



FEDERAL  
RESERVE  
BANK  
*of* ATLANTA

# Creating a New Kind of Home Space

March 2019

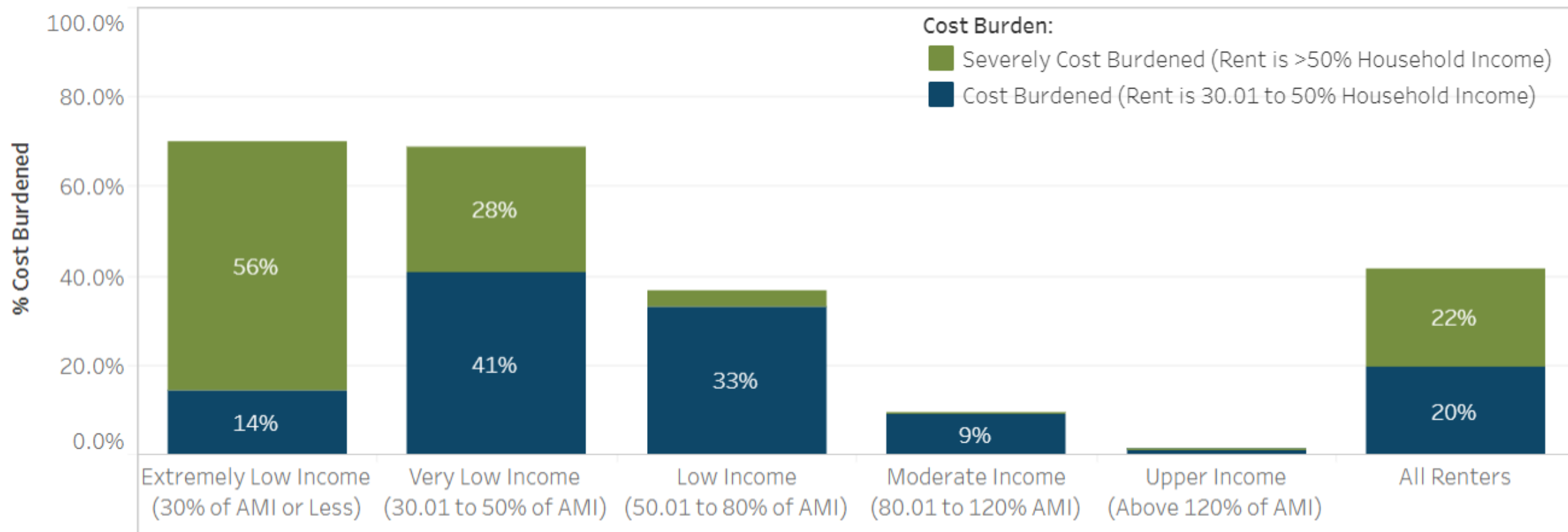
The views expressed are my own, and not necessarily those of the Atlanta Fed or the Federal Reserve System.

# Missing middle concept has broad importance

- **Economic mobility of individuals.**
  - Where a person lives matters for his/her outcomes.
- **Economic stability and resilience of communities.**
  - These added housing typologies may offer additional solutions in addressing affordable housing deficit and reconcentration of poverty/segregation.
  - Would suggest regulatory requirements to ensure equitable access (income restrictions, subsidies, etc.) and avoid creation of a niche market.

# Tennessee's Cost-Burdened Renter Households

## Percent of Cost-Burdened Renter Households, by Income Category



Estimated % of Cost-Burdened Households

Source: Southeastern Rental Affordability Tracker, Federal Reserve Bank of Atlanta,  
<https://www.frbatlanta.org/community-development/data-and-tools/southeastern-rental-affordability-tracker.aspx>

# Tennessee's Supply of Affordable Rental Units

## Surplus/Deficit of Affordable & Available Rental Units

### Renter Income Category

Surplus (Deficit) of Affordable & Available Units at 30% AMI or Less	-129,015
Surplus (Deficit) of Affordable & Available Units at 50% AMI or Less	-125,942
Surplus (Deficit) of Affordable & Available Units at 80% AMI or Less	9,552

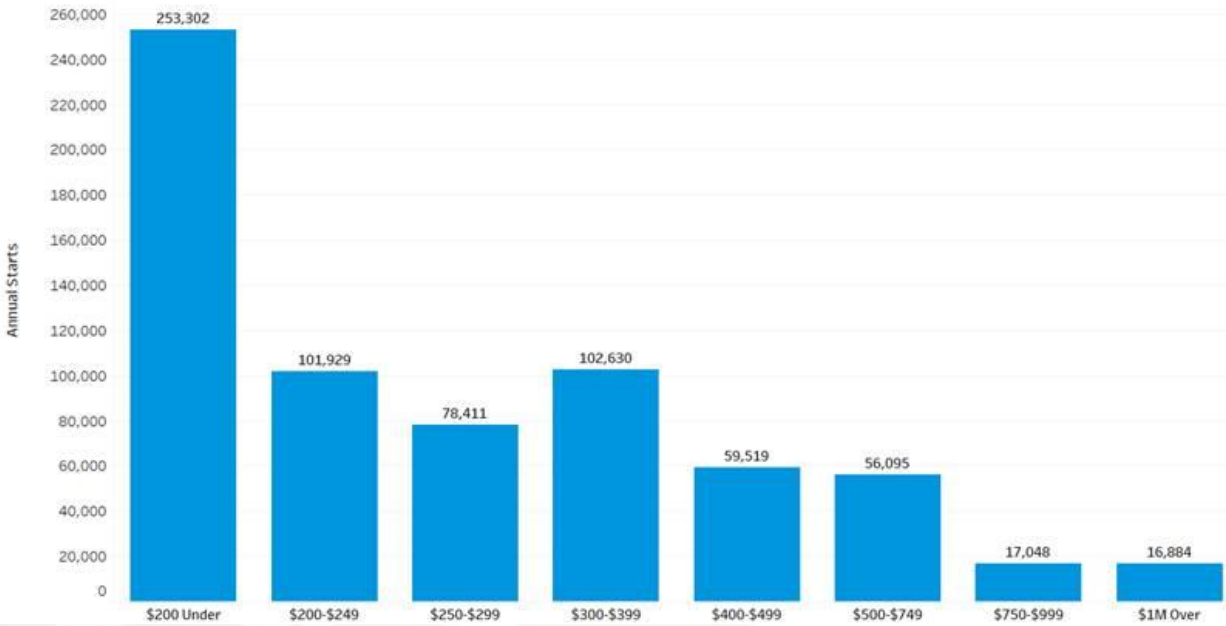
### Estimated Surplus/Deficit of Rental Units

Source: Southeastern Rental Affordability Tracker, Federal Reserve Bank of Atlanta,  
<https://www.frbatlanta.org/community-development/data-and-tools/southeastern-rental-affordability-tracker.aspx>

# Ownership market is also challenged to deliver product at entry-levels.

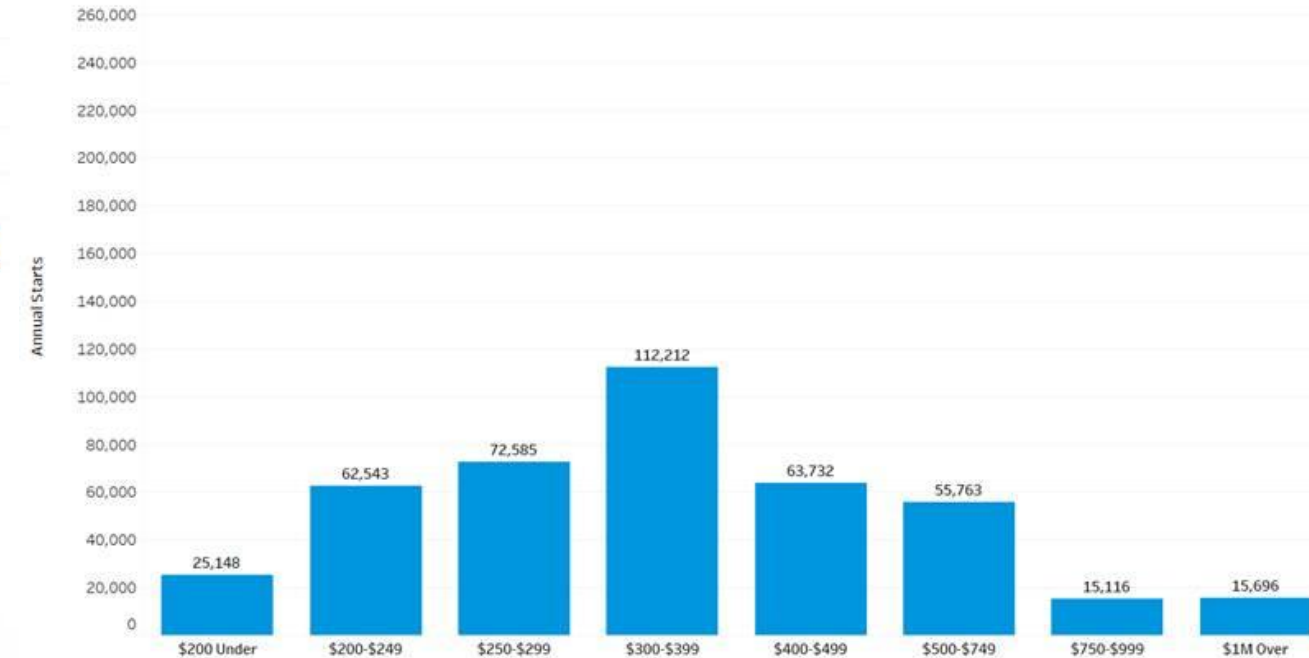
US Starts by Price Point - March 2005

Source: Metrostudy, Risk Analysis Unit



US Starts by Price Point - December 2018

Source: Metrostudy, Risk Analysis Unit



# The Federal Reserve's main functions:



**Conducting  
the nation's  
monetary  
policy**



**Helping  
maintain the  
stability of  
the financial  
system**



**Fostering  
payment and  
settlement  
system safety  
and efficiency**

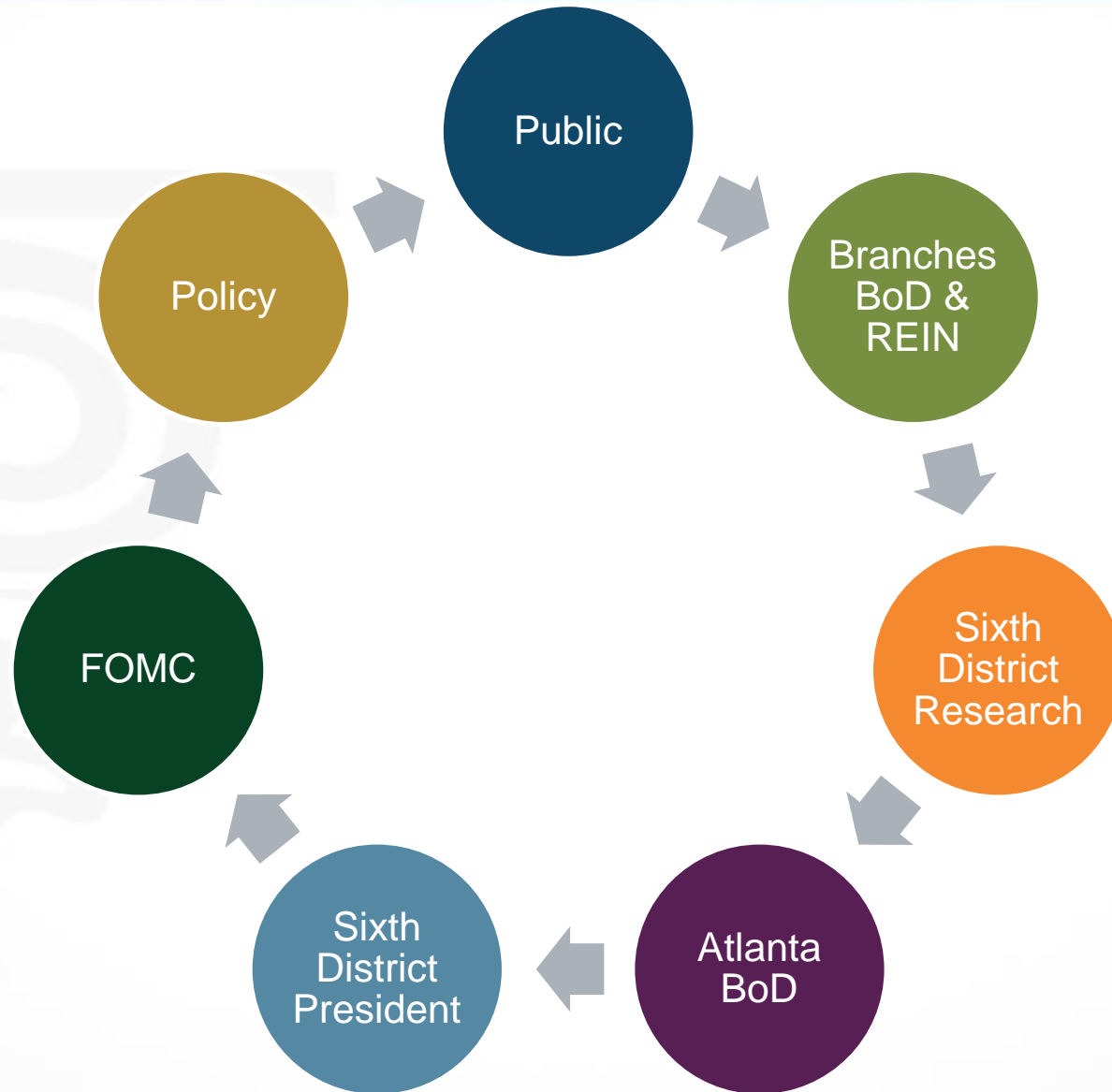


**Supervising  
and regulating  
financial  
institutions**



**Promoting  
consumer  
protection and  
community  
development**

# Information Flow



# Session outline

## **What is missing middle housing?**

Gary Gaston, CEO – Nashville Civic Design Center

TK Davis, Professor, School of Architecture – University of TN, Knoxville

## **How can we deliver it?**

Eric Myers, Executive Director – Chattanooga Design Studio

Martina Guilfoil, President and CEO – Neighborhood Enterprise