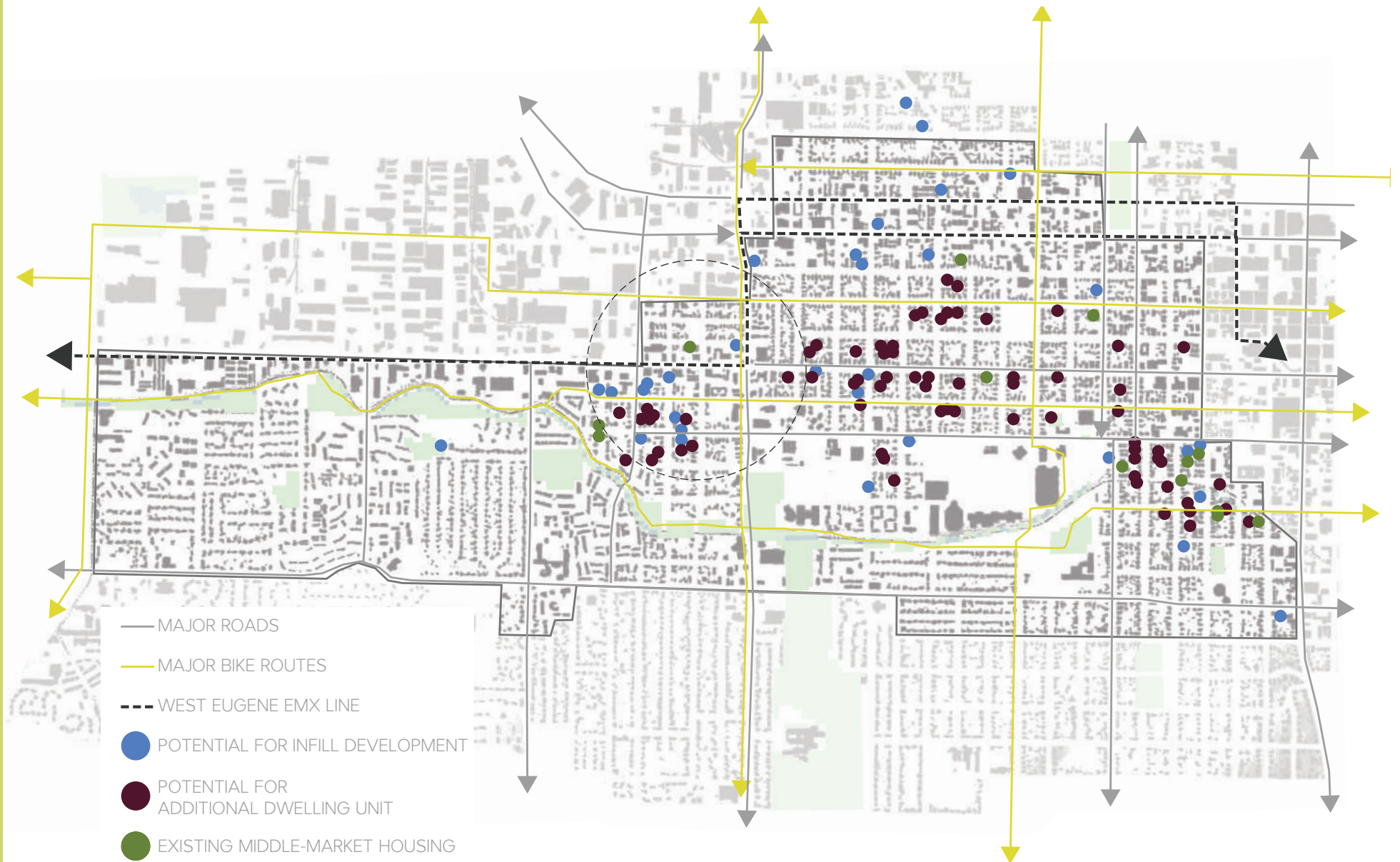
- +New EMX line
- +Significant commercial amenities
- +Existing diversity of housing stock
- +Desirable and at risk of extreme unaffordability

RECOMMENDATION:

Focus on allowing and incentivizing sensitive increases to density throughout this region, particularly adjacent to major roads, maintaining form-based development restrictions.



WEST 11TH IS FLUSH WITH SERVICES AND
TRANSPORTATION OPTIONS



WEST 11TH HAS MANY OPPORTUNITIES
FOR INFILL, CLOSER TO DOWNTOWN

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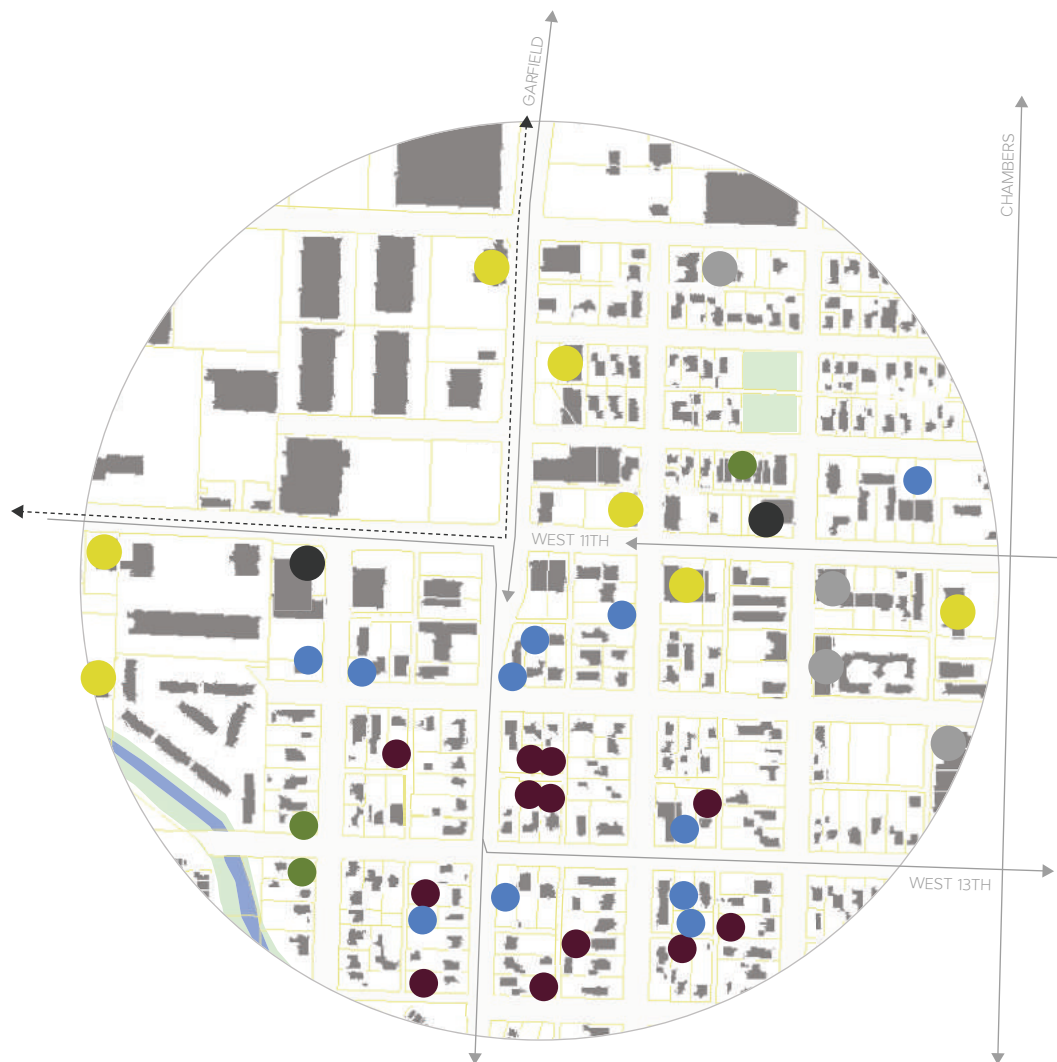
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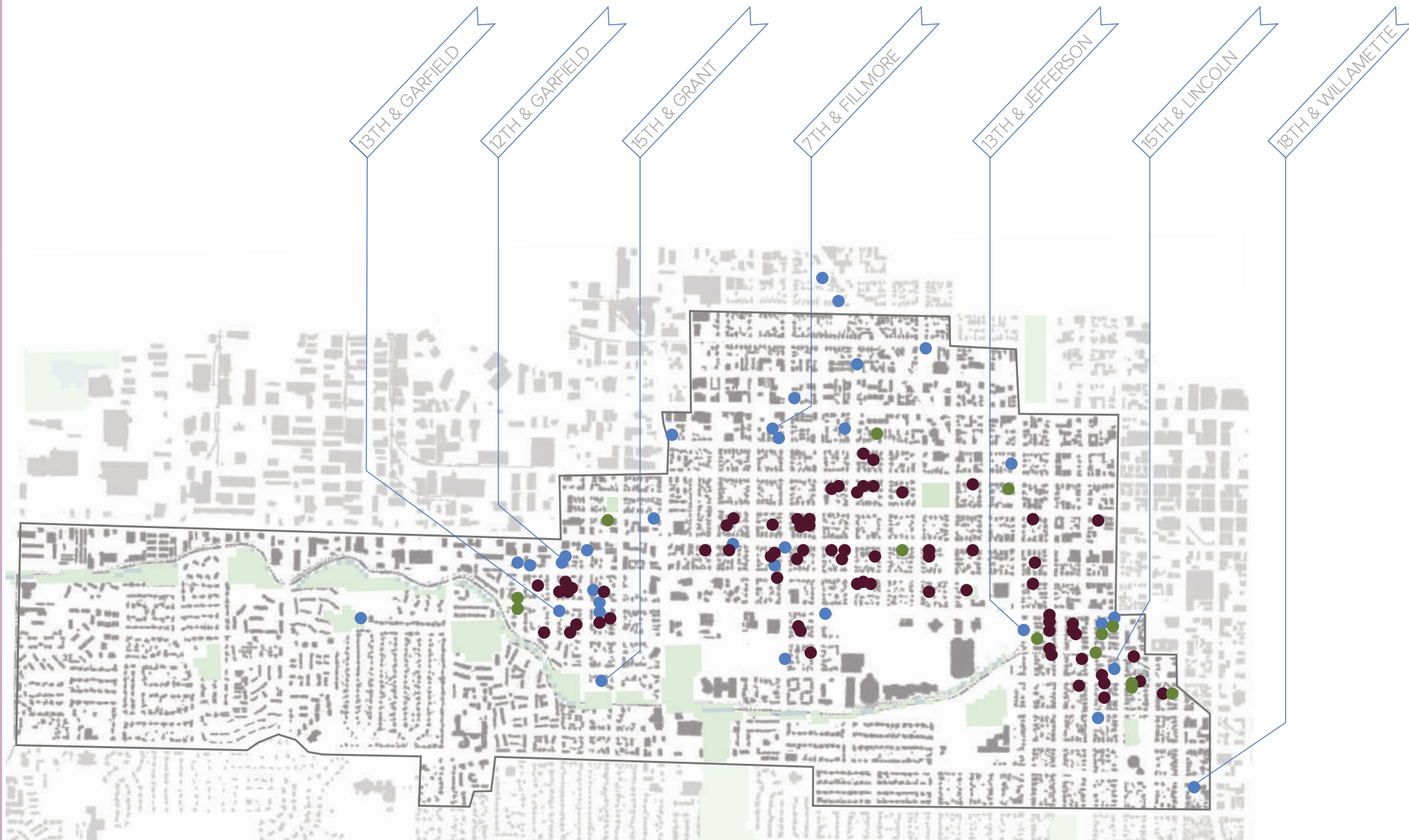
- financial
- regulatory
- community perception

CHOOSING SITES FOR MISSING MIDDLE INFILL DEVELOPMENT

- + WOULD INFILL POSITIVELY CONTRIBUTE TO THE NEIGHBORHOOD?
- + WHERE CAN SMALL HOMES FIT?
- + IS THE LOT AFFORDABLE?
- + WHAT CAN BE BUILT THAT FITS THE CONTEXT?
- + IS THERE CLEAR ACCESS TO TRANSIT, WALKING, OR BIKING?
- + IS THERE ADEQUATE SOLAR ACCESS?
- + IS THERE EXISTING MIDDLE MARKET HOUSING NEARBY?
- + WHAT ARE THE CAR PARKING CONSIDERATIONS?



- MAJOR ROADS
- MAJOR BIKE ROUTES
- - - WEST EUGENE EMX LINE
- GROCERY STORES
- COMMUNITY BUILDINGS (SCHOOLS, CHURCHES, FAIRGROUNDS)
- EATERIES, SOCIAL SPACES
- POTENTIAL FOR INFILL DEVELOPMENT
- POTENTIAL FOR ADDITIONAL DWELLING UNIT
- EXISTING MIDDLE-MARKET HOUSING

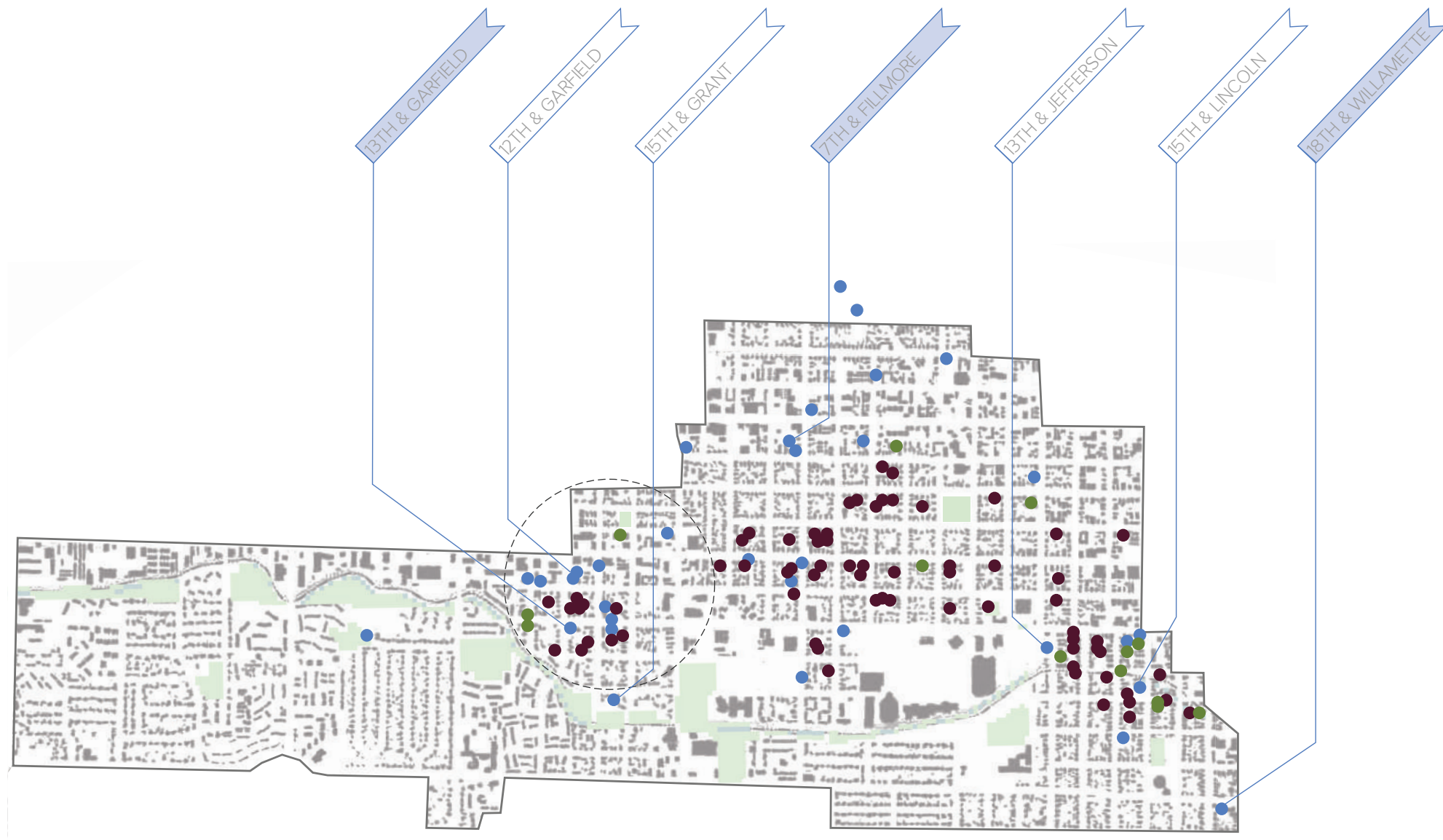


POTENTIAL FOR INFILL DEVELOPMENT

POTENTIAL FOR
ADDITIONAL DWELLING UNIT

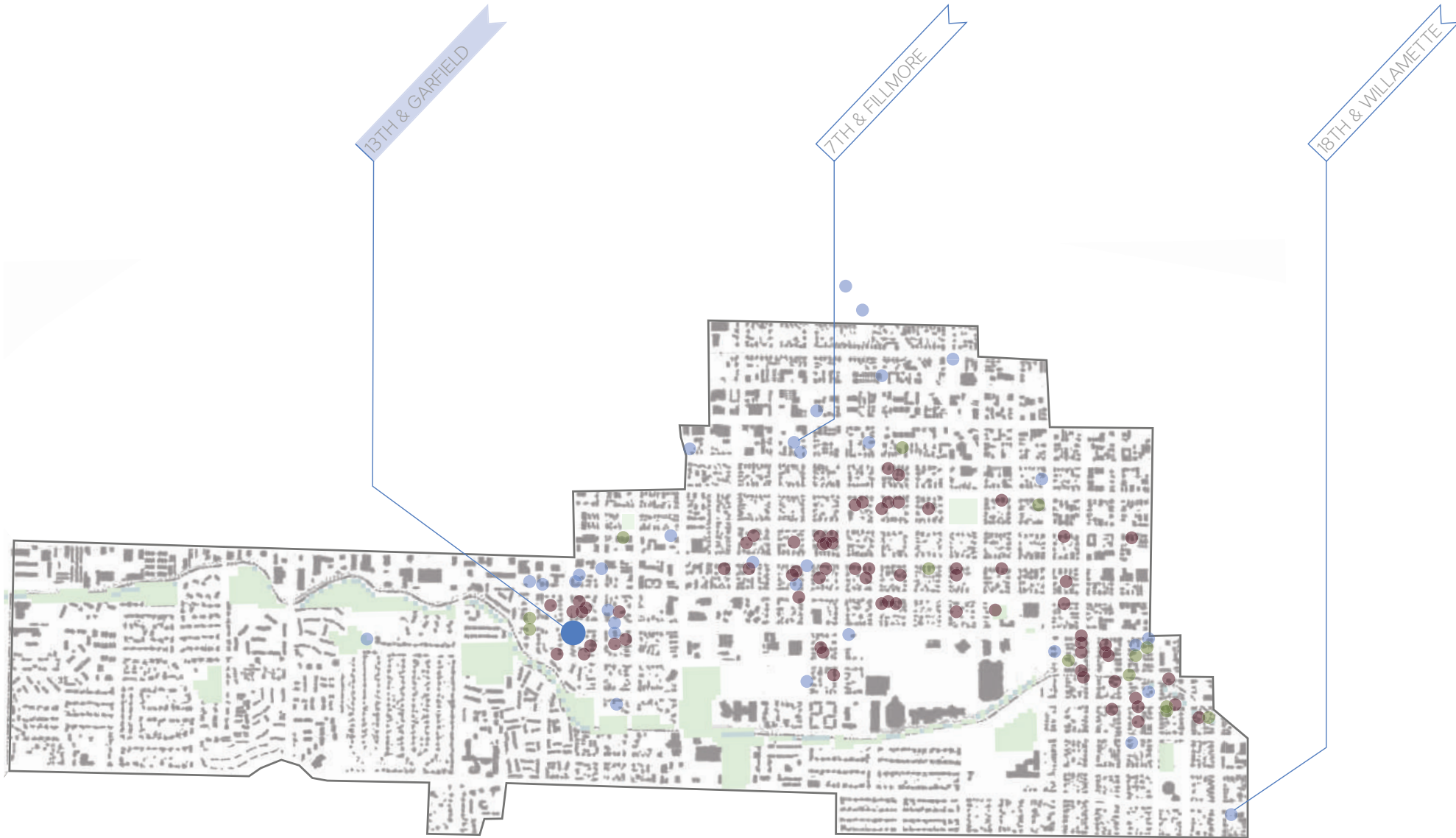
EXISTING MIDDLE-MARKET HOUSING

HIGH POTENTIAL SITES



- POTENTIAL FOR INFILL DEVELOPMENT
- POTENTIAL FOR ADDITIONAL DWELLING UNIT
- EXISTING MIDDLE-MARKET HOUSING

- HIGH POTENTIAL SITES
- CHOSEN SITES FOR STUDY



SITE 1

13TH & GARFIELD

SITE DETAILS

R1 ZONING

54' X 160' (8,700 SF)

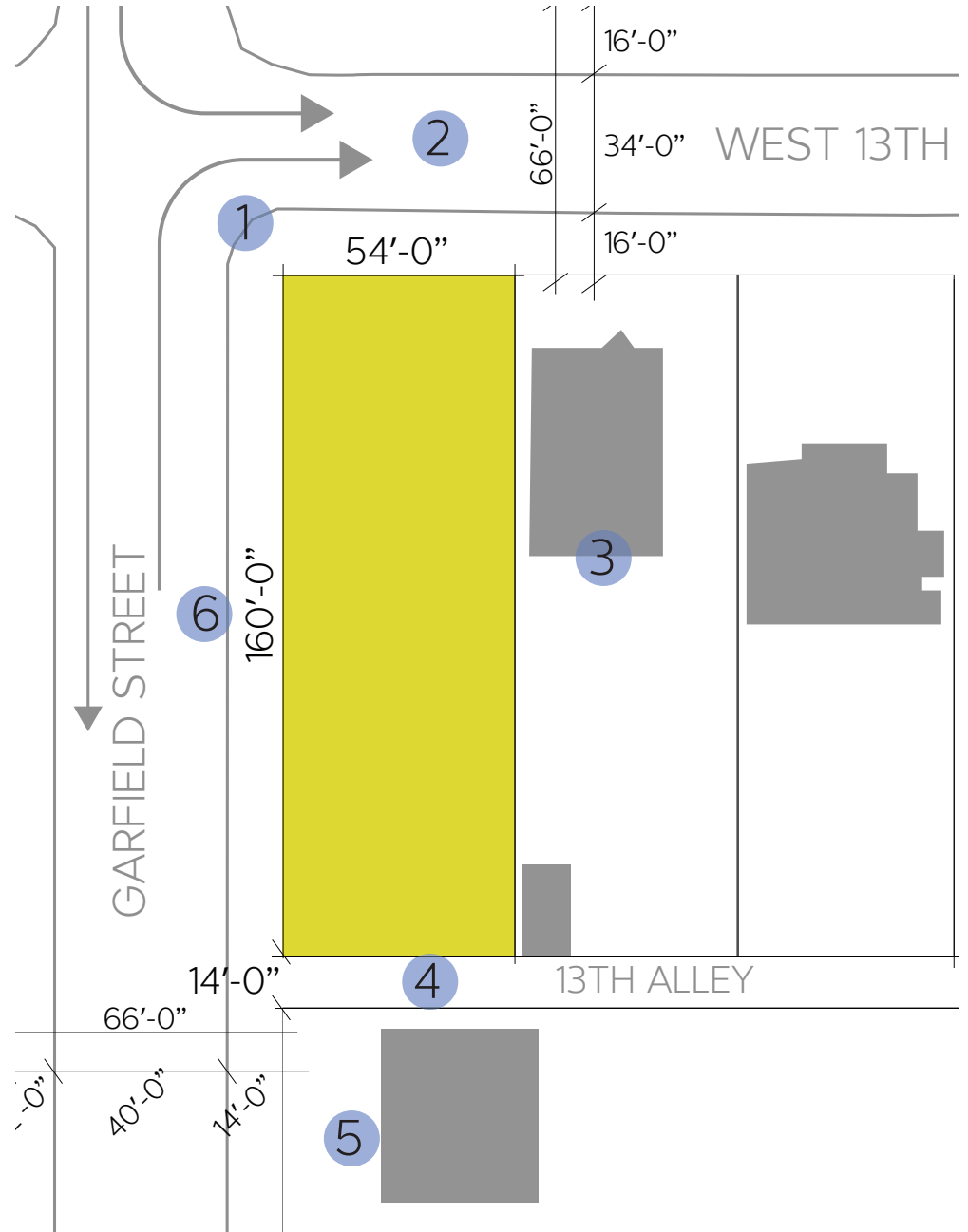
SOLD FOR \$80,000 IN 2016



13TH & GARFIELD

SITE CONSIDERATIONS

- 1 Busy corner, lots of turning traffic (onto 13th)
- 2 One way vehicle traffic on West 13th
- 3 One and two-story residences in adjacent lots
- 4 Alley access on south side of lot, provides setback
- 5 Front setback on adjacent residences consistent
- 6 Very long north/south lot dimension



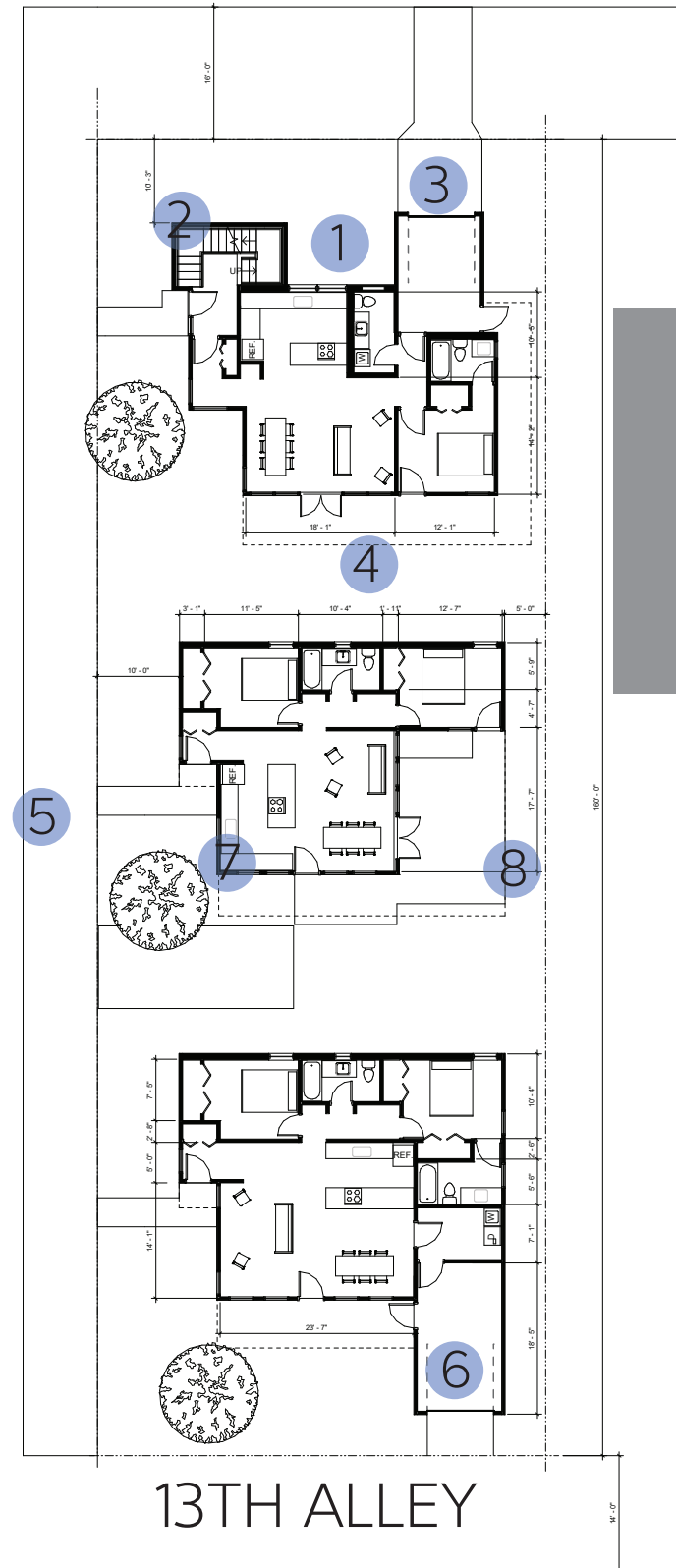
13TH & GARFIELD



DEVELOPMENT IDEAS

- ① Step back from the corner with large setback
- ② Use duplex as mass buffer on corner
- ③ Provide a parking space for each building
- ④ Ensure private outdoor space
- ⑤ Divide the lot north/south to take advantage of length
- ⑥ Provide parking off alley
- ⑦ Engage the street with social space in front
- ⑧ Respect neighbors with appropriate backyard setback

GARFIELD

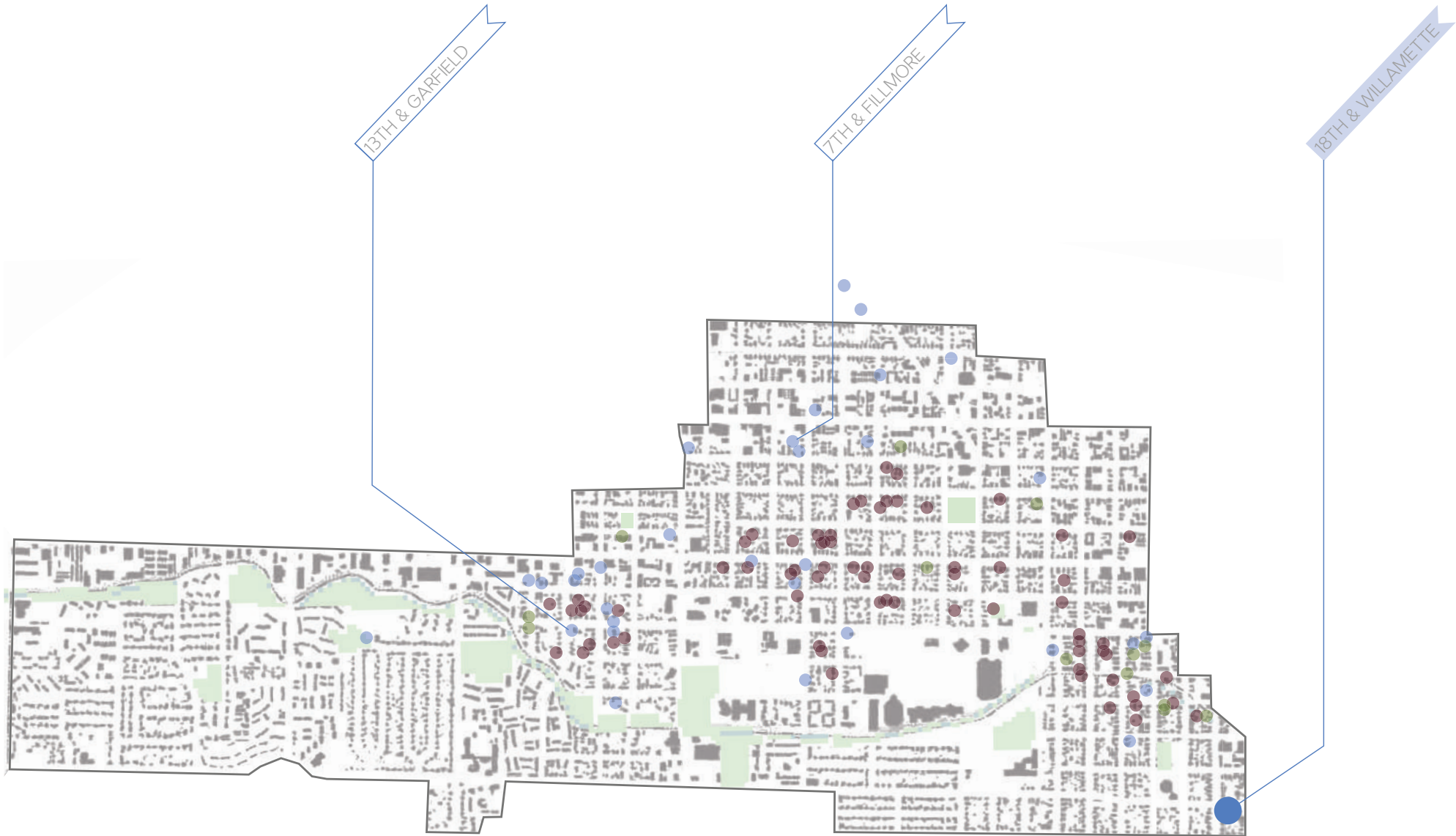




13TH & GARFIELD

SMALL SINGLE FAMILY + RENTAL SUITE + FUTURE SDU

5 UNITS \ 3 BUILDINGS \ 3 LOTS



SITE 2

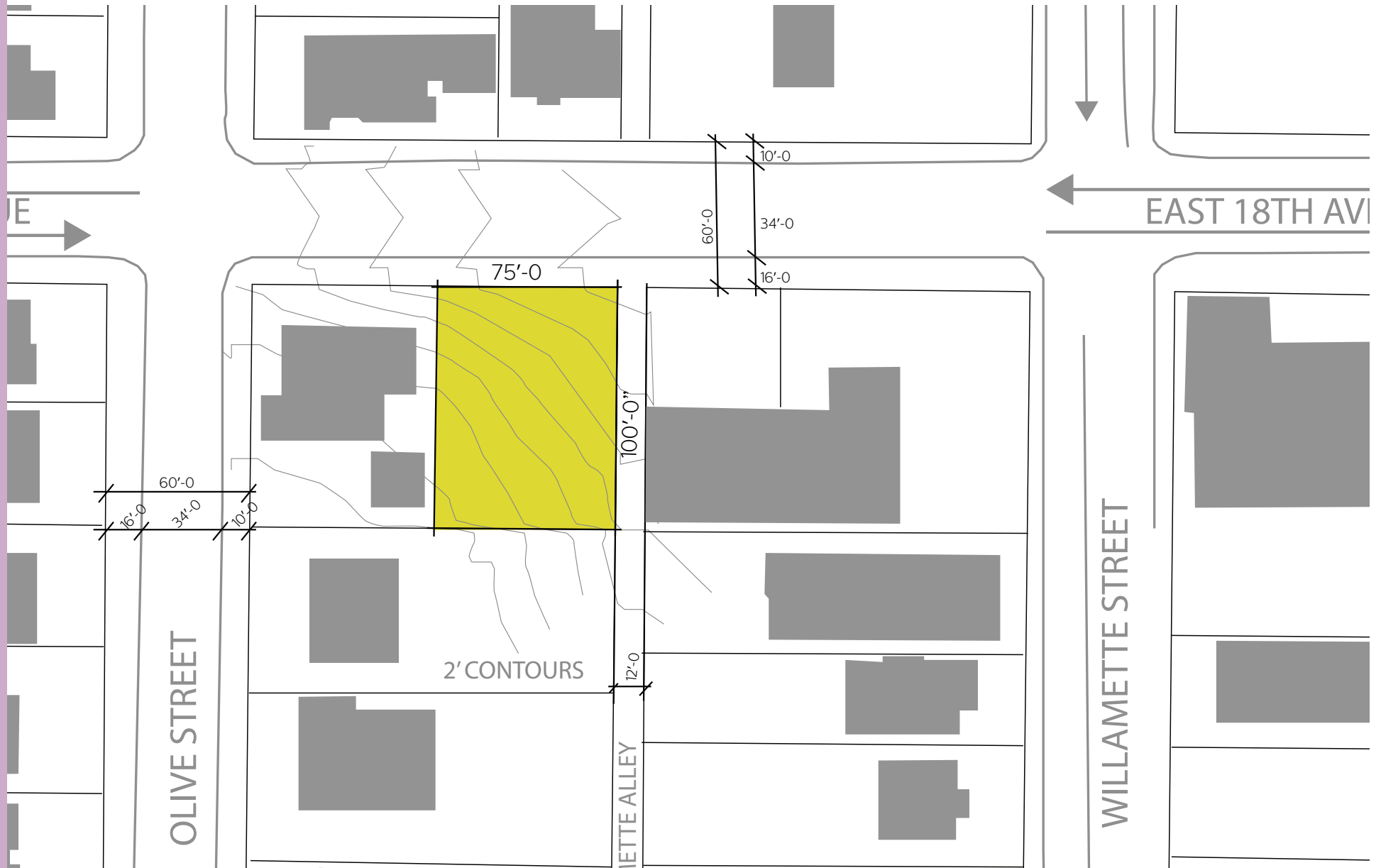
18TH & WILLAMETTE

SITE DETAILS

R1 ZONING

100' X 75' (7500 SF)

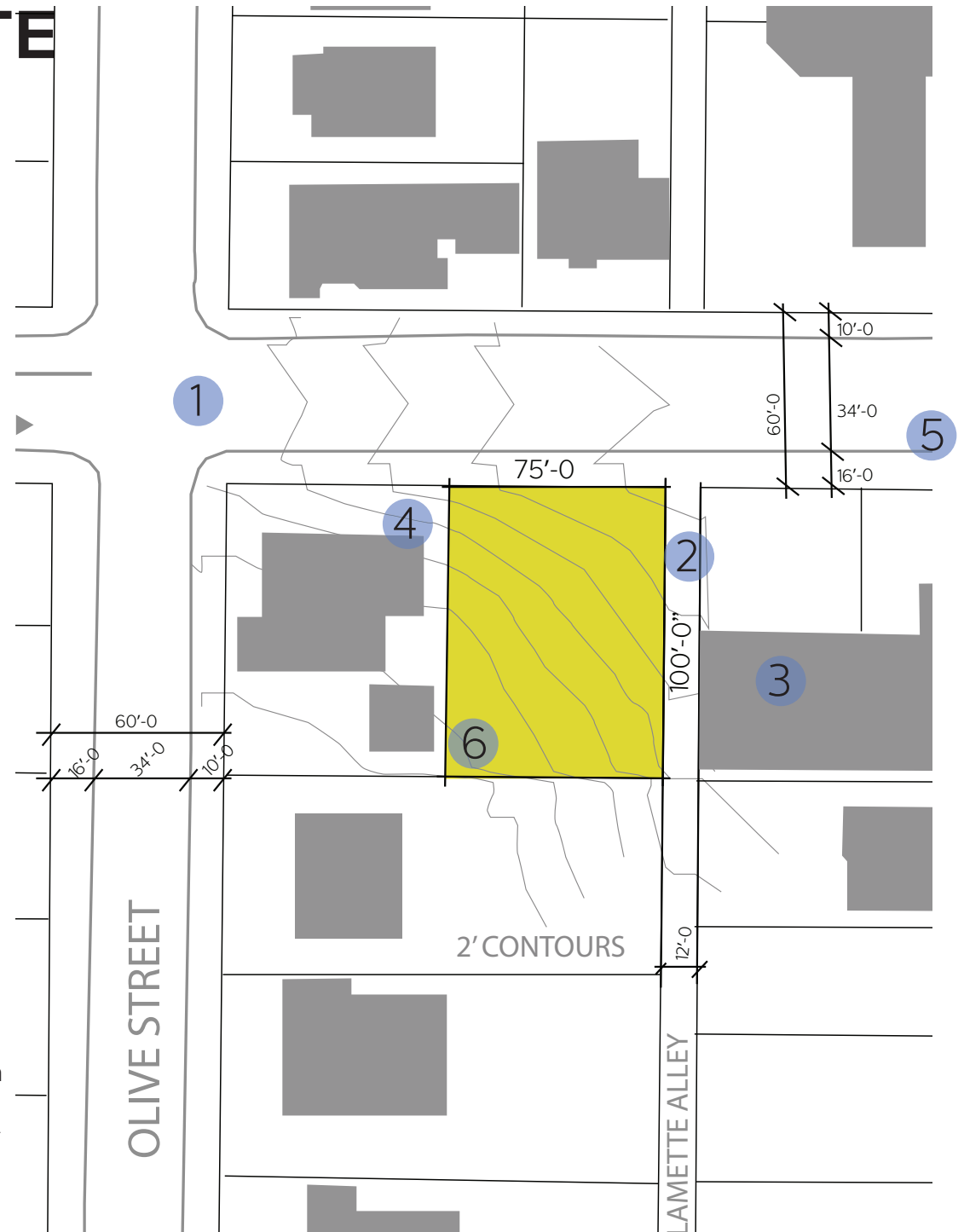
OWNED BY WEST NEIGHBOR



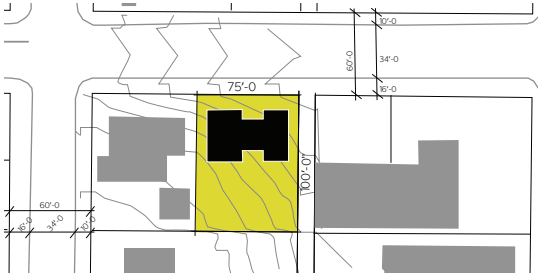
18TH & WILLAMETTE

SITE CONSIDERATIONS

- ① Major street and potential future EMX line on 18th
- ② Alley access on east property line
- ③ Commercial spaces across alley
- ④ Single family residential adjacent to lot
- ⑤ Corner of Willamette (major N/S arterial) and 18th
- ⑥ Major slope (2' contour lines) - 12' incline across lot

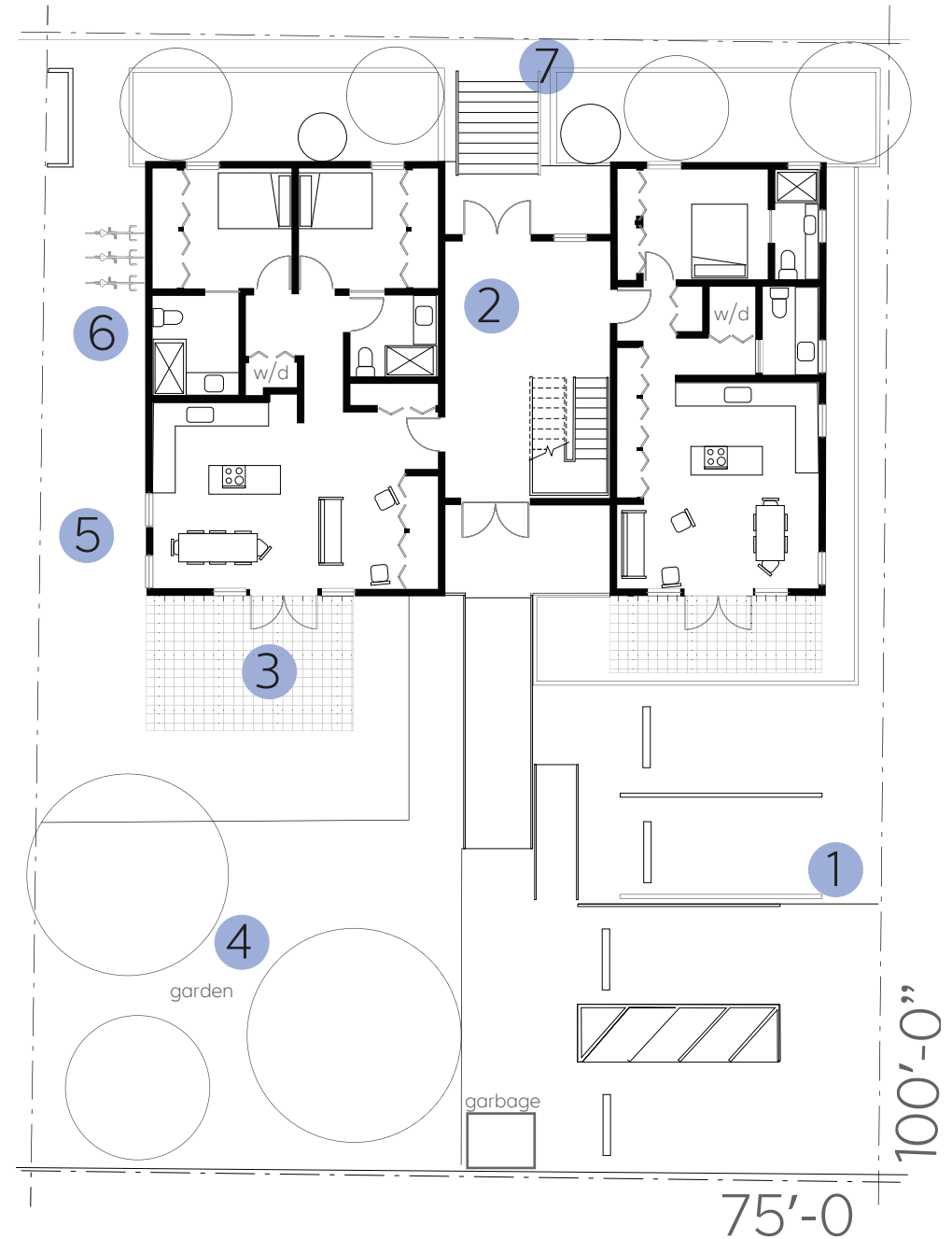


18TH & WILLAMETTE



DEVELOPMENT IDEAS

- 1 Use the alleyway to provide parking in back
- 2 Design a central lobby/stairwell for four units
- 3 Social spaces at the back toward the south
- 4 Shared garden on south side of property
- 5 Pull back from edges to give a privacy buffer
- 6 Provide accessible, secure bike storage
- 7 Raise the building up to account for slope/add privacy

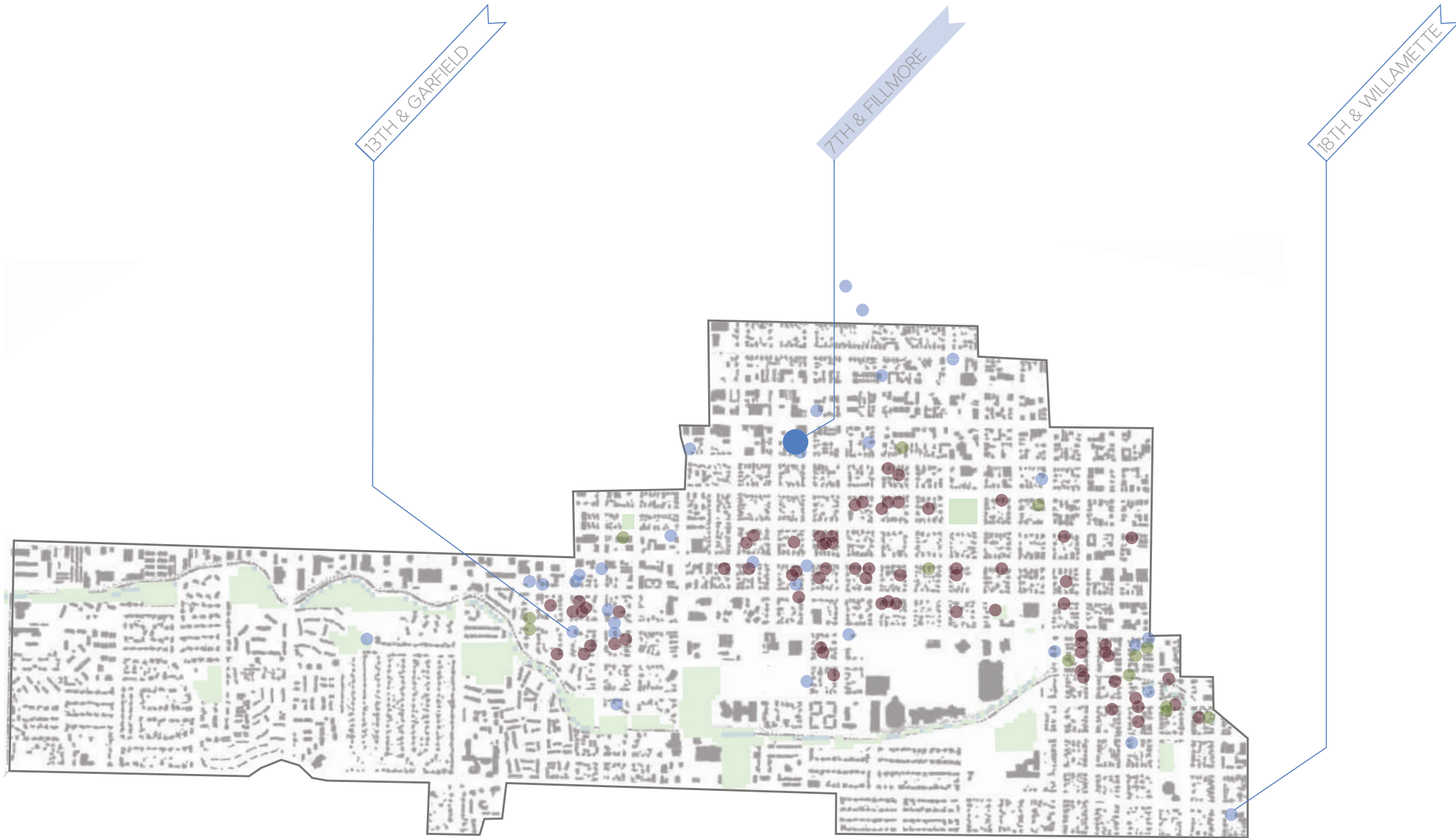




18TH & WILLAMETTE

INTEGRATED FOURPLEX + 1 BEDS + 2 BEDS

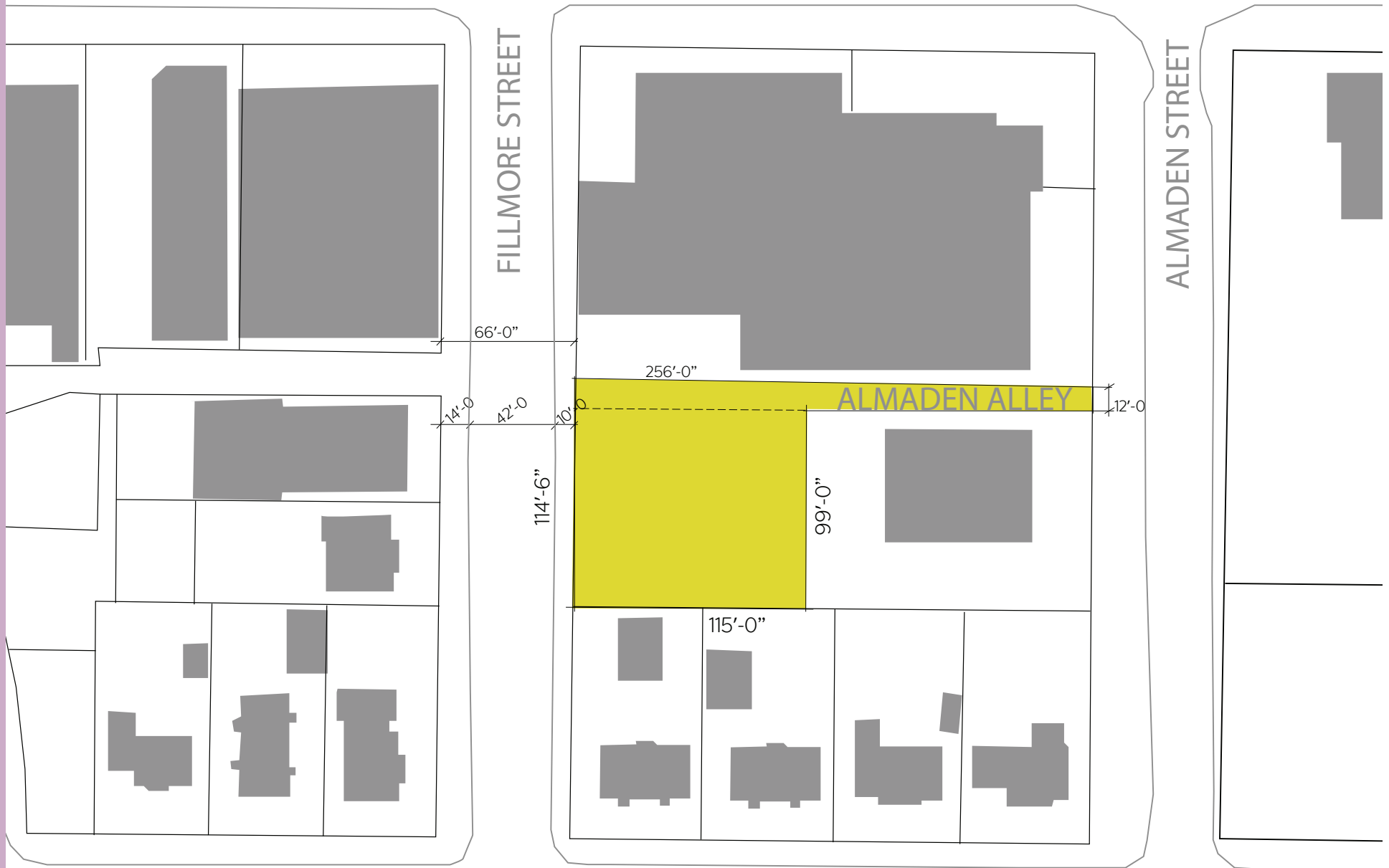
4 UNITS \ 1 BUILDING \ 1 LOT



SITE 3

7TH & FILLMORE

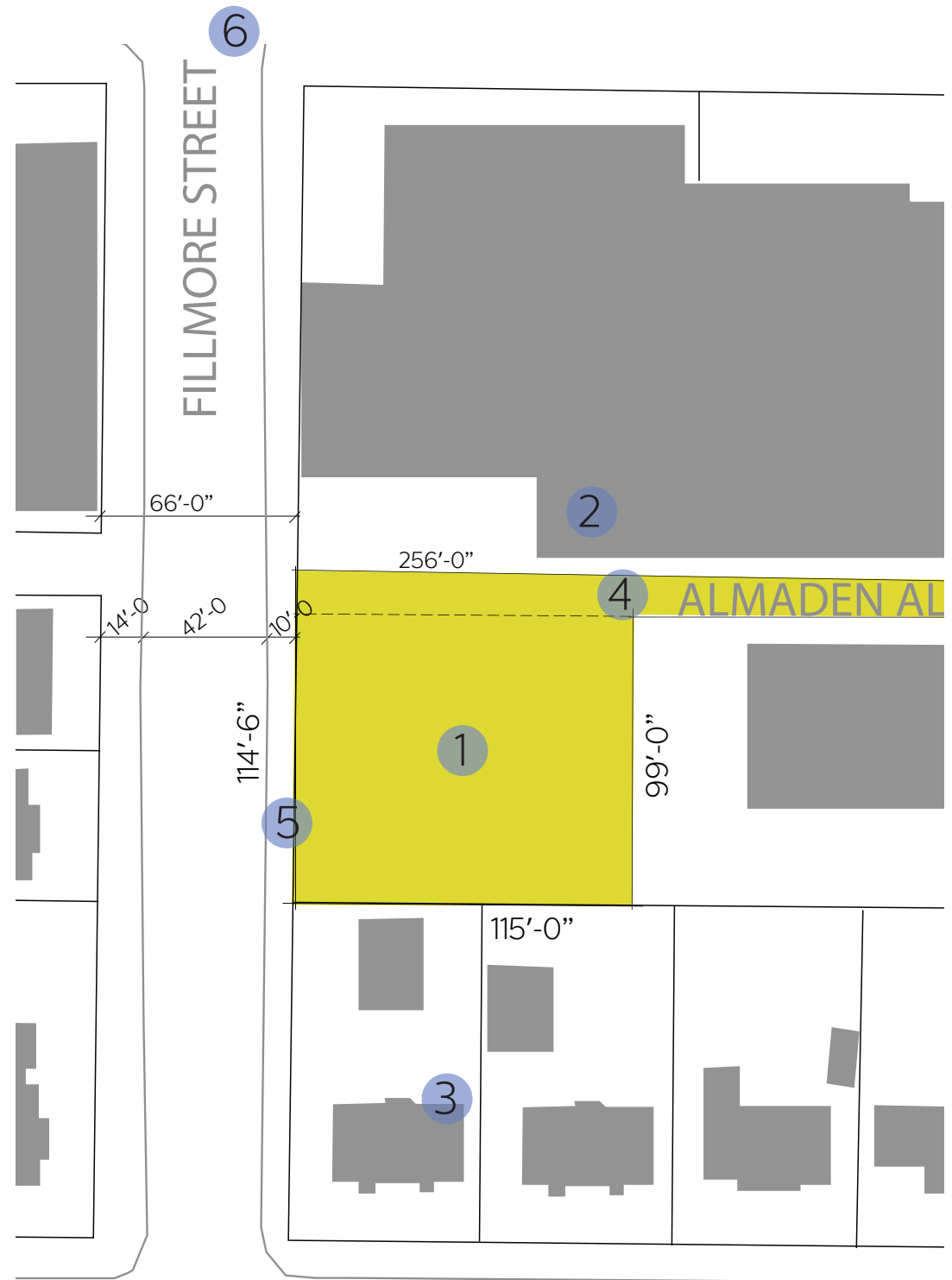
SITE DETAILS GO ZONING
115' X 99' (10,350 SF)



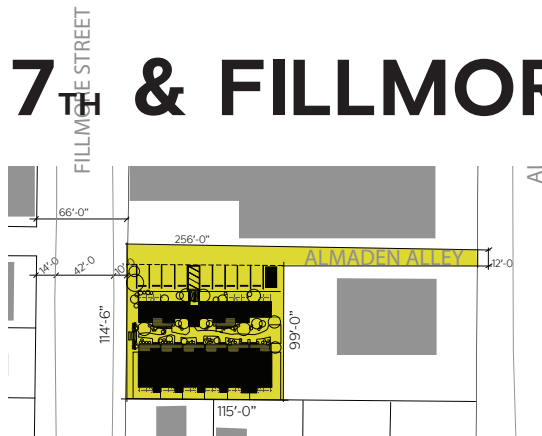
7TH & FILLMORE

SITE CONSIDERATIONS

- 1 Commercial zoning (General Office)
- 2 Commercial use to the north and east
- 3 Single story, residential (many duplexes) to south
- 4 Alley access on north side of lot
- 5 Quieter side street frontage
- 6 Busy thoroughfare with EMX access on 7th

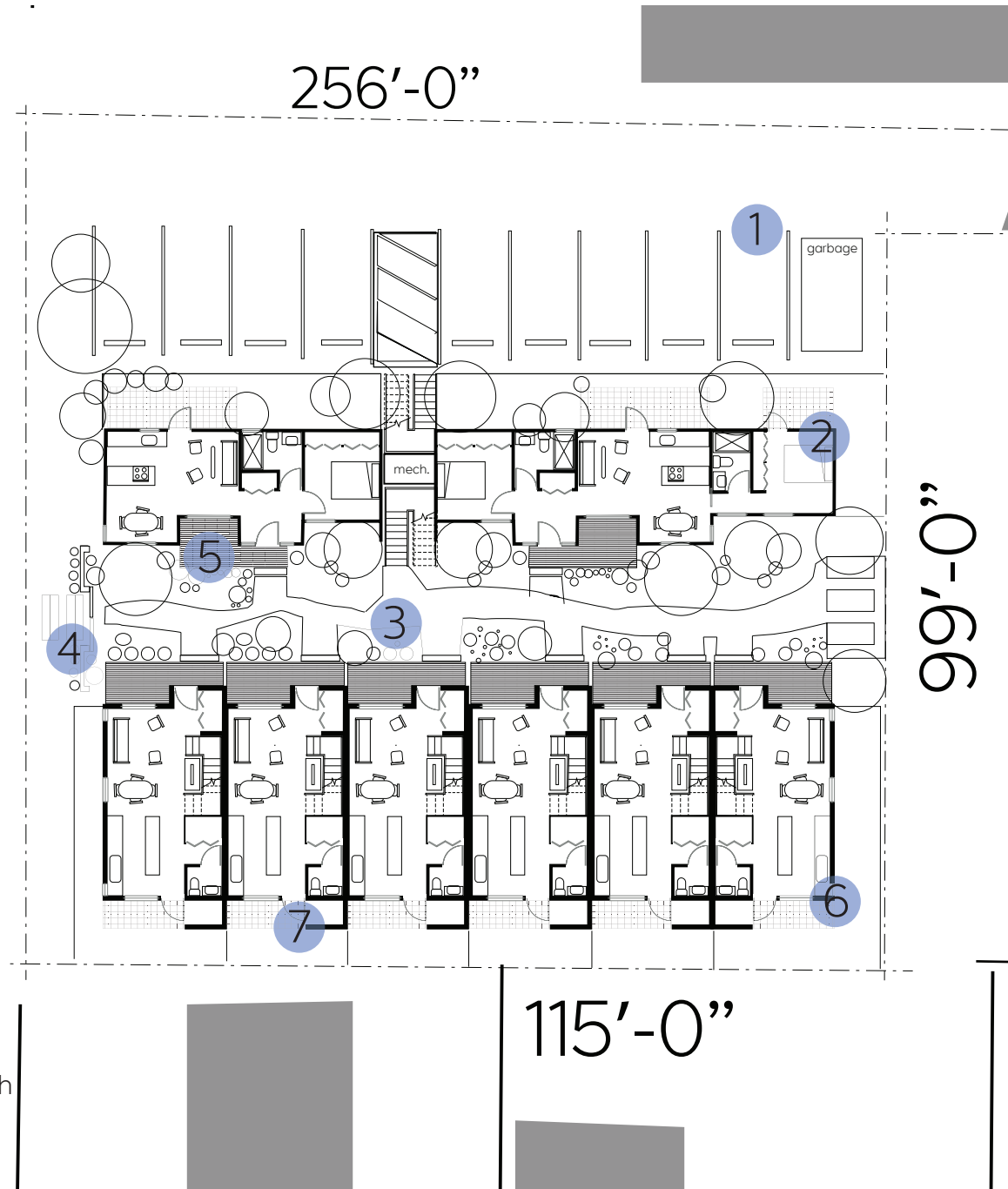


7TH & FILLMORE



DEVELOPMENT IDEAS

- 1 Utilize alley access for buffer of parking
- 2 Develop a taller building to the north
- 3 Focus around an internal, social courtyard
- 4 Slightly raise the access for privacy and security
- 5 Ensure usable, private outdoor space for everyone
- 6 Develop smaller, more residential scale to the south
- 7 Embrace the sun whenever possible (roof deck)





7TH & FILLMORE
COURT MULTIFAMILY + ROW HOUSES + APT
15 UNITS \ 2 BUILDINGS \ 1 LOT

THE OUTLINE

A LITTLE BACKGROUND

- issues we face
- goals we've made
- opportunities to succeed

RESIDENTIAL GROWTH IN EUGENE

- 20 minute neighborhoods
- edge v. infill strategies
- opportunities for infill

VIBRANT NEIGHBORHOODS FOR ALL

- opportunities near West Eugene EMX
- 3 proposals for new housing

WHAT'S HOLDING US BACK?

- financial
- regulatory
- community perception



GARFIELD



WILLAMETTE



FILLMORE



COSTS

INCOME

PROFIT

ZONING



13TH & GARFIELD
SMALL SINGLE FAMILY + RENTAL SUITE + FUTURE SDU
5 UNITS \ 3 BUILDINGS \ 3 LOTS



13TH & GARFIELD

DEVELOPMENT TYPE	
TPOLOGY	3 SMALL HOMES
UNIT BREAKDOWN	3 HOUSES, CORNER DUPLEX, ALLEY SDU POTENTIAL

COSTS		
Budget Item	%	Total
Land	13.32%	(\$94,100)
A&E	10.05%	(\$71,000)
Local Gov	4.97%	(\$35,076)
Finance	2.27%	(\$15,996)
Admin	4.17%	(\$29,471)
Soft Costs	24.99%	(\$176,506)
Hard Costs	61.68%	(\$435,600)
Total	100%	(\$706,206)

ASSUMED COST/SF: \$150

INCOME			
RENTAL UNIT	QUANTITY	SIZE (SF)	RENT/UNIT
Duplex	1	1250	\$ 1,700
2 BD A	1	750	\$ 1,400
2 BD B	1	950	\$ 1,500
TOTAL	3	2950	\$ 4,600

PROFIT PENCILING	
NET OPERATING INCOME	\$37,319
MARKET CAPITALIZATION RATE	6.5%
PROFIT	(\$162,031)
CAPITAL RETURN	-22.9%
EQUITY RETURN	-91.8%



13TH & GARFIELD

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13TH & GARFIELD

Mortgage Scenarios

Interest Rate	Mortgage Term (Months)
4.50%	360

4 bed house.	Sales Price	\$250,000
	Down Payment	\$50,000
	Principal	\$200,000
	Monthly P&I Payment	\$1,013.37
	Taxes	\$3,300
	Insurance	\$375
	Total Monthly Costs	\$1,319.62
	Necessary Salary	\$52,784.82

Total Sale Income	\$750,000
Investment	\$706,206
Profit (Loss)	\$43,794
Capital Return	6.20%
Equity Return	24.81%



13TH & GARFIELD

BUDGET & PROFIT LESSONS

- + Three houses that provide flexible options for different sized households
- + Rentals not viable for an investor
- + **For sale price as low as \$250,00**
- + Solid middle-income option (\$50,000/YEAR)



13TH & GARFIELD

LOT DETAILS	
LOT SF	8700
LOT ACREAGE	0.20
BUILDING COVERAGE SF	3000
ZONING	R1
ZONING MAX UNITS / ACRE	14
UNITS	4
PARKING SPACES	3
SPECIFIED MAX UNITS	2
MARKET VALUE	~\$80,000

SETBACKS			
REQUIRED FRONT	10'	ACTUAL FRONT	10'
REQUIRED SIDE	5'	ACTUAL SIDE	10', 5'
REQUIRED REAR	5'	ACTUAL REAR	5'
MAX HEIGHT	30'	ACTUAL HEIGHT	22'

ZONING REQUIREMENTS			
MAXIMUM BUILDING COVERAGE	50%	ACTUAL BUILDING COVERAGE	34%
MAXIMUM # OF UNITS	2	ACTUAL # OF UNITS	4
MINIMUM # OF UNITS	none	ACTUAL # OF UNITS	n/a
REQUIRED PARKING/DWELLING	1	ACTUAL PARKING/DWELLING	0.75



13TH & GARFIELD

ZONING LESSONS

- + Meets all form-based zoning challenges
- + May not meet parking requirements
- + Over the maximum number of units
- + Over the minimum lot size



13TH & GARFIELD

RECOMMENDATIONS

INCREASE ALLOWABLE UNIT #

DECREASE PARKING MINIMUMS

CONSIDER SMALLER LOTS SIZES



18TH & WILLAMETTE

INTEGRATED FOURPLEX + 1 BEDS + 2 BEDS

4 UNITS \ 1 BUILDING \ 1 LOT



WILLAMETTE

DEVELOPMENT TYPE	
TYPOLGY	4-PLEX
UNIT BREAKDOWN	4-UNIT BUILDING, 1-2
	BED FLATS

COSTS		
Budget Items	%	Total
Land	15.19%	(\$134,100)
A&E	9.40%	(\$83,000)
Local Gov	4.62%	(\$40,774)
Finance	3.20%	(\$28,279)
Admin	5.71%	(\$50,389)
Soft Costs	26.56%	(\$234,531)
Hard Costs	58.25%	(\$514,400)
Total	100%	(\$883,031)

ASSUMED COST/SF: \$160

INCOME			
RENTAL UNIT	QUANTITY	SIZE (SF)	RENT/UNIT
1 BED (floor 1)	1	675	\$1,300
2 BED (floor 1)	1	956	\$1,700
1 BED (floor 2)	1	611	\$1,300
2 BED (floor 2)	1	973	\$1,700
TOTAL	4	3,215	\$6,000

PROFIT PENCILING	
NET OPERATING INCOME	\$56,169
MARKET CAPITALIZATION RATE	6.0%
PROFIT	\$10,424
CAPITAL RETURN	1.2%
EQUITY RETURN	4.7%



WILLAMETTE

BUDGET & PROFIT LESSONS

- + Fourplex is feasible - aimed at middle - higher income individuals looking for quality housing in a walkable context.
- + Rentals are viable at high middle-market rate
 - \$1300 for 1 BED
 - \$1700 for 2 BED
- +6-plex would produce more affordable rental rates but is limited by parking requirements



WILLAMETTE

LOT DETAILS	
LOT SF	7500
LOT ACREAGE	0.17
BUILDING COVERAGE SF	3100
ZONING	R1
ZONING MAX UNITS / ACRE	14
UNITS	4
PARKING SPACES	4
SPECIFIED MAX UNITS	1
MARKET VALUE	~\$120,000

SETBACKS			
REQUIRED FRONT	10'	ACTUAL FRONT	10'
REQUIRED SIDE	5'	ACTUAL SIDE	10', 5'
REQUIRED REAR	5'	ACTUAL REAR	50'
MAX HEIGHT	30'	ACTUAL HEIGHT	30'

ZONING REQUIREMENTS			
MAXIMUM BUILDING COVERAGE	50%	ACTUAL BUILDING COVERAGE	41%
MAXIMUM # OF UNITS	1.0	ACTUAL # OF UNITS	4
MINIMUM # OF UNITS	none	ACTUAL # OF UNITS	n/a
REQUIRED PARKING/DWELLING	1	ACTUAL PARKING/DWELLING	1



WILLAMETTE

ZONING LESSONS

- + Meets all form-based zoning challenges
- + Does not meet density maximum
- + Parking requirement limits site design - although it is considered an attribute for tenants



WILLAMETTE

RECOMMENDATIONS

INCREASE ALLOWABLE UNIT #

ALLOW SMALL PLEXES IN R1

REDUCE PARKING MINIMUMS



7TH & FILLMORE
COURT MULTIFAMILY + ROW HOUSES + APT
15 UNITS \ 2 BUILDINGS \ 1 LOT



7th & FILLMORE

DEVELOPMENT TYPE	
TYPOLOGY	COURTYARD
UNIT BREAKDOWN	6-UNIT, 3 STORY APARTMENT BUILDING; 6 MINI-ROW HOUSES FACING INTERIOR COURT

COSTS		
Budget Item	%	Total
Land	7.66%	(\$134,100)
A&E	6.34%	(\$111,000)
Local Gov	5.94%	(\$104,023)
Finance	2.96%	(\$51,725)
Admin	3.67%	(\$64,292)
Soft Costs	23.78%	(\$416,315)
Hard Costs	68.56%	(\$1,200,000)
Total	100%	(\$1,750,415)

ASSUMED COST/SF: \$150

INCOME			
RENTAL UNIT	QUANTITY	SIZE (SF)	RENT/UNIT
1 bed apt.	2	525	\$800
2 bed apt.	4	750	\$1,250
1 bed cottage	2	672	\$1,000
2 bed cottage	4	896	\$1,500
All units	12	8,978	\$14,600

PROFIT PENCILING	
NET OPERATING INCOME	\$121,626
MARKET CAPITALIZATION RATE	6.50%
PROFIT	\$38,176
CAPITAL RETURN	2.2%
EQUITY RETURN	8.7%



7th & FILLMORE

BUDGET & PROFIT LESSONS

- + Big budget for “Missing Middle”
- + Reasonable rental rates for 80-100% MFI
 - \$800 - \$1,500
- + This would remain a rental



7th & FILLMORE

LOT DETAILS	
LOT SF	14800
LOT ACREAGE	0.34
BUILDING COVERAGE SF	4200
ZONING	GENERAL OFFICE (GO)
ZONING MAX UNITS / ACRE	UNLIMITED
UNITS	12
DENSITY	35.3
PARKING SPACES	9
SPECIFIED MAX UNITS	1
LAND MARKET VALUE	~\$120,000

ZONING REQUIREMENTS			
MAXIMUM BUILDING COVERAGE	80%	ACTUAL BUILDING COVERAGE	28%
MAXIMUM # OF UNITS	UNLIMITED	ACTUAL # OF UNITS	12
MINIMUM # OF UNITS	none	ACTUAL # OF UNITS	n/a
REQUIRED PARKING/DWELLING	1	ACTUAL PARKING/DWELLING	0.75

SETBACKS			
REQUIRED FRONT	10'	ACTUAL FRONT	10'
REQUIRED SIDE	5'	ACTUAL SIDE	10'
REQUIRED REAR	5'	ACTUAL REAR	10'
MAX HEIGHT	35'	ACTUAL HEIGHT	22' (south), 34' (north)



7th & FILLMORE

ZONING LESSONS

- + Meets all form-based zoning challenges
- + Does not meet parking minimums
- + High level of flexibility on commercially zoned, underutilized lots adjacent to R1



7th & FILLMORE

RECOMMENDATIONS

REDUCE PARKING MINIMUMS

**EXPLORE OPPORTUNITIES ON
COMMERCIAL LOTS**

BUT DO NEIGHBORS WANT THIS?



THE OUTLINE

A LITTLE BACKGROUND

- issues we face
- goals we've made
- opportunities to succeed

RESIDENTIAL GROWTH IN EUGENE

- 20 minute neighborhoods
- edge v. infill strategies
- opportunities for infill

VIBRANT NEIGHBORHOODS FOR ALL

- opportunities near West Eugene EMX
- 3 proposals for new housing

WHAT'S HOLDING US BACK?

- financial
- regulatory
- community perception

MOST COMMONLY HEARD CONCERNS

- STREET PARKING

- ENCROACHING BUILDINGS

- INCREASED TRAFFIC

- BLOCKED ACCESS TO LIGHT/AIR

- UGLY BUILDINGS

density?





density?



missing middle can help



Champignon PUD



Rainbow Valley Row Houses

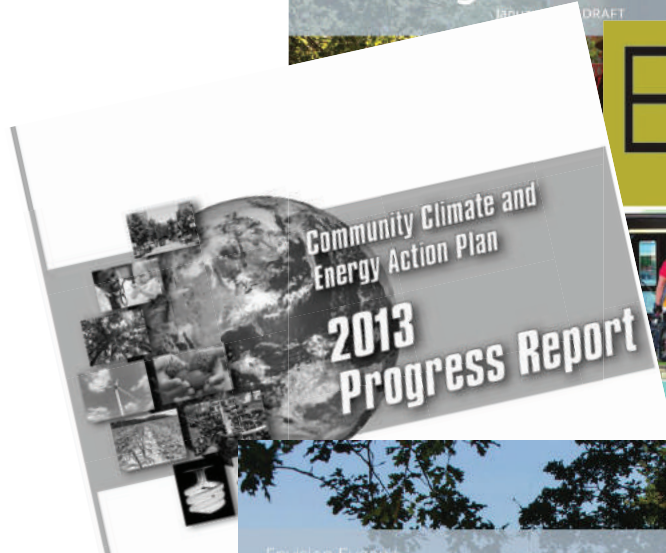


Arcadia Community
Studio E

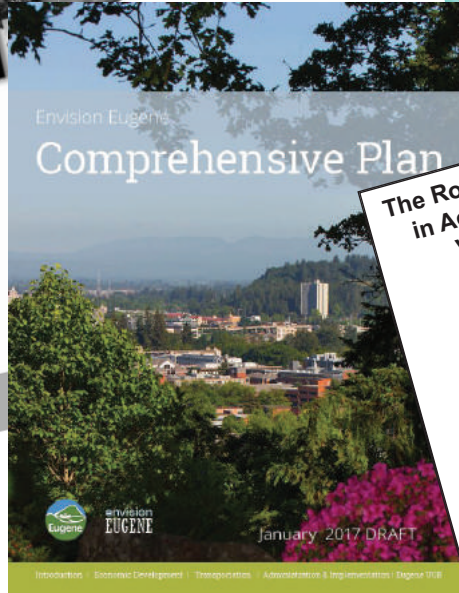


MISSING OUT ON MISSING MIDDLE HOUSING

EUGENE, OREGON'S OPPORTUNITY TO CREATE
HOUSING CHOICE

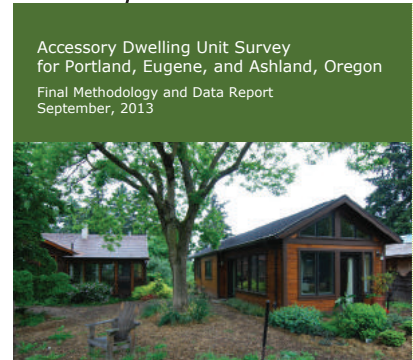


ETHAN STUCKMAYER
UNIVERSITY OF OREGON
DEPARTMENT
OF PUBLIC POLICY, AND MANAGEMENT
COMMUNITY AND REGIONAL PLANNING, CLASS OF 2017
PROFESSIONAL PROJECT



The Role of Accessory Dwelling Units in Achieving The City of Eugene's Vision for Compact Growth

Report for the City of Eugene
June 1, 2007
Michael Fifield, Professor
Brook Muller, Assistant Professor
School of Architecture and Allied Arts
University of Oregon



Survey Research Lab
Portland State



VISION TO ACTION



1

Review specific elements of the zoning code:

- +Parking minimums
- +Lot size minimums
- +Unit maximums per lot
- +Keep and enhance form-based portions of the code
- +Height restrictions on SDUs



2

Allow some Missing Middle by right in R1

- +Duplexes on any lot

- +Internal division of existing housing without increased parking requirements

- +SDUs by right on all lots (PENDING AT STATE LEVEL...)



3

Incentivize small, efficient housing

- +Consider development fee incentives, density bonuses or other development incentive tools
- +Consider MUPTE of other financing opportunities for Missing Middle housing

4

Move through the community conversations

- +Livability consortium
- +Support city leadership in considerations of these ideas
- +Look outside Eugene for successful examples
 - Austin Alleys
 - BEND 2030
 - Portland's Residential Infill Project



Allow the demonstration
of the benefits of
Missing Middle.

more information:

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info@pivotarchitecture.com

