

# Expanding the Stock of Affordable Housing: Missing Middle and Missing 4% Tax Credits



AFFORDABLE HOUSING CONFERENCE  
**HOME MATTERS**  
IN FLORIDA





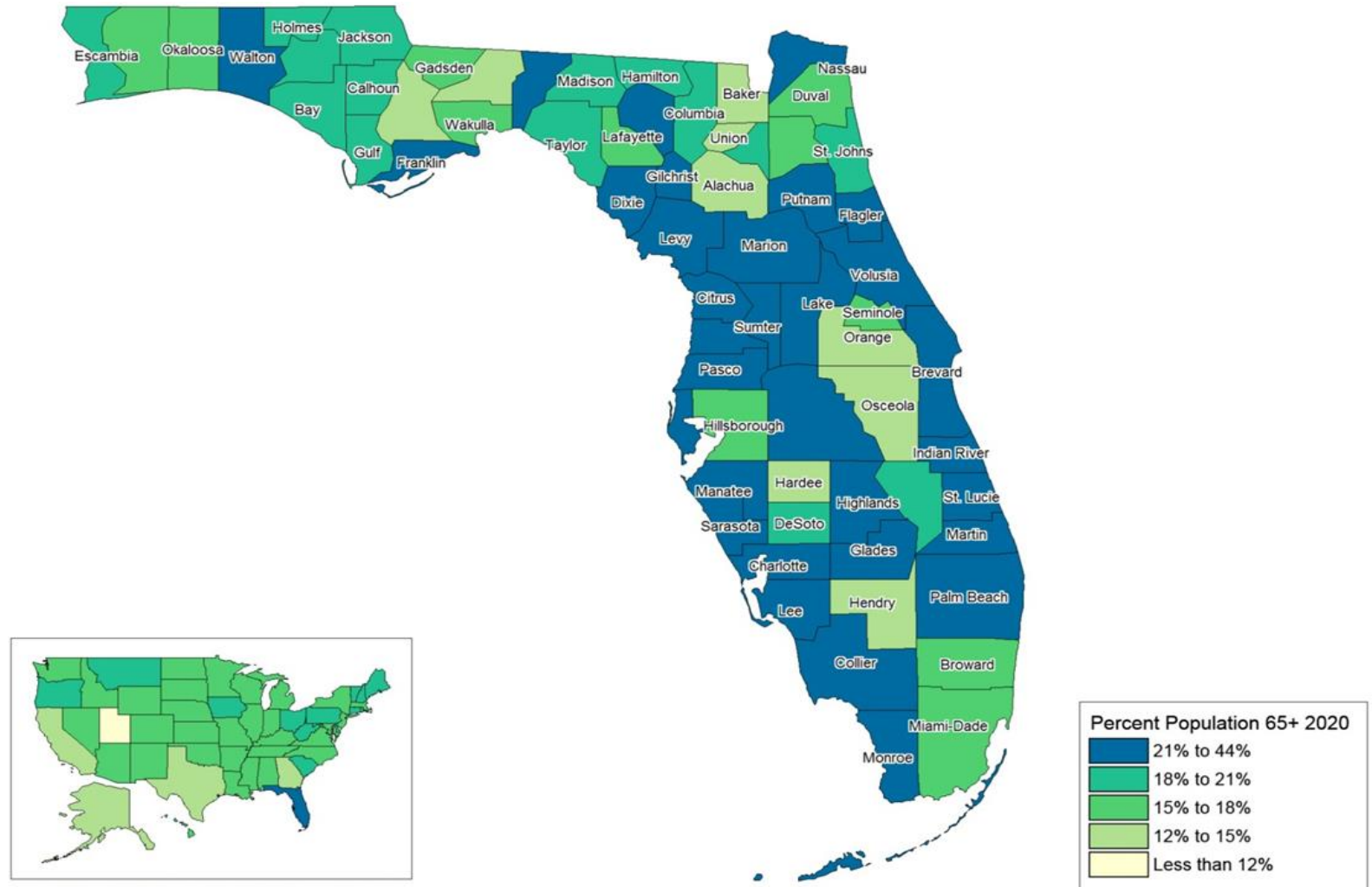
# Creating an Age-Friendly Community and the Role of Housing

# History of AARP



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Real Possibilities

# Florida is Aging: Percent of Population Age 65+ 2020





# Where people 50+ think they will age

46%



Believe they will stay in their home  
and never move



17%

Are not  
sure

13%

Expect to move into a  
different residence  
within their current  
community



24%



Expect to move to a  
different community



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Source: 2018 AARP Home and Community Preferences Survey: A National Survey of Adults Age 18+

# Millennials and baby boomers want affordable housing options, transportation, and work and volunteer opportunities in their community



50%

Range of volunteer activities

53%

Transportation to and from volunteer activities

53%

Participation by older people in decision-making

61%

Transportation for people who have a disability

62%

Affordable housing options

66%

Equal opportunities to work, regardless of age



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Source: 2018 AARP Home and Community Preferences Survey: A National Survey of Adults Age 18+

# What makes a community a great place to live?



# Developing an age-friendly community: the process

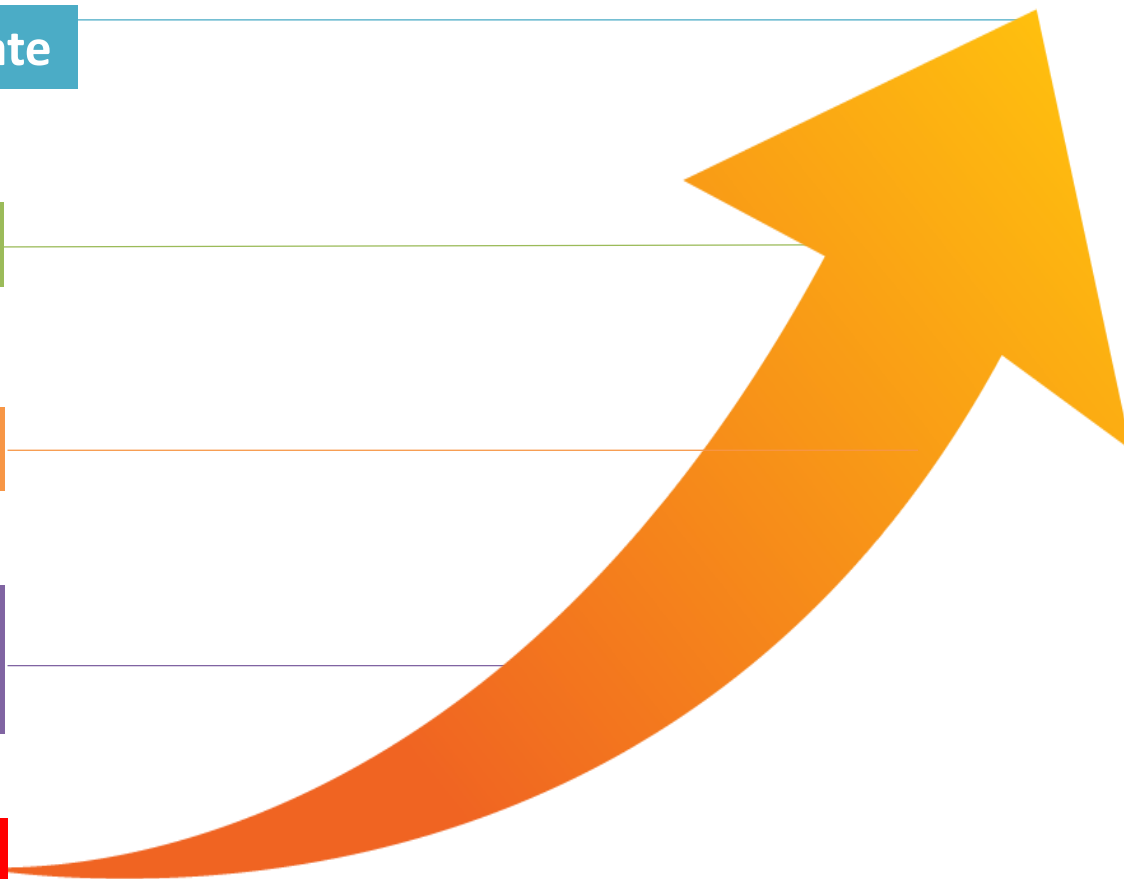
Year 5: Progress / status update

Years 3-5: Implementation

Year 2: Create an action plan

Year 1: Conduct a survey  
and listening sessions

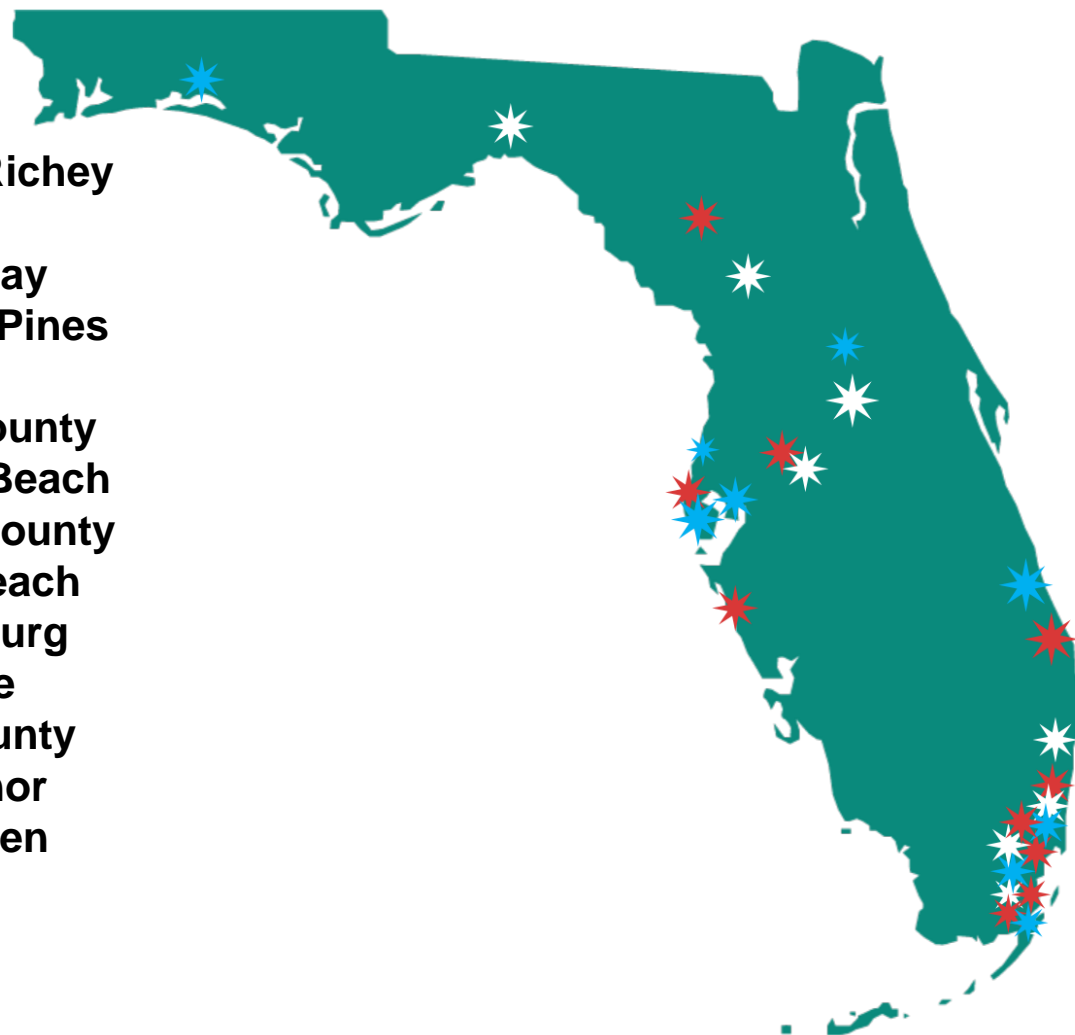
Enrollment



# Florida AARP Network of Age-Friendly Communities

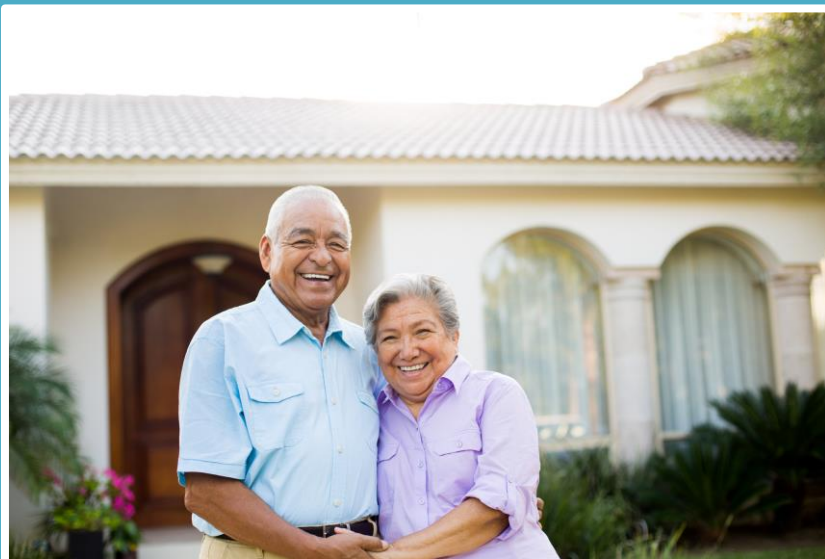
**Alachua County  
Clearwater  
Coral Gables  
Cutler Bay  
Dunedin  
Fort Lauderdale  
Hallandale Beach  
Hollywood  
Indian River County  
Lakeland  
Longwood  
Marion County/Ocala  
Miami  
Miami-Dade County  
Miami Lakes  
Miami Shores**

**New Port Richey  
Orlando  
Palmetto Bay  
Pembroke Pines  
Pinecrest  
Pinellas County  
Pompano Beach  
Sarasota County  
Satellite Beach  
St. Petersburg  
Tallahassee  
Walton County  
Wilton Manor  
Winter Haven**





# The 8 domains: housing



Most older adults want to age in place. Doing so is possible if homes are appropriately designed or modified – and if a community includes affordable housing options for varying life stages.



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# Missing Middle



1

Locate in areas with connectivity to existing or potential commercial, community spaces, and transit.



2

Distribute throughout a block with single-family homes in either existing or new communities. (see next page)



3

Provide frontages/entries facing the street and parking in the rear



4

Design for semi-private shared spaces, exterior and/or interior.



5

When zoning codes are updated, allow for these building types in various zones, including select single-family zones.

# AARP Missing Middle Walking Tour Leader Guide

## Overview:

Livable neighborhoods provide a diverse range of housing choices in a walkable context, often including a mix of medium- to high-density housing types such as duplexes, fourplexes, and small multiplexes that are compatible with single-family homes but represent a broad range of units and unit sizes. These types, known as Missing Middle Housing, are critical for providing diverse and affordable housing choices and achieving densities that support transit and local-serving small businesses.

This mobile workshop will take participants through their city's vibrant neighborhoods to explore on foot and document the range of Missing Middle Housing. Participants will complete photographic and sketch documentation using a template provided by the organizers. While documenting, the group should try to discuss the following for each example:

- Mix of types and densities within individual blocks
- Single-family home compatibility
- Perceived and actual densities
- Range of unit sizes
- How zoning might prevent or encourage this range of housing
- How to encourage this range within future land use planning efforts
- Densities needed to support main streets

This exercise will provide participants with the tools and knowledge to explore and document Missing Middle Housing types throughout their communities to discuss challenging housing issues.





# Missing Middle Walking Tour: Ft. Lauderdale

■ Trolley Drop-Off

Loop 1 (1 Mile)

Start/Break: Gran  
Forno Bakery

■ Med-High Res.  
Max: 25 du/acre

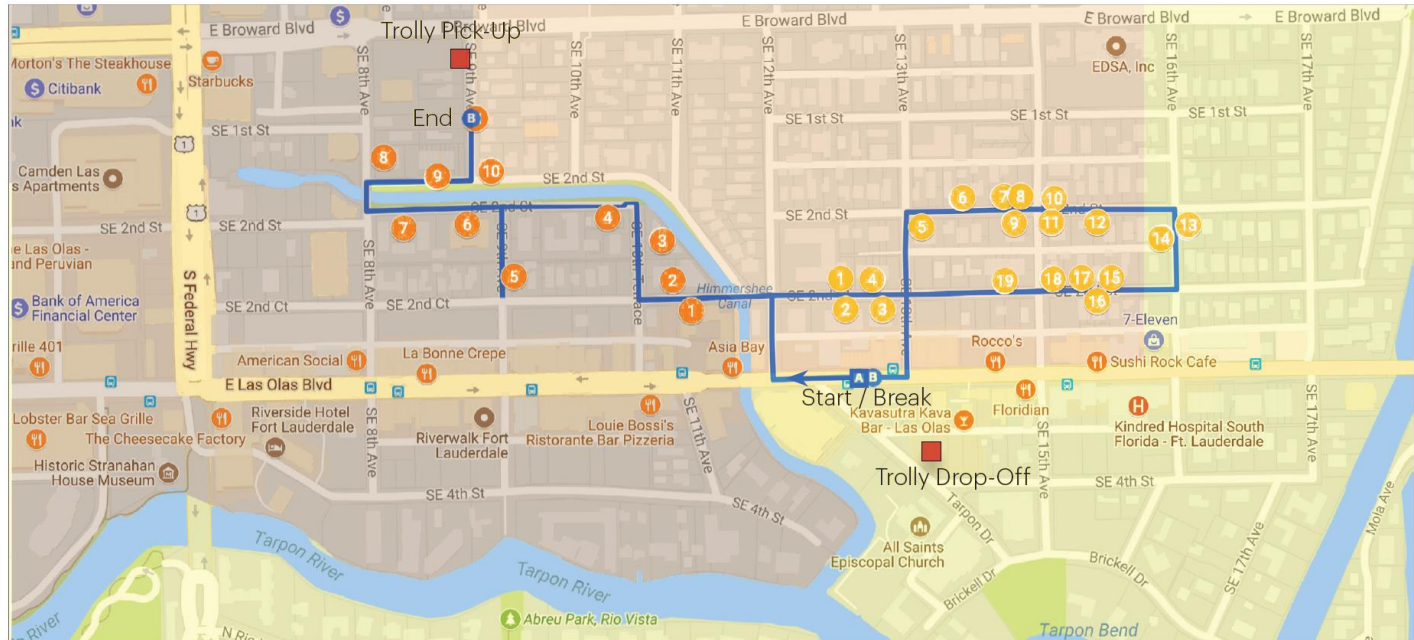
■ Medium Residential  
Max: 16 du/acre

■ Low Residential  
Max.: 5 du/acre

Non-Conforming

MMH: Main

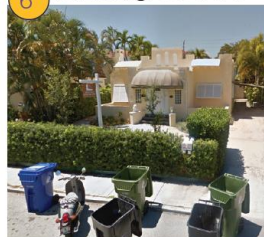
- 1 Fourplex/Multiplex
- 2 Courtyard Apartment
- 3 Multiplex
- 4 Rowhouse
- 5 Triplex
- 6 Duplex
- 7 Triplex
- 8 Fourplex
- 9 Duplex
- 10 Triplex
- 11 Duplex
- 12 Townhouse
- 13 ADU
- 14 Duplex
- 15 Multiplex
- 16 Duplex: Stacked + ADU
- 17 Duplex
- 18 Multiplex
- 19 Rowhouses



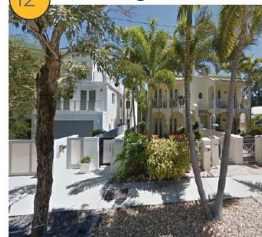
Triplex:  
5 8.5 du/gross acre



Duplex:  
6 18.2 du/gross acre



Townhouse:  
12 14.4 du/gross acre



Duplex:  
14 26.0 du/gross acre



Multiplex (6):  
15 35.3 du/gross acre



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# Miami-Dade: Age-Friendly Housing Policy Scan

## ACCESSORY DWELLING UNITS

### Definition:

Accessory Dwelling Units (ADUs) are a residential living unit that is within or attached to a single-family dwelling, and that provides independent living facilities for one or more persons, including provision for sleeping, eating, cooking, and sanitation on the same parcel of land as the principal dwelling. For an older person with a declining incomes and growing housing affordability challenges, renting out a unit or moving a friend or relative onto their property can help with those costs.<sup>85</sup>

### Usefulness for Older Adults:

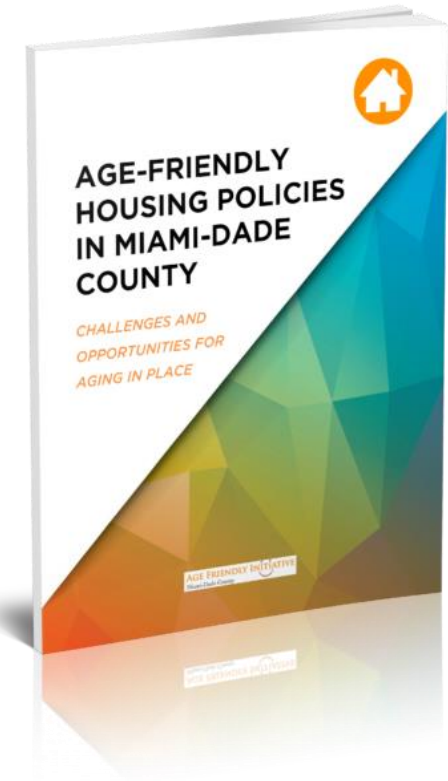
ADUs offer an income option for older adults who decide to build on their property. Additionally, it can be a way increase the housing stock and allow individuals to save on rent and support services by having family of older adults living in ADUs.

### Best Practices:

New Hampshire state legislature passed a new law that requires local zoning ordinances to allow for Accessory Dwelling Units.<sup>86</sup>

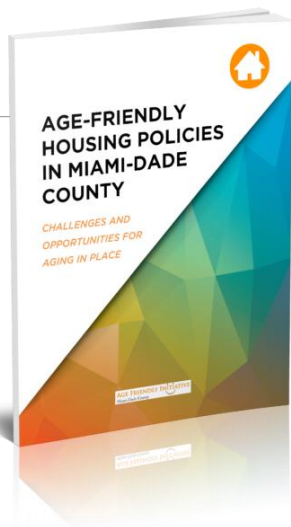
### Status in Miami-Dade County:

Locality	Availability	Notes
Miami-Dade County*	✓	CDMP supports the development of Accessory Dwelling Units however there are no provisions in the zoning ordinance to implement outside of urban centers. ADUs do not count towards density, therefore providing an incentive to build them whenever allowed. <sup>87</sup>
City of Miami*	✓	T3-L zoning designation mapped throughout the city allows for ADUs. An assessment of areas that can be rezoned to include ADUs (i.e. NCD-3, T3-R rezoned to T3-L) may provide additional opportunities. <sup>88</sup>
City of North Miami*	—	Only grandfathered ADUs are allowed. <sup>89</sup>
City of Miami Beach*	—	Not allowed. <sup>90</sup>



<https://agefriendlymiami.org/housingpolicyscan/>





<b>INTRODUCTION</b>	<b>3</b>
• Methodology	4
• The Nature of Aging in Miami-Dade County	4
<b>POLICY SCAN</b>	<b>7</b>
• Accessibility, Adaptability, Universal Design & Visitability	7
• Home Renovation Programs	10
• Public Housing and Publicly-Subsidized New Multifamily Housing Construction	17
• Preserving Existing Affordable Housing Stock	19
• Home Sharing	21
• Microunits	24
• Tiny Homes	26
• Manufactured Housing	28
• Mixed-Use Zoning	29
• Transit-Oriented Development	31
• Housing Trust Funds	33
• Vacant Home Tax	35
• Maximize Use of Public Lands and Community Land Trusts	36
• Inclusionary Zoning	38
• Accessory Dwelling Units	40
• Missing Middle Housing	42
<b>ADVOCACY STRATEGY</b>	<b>44</b>
<b>SOURCES</b>	<b>47</b>





◀ At The Dwellings, houses categorized as small and suitable for one resident contain about 220 square feet of living space. Medium-sized homes, comfortable for two, are about 280 square feet. A large tiny home, with a sleep loft included in its 410 square feet, can house up to three residents. Each home has a kitchen, bathroom, living/sleeping space, and front porch.

## Build Tiny Houses ...

They're small but can be mighty in solving big problems

Just west of downtown Tallahassee, Florida, tucked among scores of towering southern pines, is **The Dwellings**, the country's first planned tiny-home community with a mission in support of affordability and second chances.

A project of the Tallahassee-serving nonprofit Connecting Everyone with Second Chances, The Dwellings describes itself as a "sustainable housing solution for individuals who are financially, socially, or institutionally disadvantaged."

The community is a home for, predominantly, people who are transitioning out of a shelter but can't afford market rental rates or meet the income and background check requirements for most housing options.

When fully built, the 30-acre development will be 100 percent green and self-sustaining, with its own solar farm. The property can accommodate up to 130 homes in various sizes of small. (See the caption above.) Rents for the fully furnished, air-conditioned units run from \$550 to \$850 a month and include utilities as well as high-speed Internet and smart tech features (ranging from the thermostat to HDTV). Each house costs roughly \$50,000 to build.

Available amenities include a community center, laundry facilities, a shared garden (with hydroponic greenhouse), and a kitchen and

dining hall where for \$50 a month residents can eat on a meal plan. An on-site case manager helps with job training and other services.

Potential residents are vetted. If accepted, they must adhere to rules prohibiting pets (except service animals), nonmedical drugs, violence and intoxication. As of the spring of 2018, 25 percent of residents were veterans, and most residents were 55 or older.

The recognition of tiny homes as a way to house people who are homeless is growing. (See the next page for another example.) But tiny homes and tiny-home communities can help solve other challenges as well.

"Nontraditional housing projects and developments, such as The Dwellings, may be able to diminish gaps identified in affordability, home 'right sizing' and services for seniors," says Susan Poplin, an urban planner and officer with the Florida chapter of the American Planning Association.

Residents began moving into The Dwellings in late 2017. One of the first was a 70-year-old former state employee who uses a wheelchair. (Some of the units are handicap accessible.) Speaking about his new home, he told the *Tallahassee Democrat*, "It felt like something I could hug and say, 'You're mine.'" ■



**Rick Kriseman** @Kriseman · Aug 1

"If we are to truly be that city of opportunity where the sun shines on all, it will require safe, quality housing that's affordable for all."



Community Voices: In his own words, Kriseman's 'For All, From All' housi...

Last week, the City of St. Petersburg unveiled a comprehensive plan to address housing affordability. It was a wonderful event attended by a ...

🔗 [stpetecatalyst.com](https://stpetecatalyst.com)



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# Where We Live series

## WHERE WE COMMUNITIES FOR ALL AGES 100+ LIVE

INSPIRING EXAMPLES FROM AMERICA'S LOCAL LEADERS

PLUS: How the Experienced Class enhances communities through its skills and life lessons, influence and involvement

2018 EDITION  
STORIES AND SOLUTIONS FROM THROUGHOUT THE U.S.



by Nancy Lealmond AARP EXECUTIVE VICE PRESIDENT, COMMUNITY, STATE AND NATIONAL AFFAIRS | EDITED BY MELISSA STANTON

### Bring Back Missing Middle Housing

For too many households, the right type of house, in the right location, at the right price point can't be found because it no longer exists

Across the United States, there is a mismatch between the available housing stock and what the market wants and needs. This is partly due to shifting demographics, such as a rapidly aging population and shrinking household sizes, and partly due to the growing demand for walkable living.

However, communities and builders are recognizing the need for a shift in the way American homes are designed, regulated and developed. So-called **Missing Middle Housing** (pictured) is a critical part of the solution. Such residences are described as missing because very few have been built since the early 1940s due to regulatory constraints, the shift to auto-related patterns of development and financing challenges.

Where the structures do exist, they often go unnoticed because — and this is a good thing — they blend right in. Even though missing middle-style buildings contain multiple households, they are compatible in look and feel with single-family homes.

"Missing middle housing types are a great way to deliver affordable housing choices by design since they're of a scale that most communities would support. But they can also hit higher-value niche markets," says Daniel Parelek, founder of Opticos Design and the architect who coined the missing middle terminology.

The missing middle concept also enables housing conversations — even in communities that bristle at words like "density" or "multi-family." Discussions can develop around questions such as "Where will your children live if

they move back to the area after college?"

"Where will downsizing empty nesters move when they need to be in a less car-dependent community?" "Where will new teachers or police officers who have moderate incomes be able to live?" The answer is missing middle housing.

Cincinnati, Ohio; Flagstaff and Mesa, Arizona; Kauai County, Hawaii; Beaufort County, South Carolina; and Decatur, Georgia, are among the communities that have identified their zoning codes as a barrier and are either modifying the largely use-based codes or replacing them with a form-based, place-based approach that will allow a mix of housing types and land uses. That way, for instance, a neighborhood or street can contain single-family and multifamily homes as well as, say, a small market within walking distance — so buying a gallon of milk won't require a drive to the supermarket. ■

#### Missing Middle Housing:

1. Is ideally located within a walkable area, close to amenities
2. Never exceeds the scale of a house (height, width and depth)
3. Mixes well with other building types
4. Features small but well-designed residences, often with floor plans similar to those common in single-family homes
5. Can be for sale or rent
6. Creates a sense of community within a building and in the neighborhood

Learn more at [MissingMiddleHousing.com](http://MissingMiddleHousing.com)

#### THE TYPES



Duplex: Side-by-Side



Duplex: Stacked



Bungalow Court



Carriage House



Fourplex



Multiplex: Small



Town House



Live/Work



Courtyard Apartments



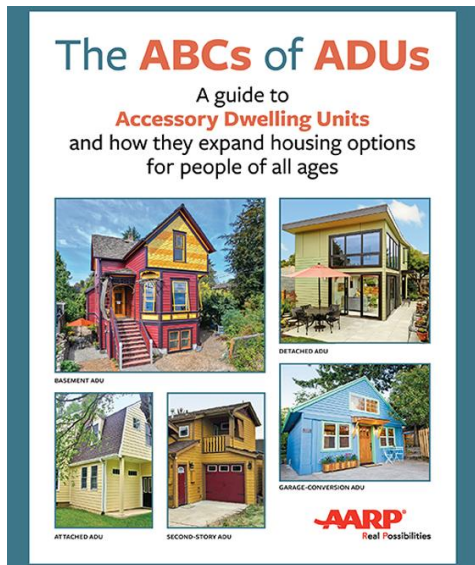
BUILD HOUSING FOR ALL AGES 13



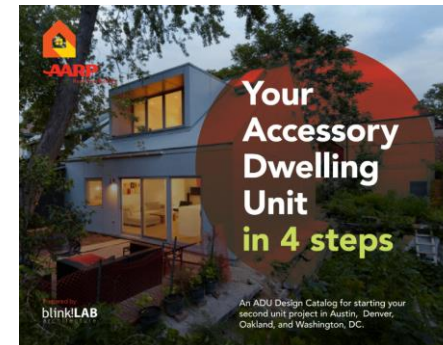
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# AARP: Housing

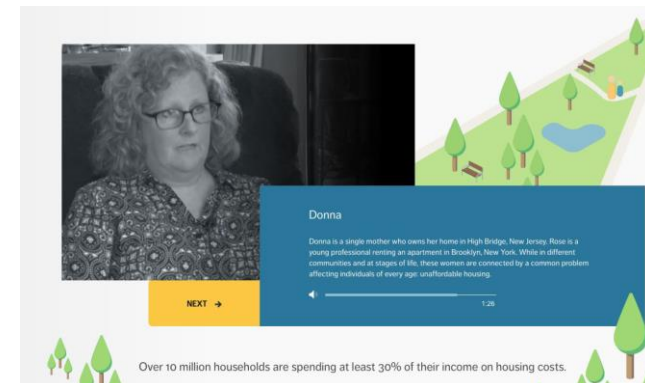
Website featuring information on US housing challenges and solutions to ensure that we have housing that meets our needs



## ADU Toolkit

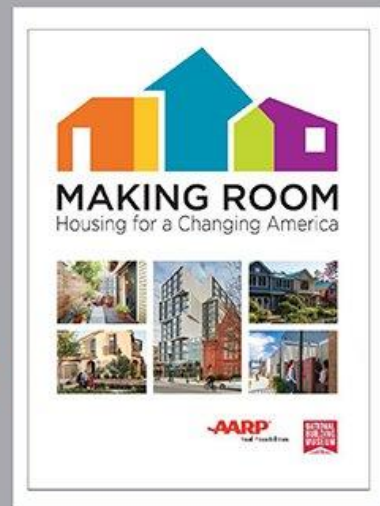
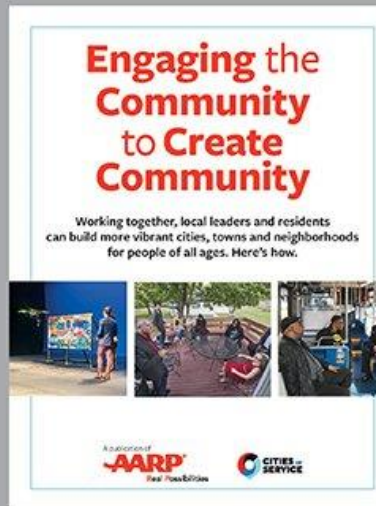
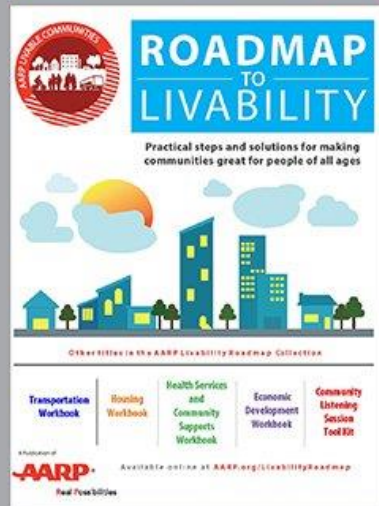
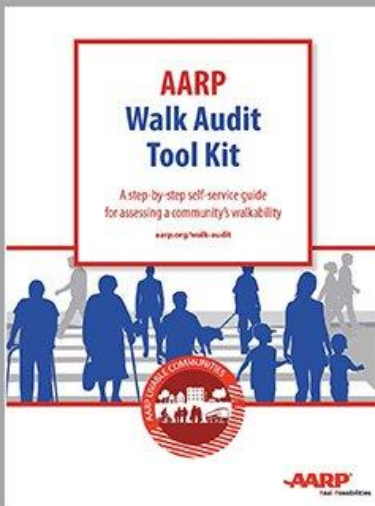
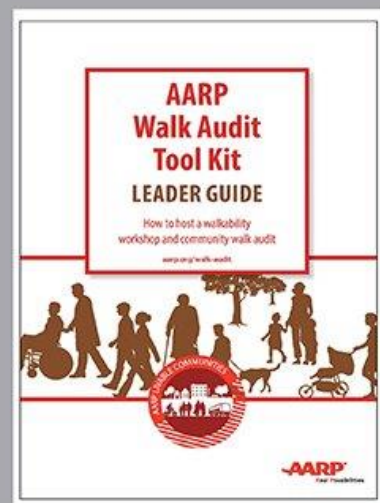
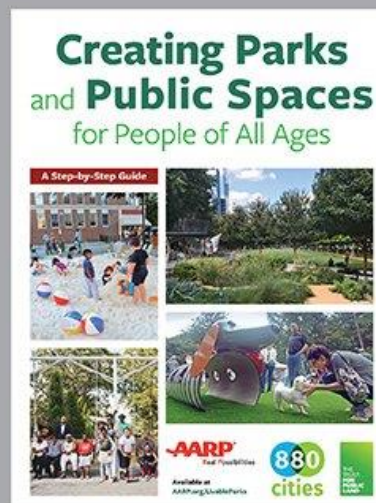
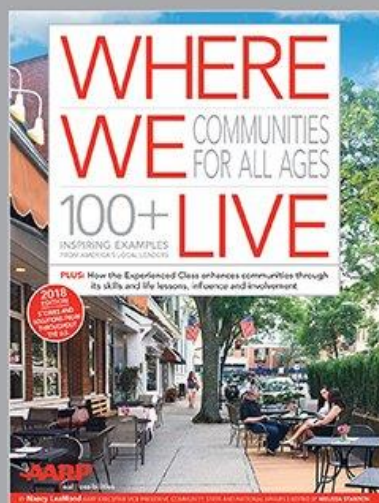


## Videos





# Resources: [www.aarp.org/livable](http://www.aarp.org/livable)





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Laura Cantwell, AARP Florida  
[lcantwell@aarp.org](mailto:lcantwell@aarp.org)

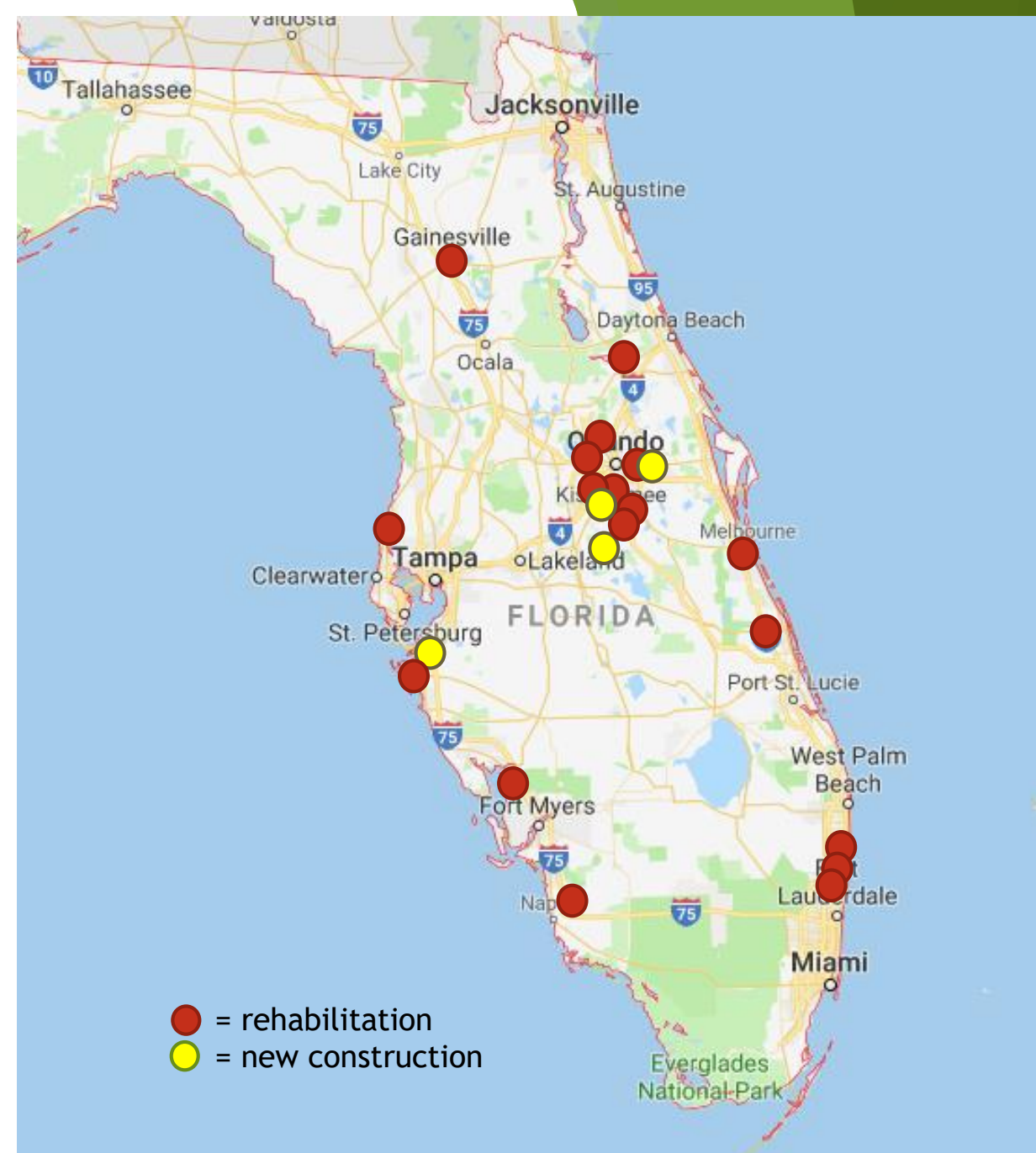


# 4% Opportunities - With No Gap Financing

(Property Tax Abatement Aside)

# Dominium LIHTC Florida Portfolio

NAME	UNITS	Type
Seven Palms	336	AR
Whistler's Green	218	AR
River Trace	168	AR
Regency Palms	200	AR
Groves of Delray	158	AR
Village at Delray	144	AR
Regency Gardens	94	AR
Lake Weston Point	240	AR
Landon Trace	228	AR
Palmetto New Construction	210	NC
Poinciana New Construction	400	NC
Tiger Bay	96	AR
Enclave at Pine Oaks	228	AR
St. Cloud Village	207	AR
Sawyer Estates	192	AR
Crane Creek	127	AR
Taylor Pointe	168	AR
Chapel Trace	312	AR
Landon Pointe	276	AR
Nassau Bay	492	AR
Orlando New Construction	260	NC
Kissimmee New Construction	300	NC
<b>TOTAL:</b>	<b>5,054</b>	<b>-</b>



# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	-	-
<b>Available?</b>	-	-
<b>Subsidy?</b>	-	-
<b>Debt/Rents</b>	-	-

# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	-
<b>Available?</b>	-	-
<b>Subsidy?</b>	-	-
<b>Debt/Rents</b>	-	-



# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	Bond Award/Credits Available
<b>Available?</b>	-	-
<b>Subsidy?</b>	-	-
<b>Debt/Rents</b>	-	-

# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	Bond Award/Credits Available
<b>Available?</b>	Scarce - 4 or 5:1	-
<b>Subsidy?</b>	-	-
<b>Debt/Rents</b>	-	-

# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	Bond Award/Credits Available
<b>Available?</b>	Scarce - 4 or 5:1	Abundant
<b>Subsidy?</b>	-	-
<b>Debt/Rents</b>	-	-

# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	Bond Award/Credits Available
<b>Available?</b>	Scarce - 4 or 5:1	Abundant
<b>Subsidy?</b>	Powerful	-
<b>Debt/Rents</b>	-	-



# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	Bond Award/Credits Available
<b>Available?</b>	Scarce - 4 or 5:1	Abundant
<b>Subsidy?</b>	Powerful	44% (or less) as Powerful
<b>Debt/Rents</b>	-	-

# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	Bond Award/Credits Available
<b>Available?</b>	Scarce - 4 or 5:1	Abundant
<b>Subsidy?</b>	Powerful	44% (or less) as Powerful
<b>Debt/Rents</b>	Low/Low	-

# Differences Between 4% and 9%

-	9%	4%
<b>LIHTC</b>	Allocated	Bond Award/Credits Available
<b>Available?</b>	Scarce - 4 or 5:1	Abundant
<b>Subsidy?</b>	Powerful	44% (or less) as Powerful
<b>Debt/Rents</b>	Low/Low	Higher/Higher (to Support Debt)



# What's Needed for 4% Housing

- ▶ More Debt - Replace LIHTC Equity
- ▶ Higher Rents/Incomes - 60% of Median
- ▶ Basis Friendly LIHTC Policy
- ▶ 100+ Unit Project - \$500,000 Bond Cost

# Market Comparison

	Orlando	Denver	Minneapolis
Median Income			
4-Person AMI	\$ 65,100	\$ 92,800	\$100,000
Gross Rents			
60% - 1 BR	\$ 781	\$ 1,044	\$ 1,125



# Regency Palms - Preservation Case Study

Acquisition Rehab Performed by Dominion

Providing Quality Affordable Housing Since 1972





# Regency Palms - Preservation

- ▶ Property
  - ▶ 200 apartments
  - ▶ Port Richey
- ▶ Prior LP hands over - Yr. 15
  - ▶ **\$2M LP funded to yr. 15**
  - ▶ **FNMA debt not paid / default**
  - ▶ **50% occupied / fire units**
  - ▶ Sail and Ship loans
- ▶ LP's wants a soft landing for property & residents

# Property at takeover



# Start

- ❖ 50% Occupied
  - ❖ Fire Units
  - ❖ Mold Units
- ❖ Fannie Mae Default
- ❖ Not a good place to live.

# Finish

- ❖ Average 90-day Occupancy: 98.10%
- ❖ Saved the Soft Financing
- ❖ \$38,353 per home in construction.
- ❖ **No other state resources**
  - ❖ **No 9% LIHTC**
  - ❖ **No new soft loans**



# Regency Palms - Before





# Regency Palms - After





# Regency Palms - Port Richey, FL



**REGENCY** Palms  
APARTMENTS











**THE LEGENDS**  
of Apple Valley  
SENIOR LIVING





**THE LEGENDS**  
of Apple Valley  
SENIOR LIVING





**THE LEGENDS**  
of Champlin  
SENIOR LIVING





**THE LEGENDS**  
of Champlin  
SENIOR LIVING





**THE LEGENDS**  
of Cottage Grove  
SENIOR LIVING





**THE LEGENDS**  
of Cottage Grove  
SENIOR LIVING





**THE LEGENDS**  
of Cottage Grove  
SENIOR LIVING





**THE LEGENDS**  
of Cottage Grove  
SENIOR LIVING





**THE LEGENDS**  
of Cottage Grove  
SENIOR LIVING





**THE LEGENDS**  
of Cottage Grove  
SENIOR LIVING





**THE LEGENDS**  
of Spring Lake Park  
SENIOR LIVING





**THE LEGENDS**  
of Spring Lake Park  
SENIOR LIVING





**THE LEGENDS**  
of Spring Lake Park  
SENIOR LIVING





**THE LEGENDS**  
of Spring Lake Park  
SENIOR LIVING





**THE LEGENDS**  
of Spring Lake Park  
SENIOR LIVING

