

REINVENT PHOENIX

CURRENT STATE OF HOUSING IN THE MIDTOWN DISTRICT APPENDIX

Partners:



City of Phoenix



St. Luke's Health Initiatives



GLOBAL INSTITUTE
of SUSTAINABILITY
ARIZONA STATE UNIVERSITY



Assessing the Current State of Housing In the Midtown District, Phoenix Against Principles of Livability and Sustainability

APPENDIX

Report submitted to the City of Phoenix Planning and Development Department by the ASU-SOS Team for the project grant “Reinvent Phoenix – Cultivating Equity, Engagement, Economic Development and Design Excellence with Transit-Oriented Development”, funded by the U.S. Department of Housing and Urban Development (HUD)

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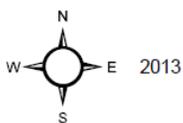
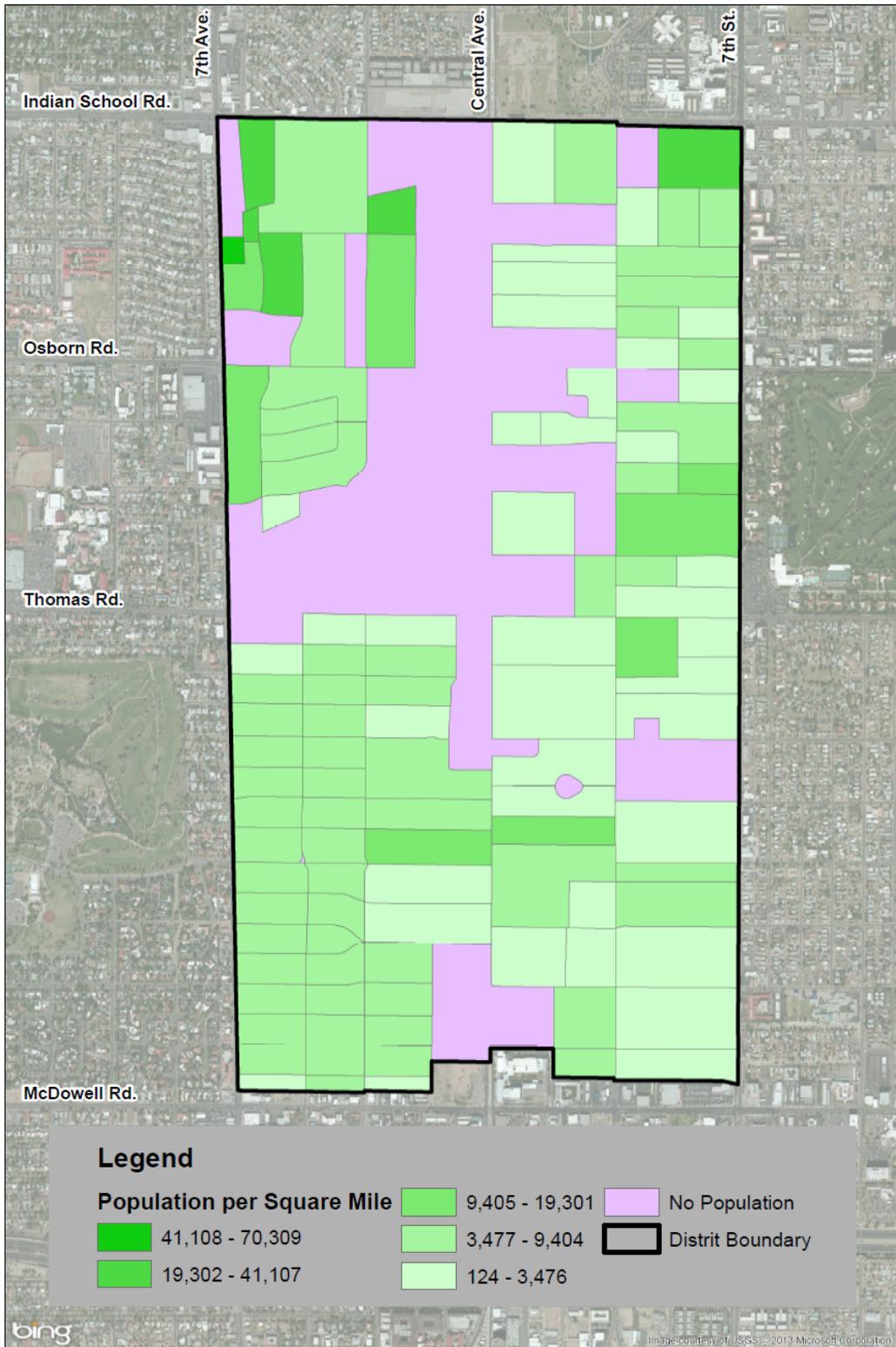
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Appendix 1: The Current State of Housing and Population in the Midtown District

This appendix contains descriptive data on housing conditions in Midtown through a series of tables, charts, and maps.

Housing and Population Density

Locations of high population density (Figure 1) and housing density (Figure 2) are scattered throughout the district, but somewhat concentrated in the central and northwest side of the district.

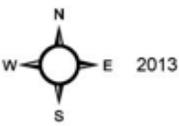
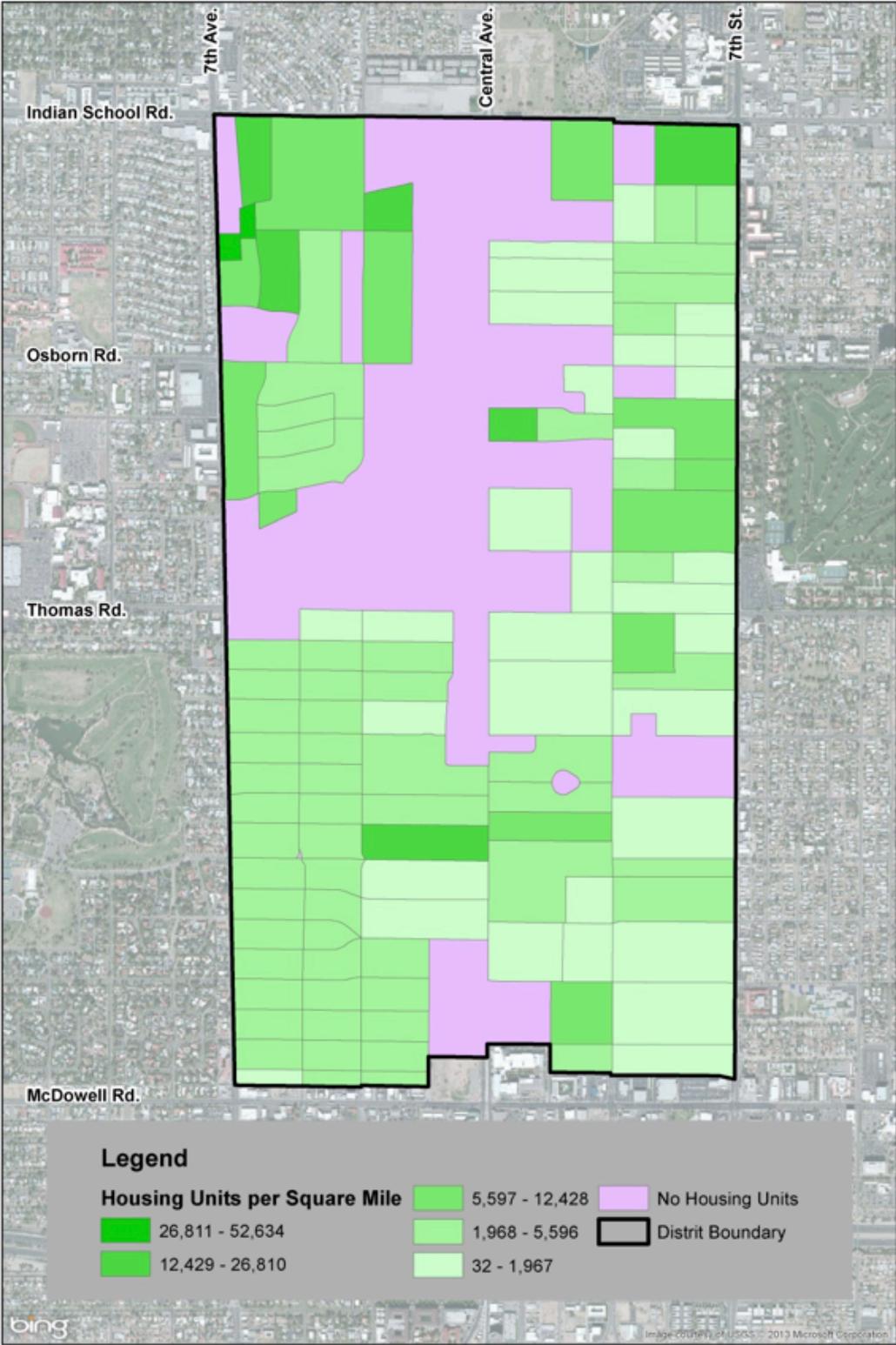


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Midtown District Population Density

0 0.5 Miles
1 inch = 958 feet

Figure 1. Midtown District Population Density



Reinvent PHX
 Midtown District
 Housing Density

0 0.5 Miles
 1 inch = 958 feet

Figure 2. Midtown District Housing Density

Housing Types

Midtown has a variety of housing types and sizes. There are around 6000 homes in the district. Based on census track data, single-family detached homes are the predominant housing type (Figure 3). The majority of the homes have one or two bedrooms (Figure 4). Map 2 compares the housing type distribution between the five Reinvent Phoenix planning districts.

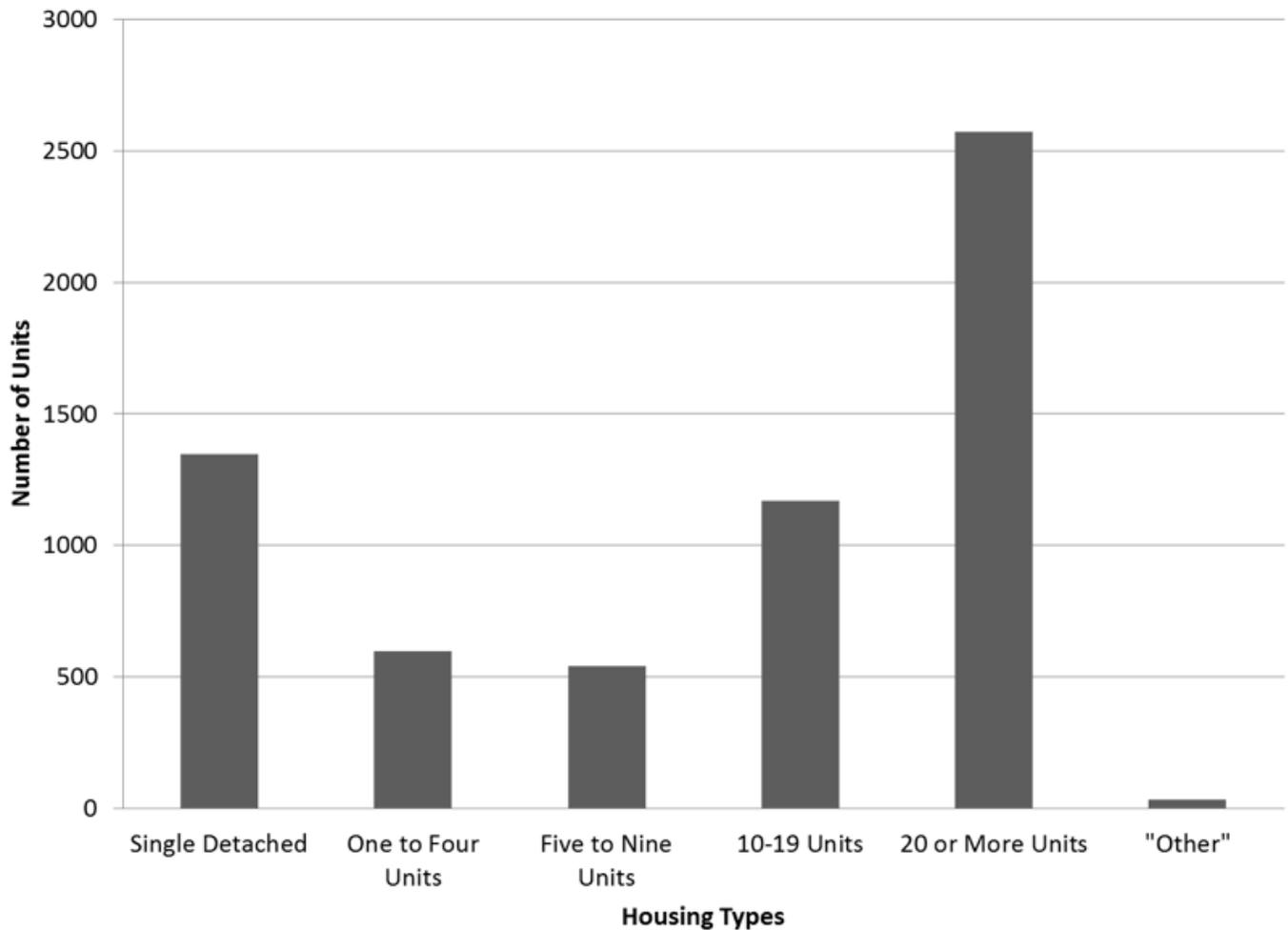


Figure 3. Midtown District Housing Types ("Other" includes mobile homes and boat, etc.).

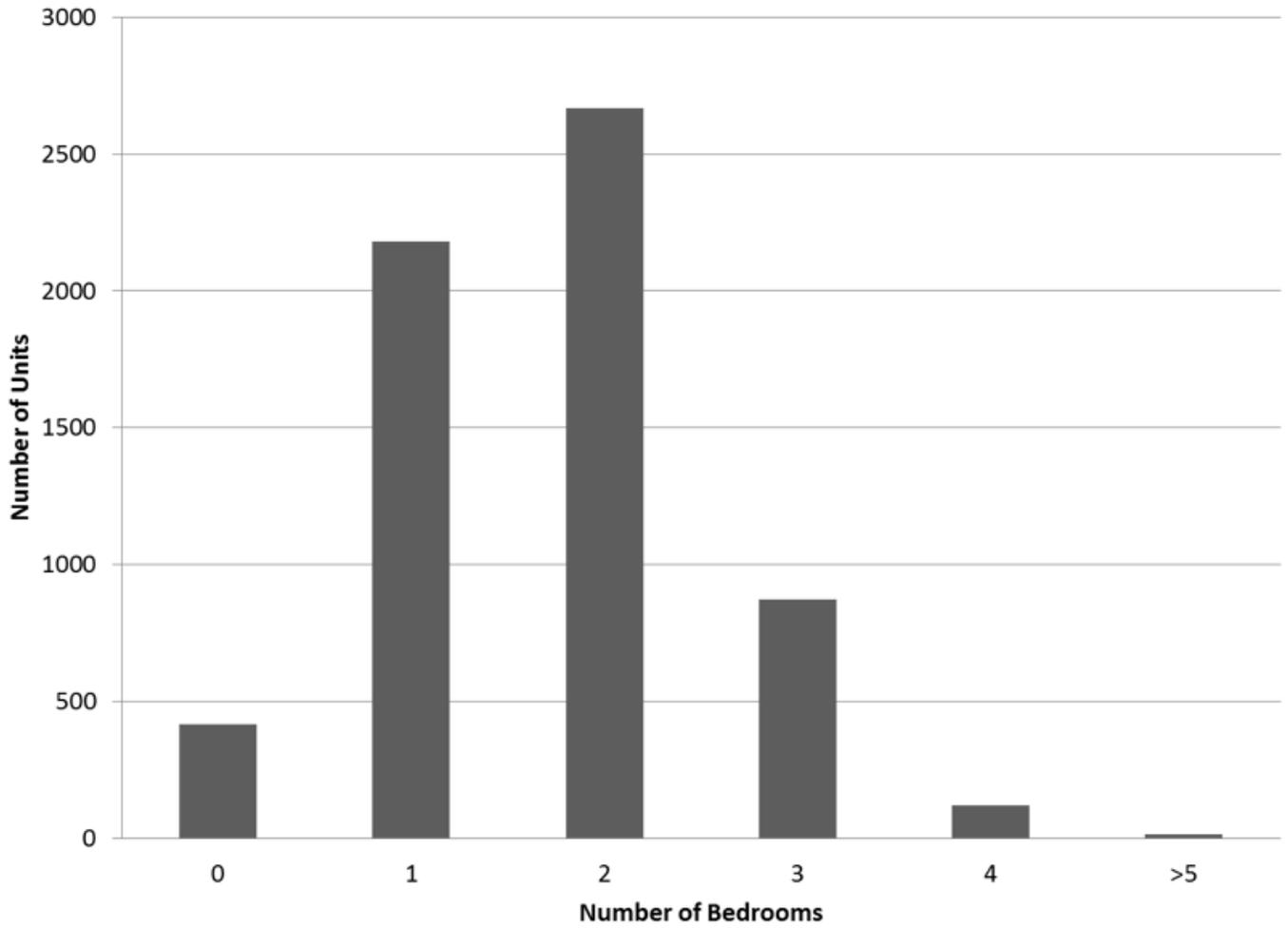


Figure 4. Midtown District Housing Sizes by Number of Bedrooms

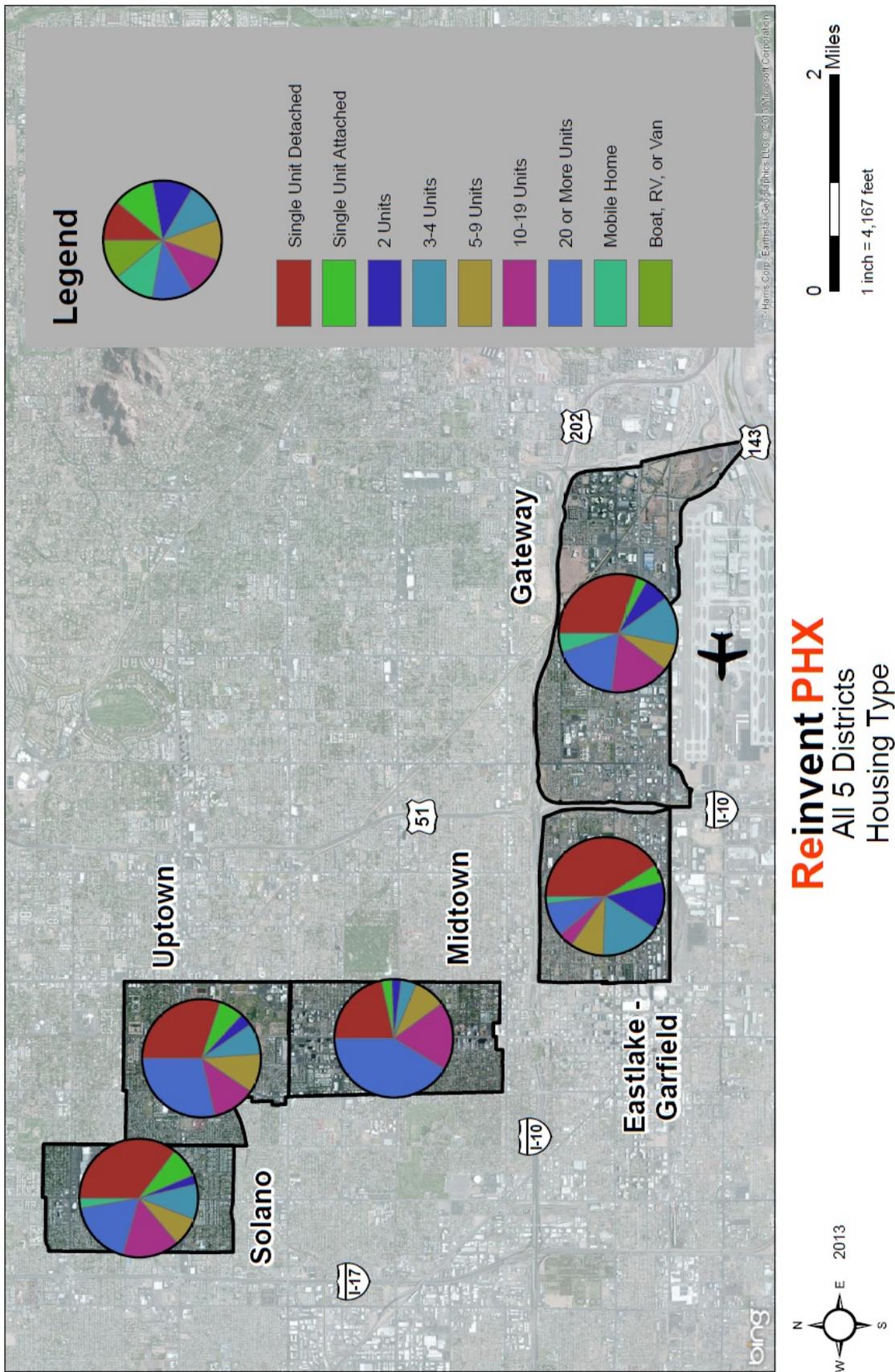


Figure 5. Distribution of Housing Types in the five Reinvent Phoenix Districts.

Housing Age

Over half of Midtown's homes were built before 1980, and around 20% before 1950 (Figure 6). This is both an asset and a liability. Midtown also has experienced relatively little new housing construction, with just over 10% of its homes built in the 2000s. Figure 7 shows that older homes are concentrated in the southern parts of the district.

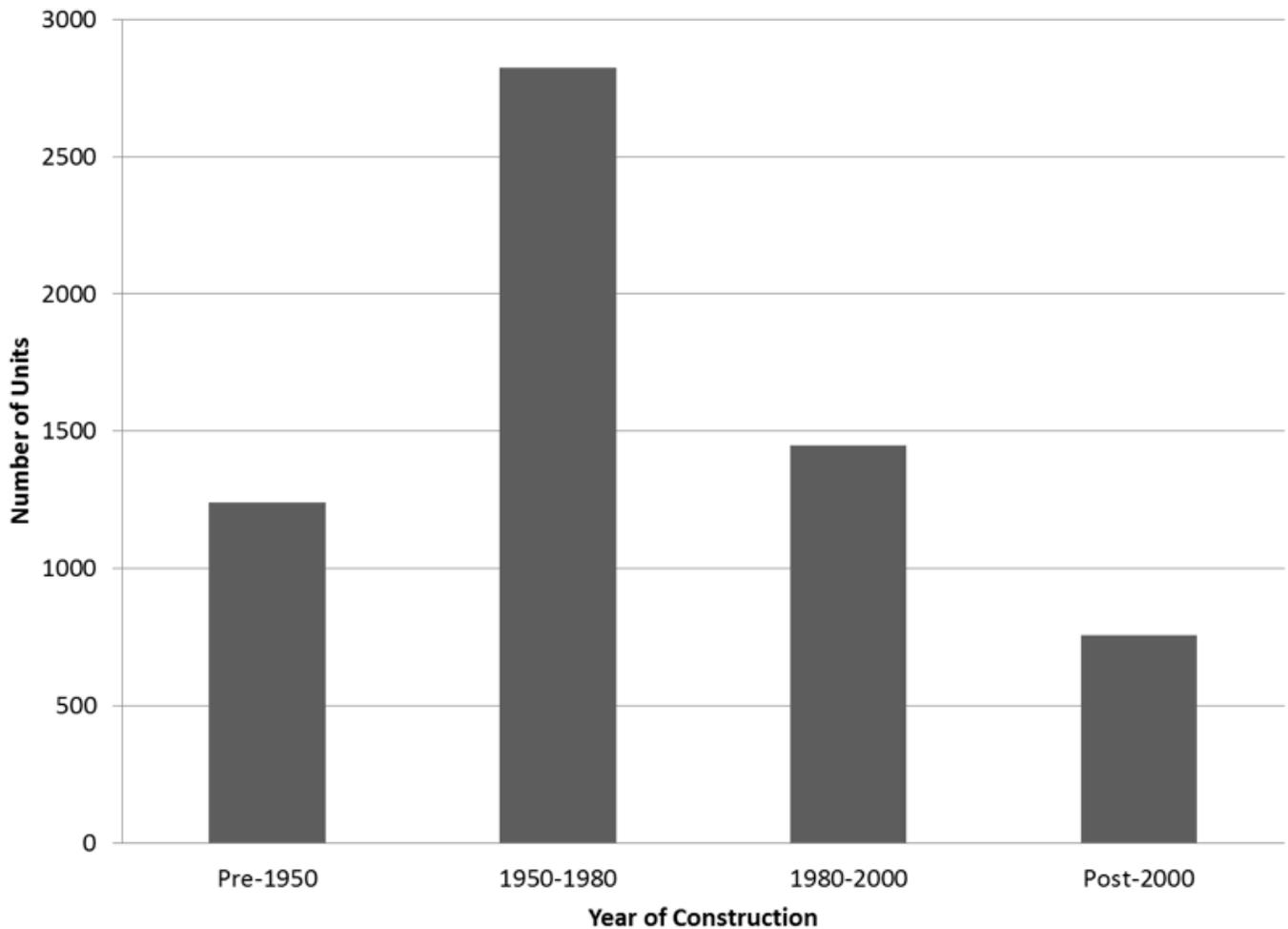
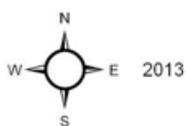
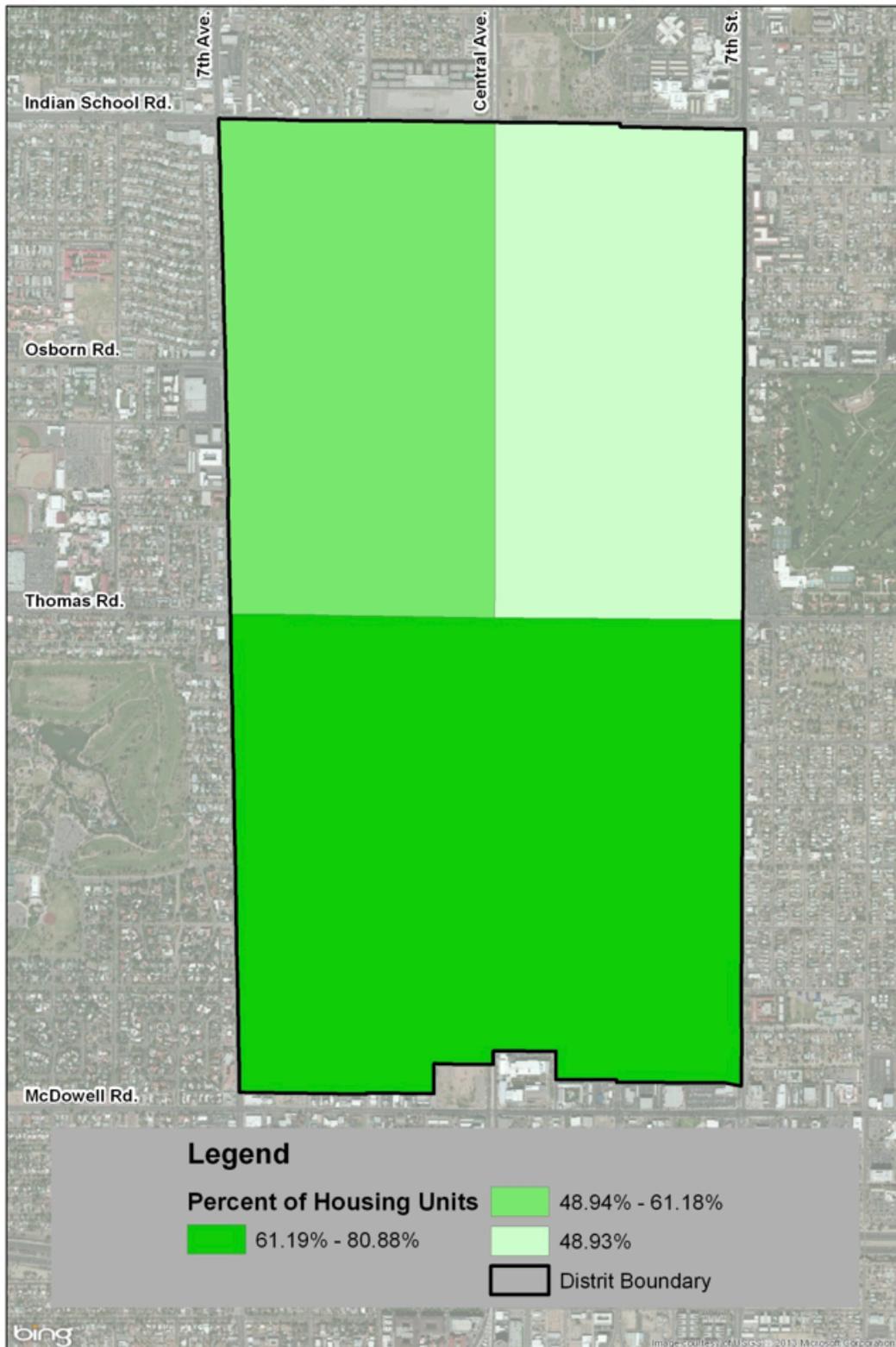


Figure 6. Midtown Housing Age Distribution



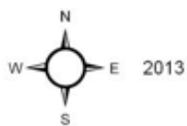
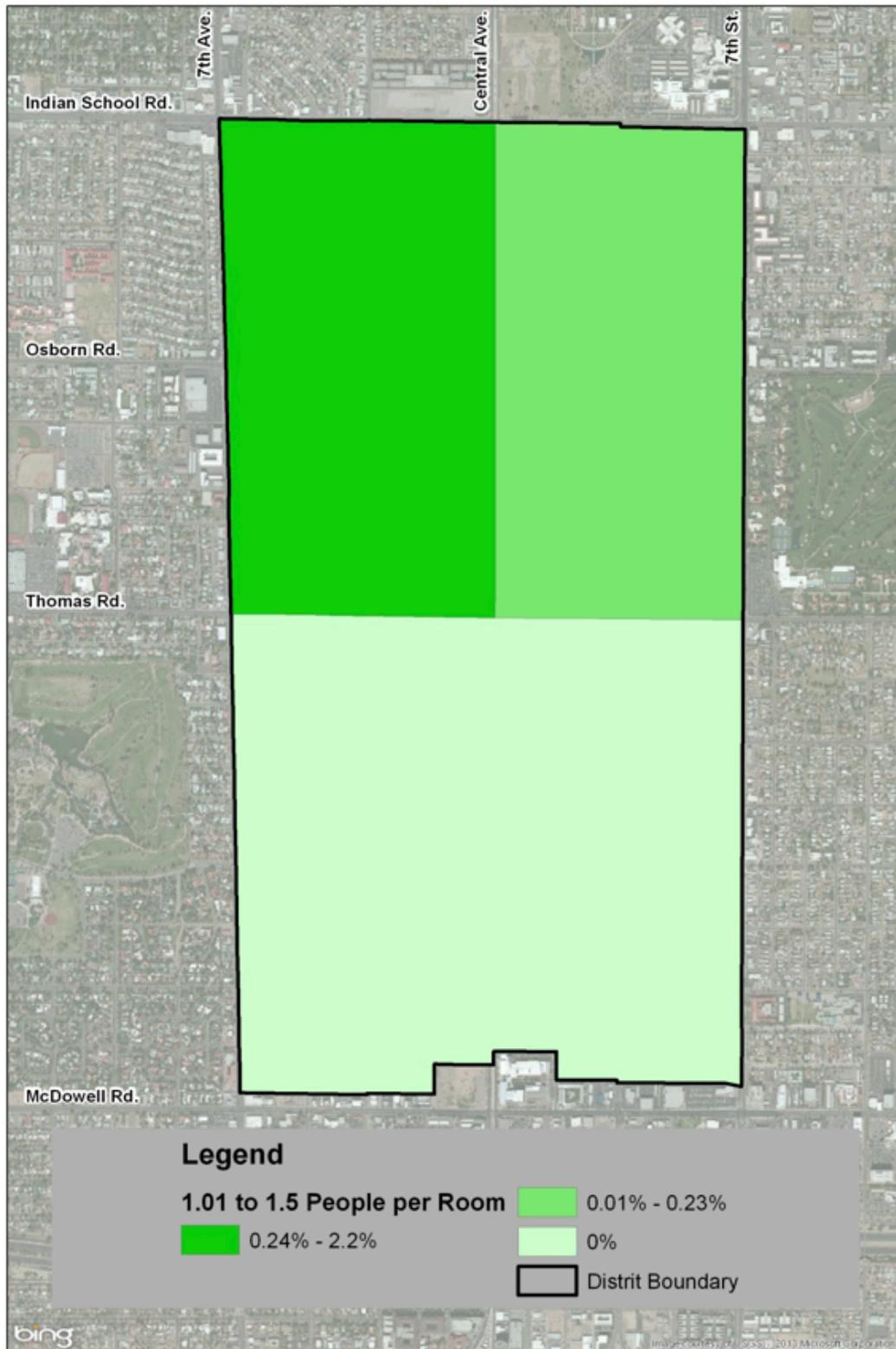
Reinvent PHX
 Midtown District
 Housing Built Before 1979



Figure 7. Map of share of housing built before 1979.

Overcrowding

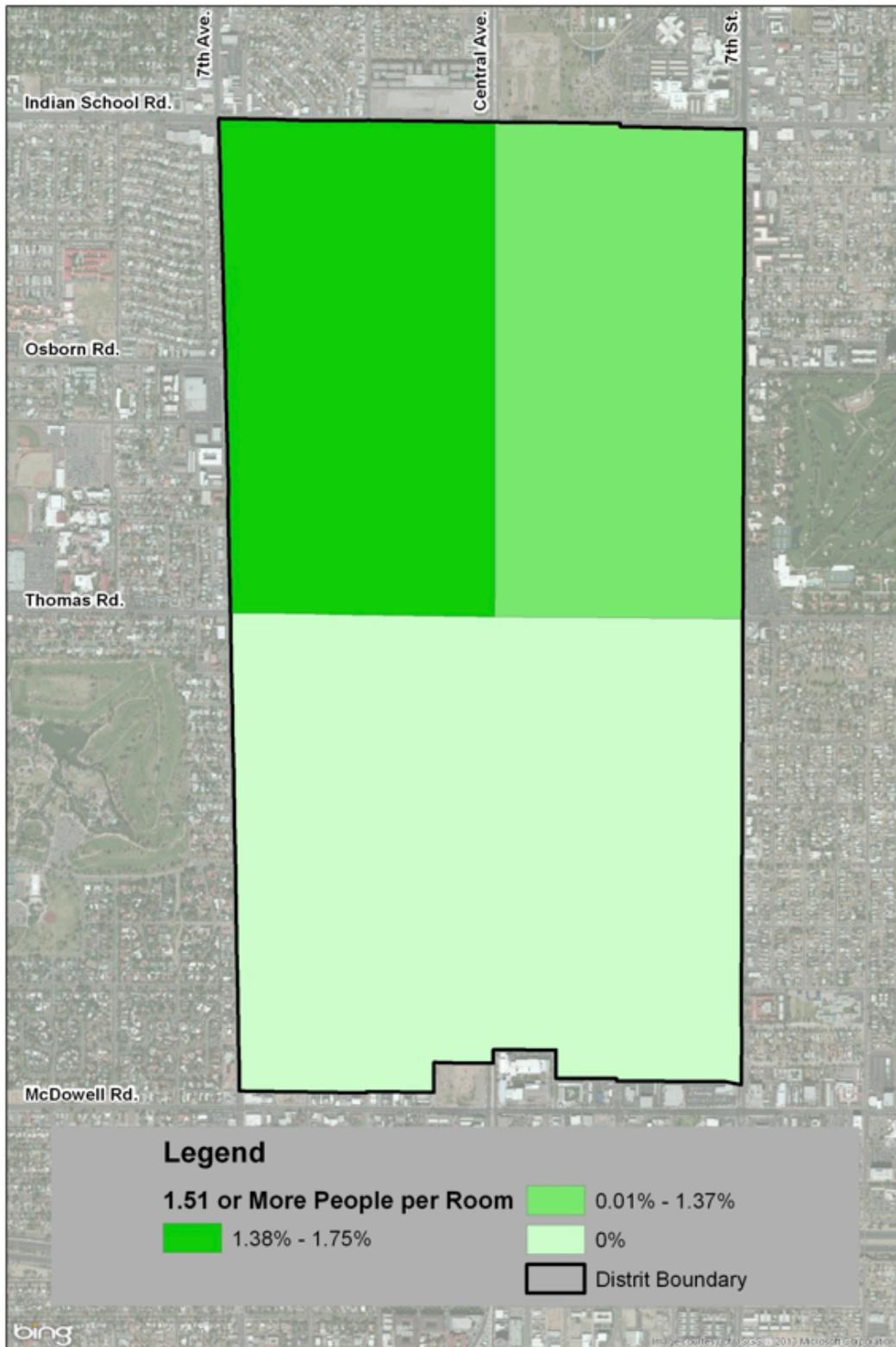
Midtown district has little overcrowding, with only 0.8% of units overcrowded (1 to 1.5 persons per room) and 1% severely overcrowded (greater than 1.5 persons per room).



Reinvent PHX
 Midtown District
 Households: Overcrowded



Figure 8. Map of overcrowding rates



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 Midtown District
 Households: Extremely Overcrowded



Figure 9. Map of severe overcrowding rates

Housing and Transportation Costs

Figures 11, 12 and 13 show the median housing costs for the five districts for renters, owners and owners without a mortgage, respectively. Midtown generally shows similar costs of housing compared to other districts. Some households are housing cost burdened, as shown in Figure 14.

Estimates of housing and transportation costs are shown in Figure 15. Figure 16 shows that few households in the district can live without an automobile, which raises transportation costs. Figure 17 shows the home zip codes of workers who work in the Midtown District, while Figure 18 shows the work location of Midtown District residents. It is evident that many of these commutes are difficult to do by public transit, thus explaining the high car ownership in the district.

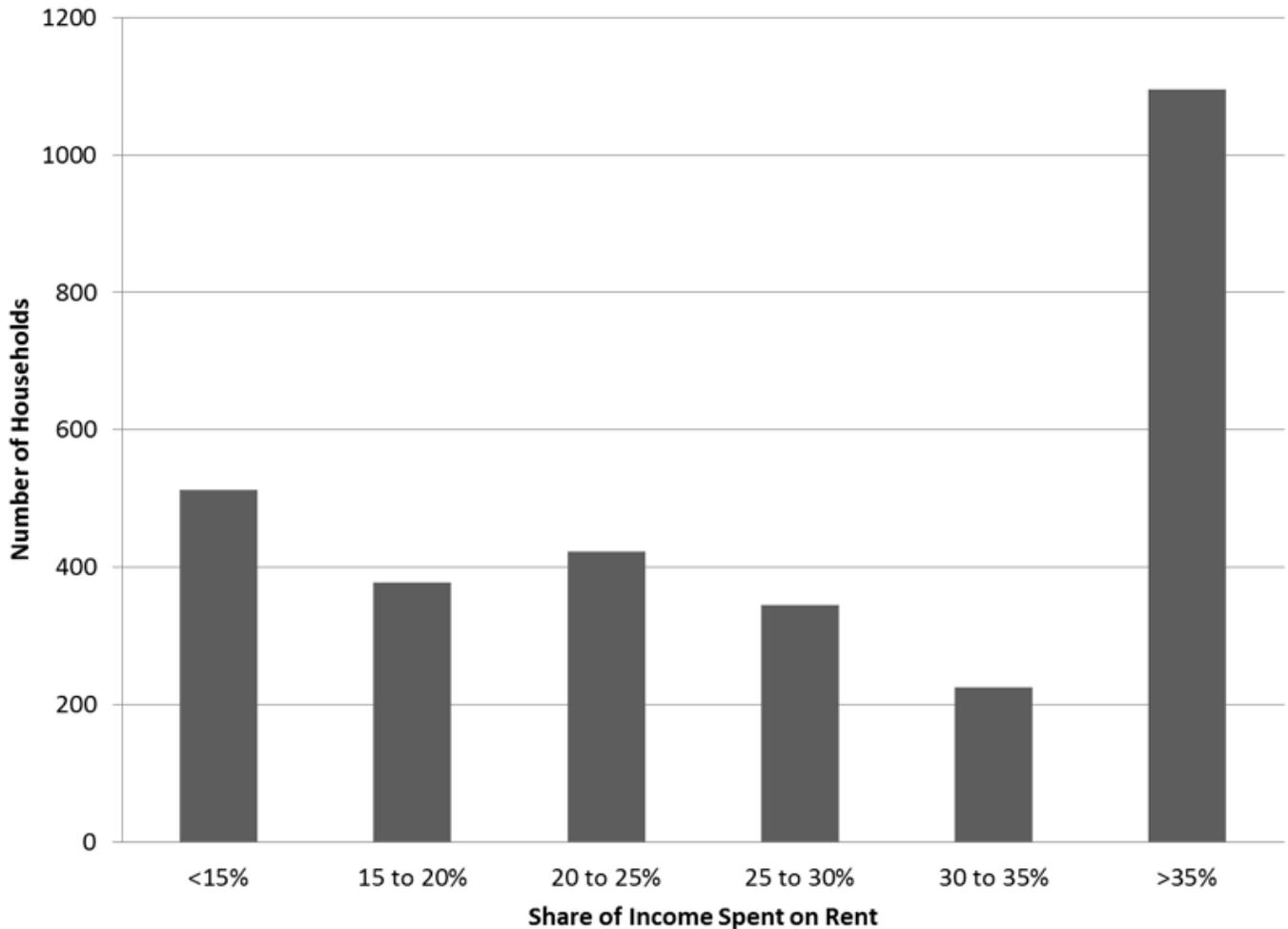


Figure 10. Share of households with different housing burdens.

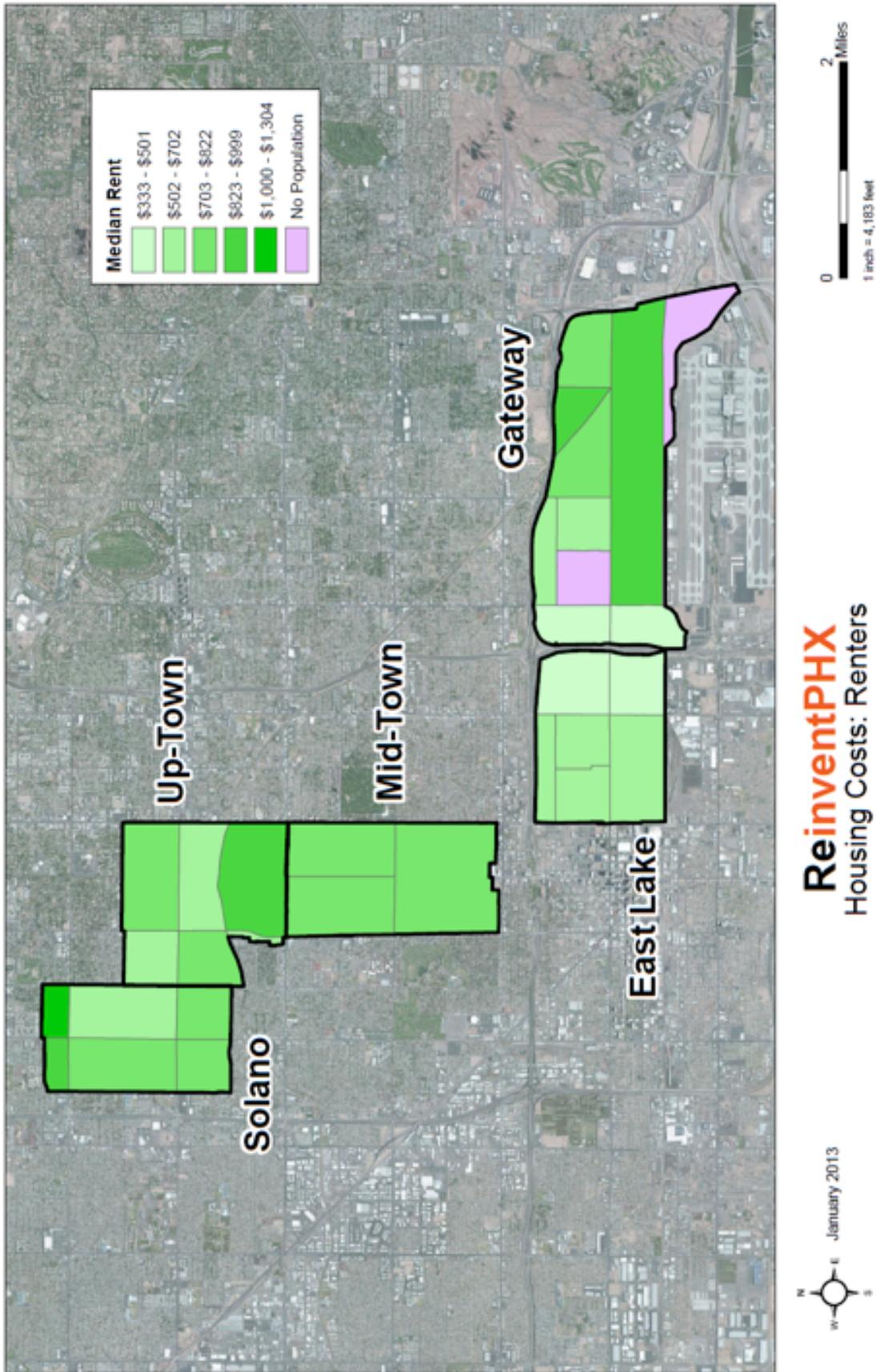


Figure 11. Housing costs for renters in the Reinvent Phoenix districts.

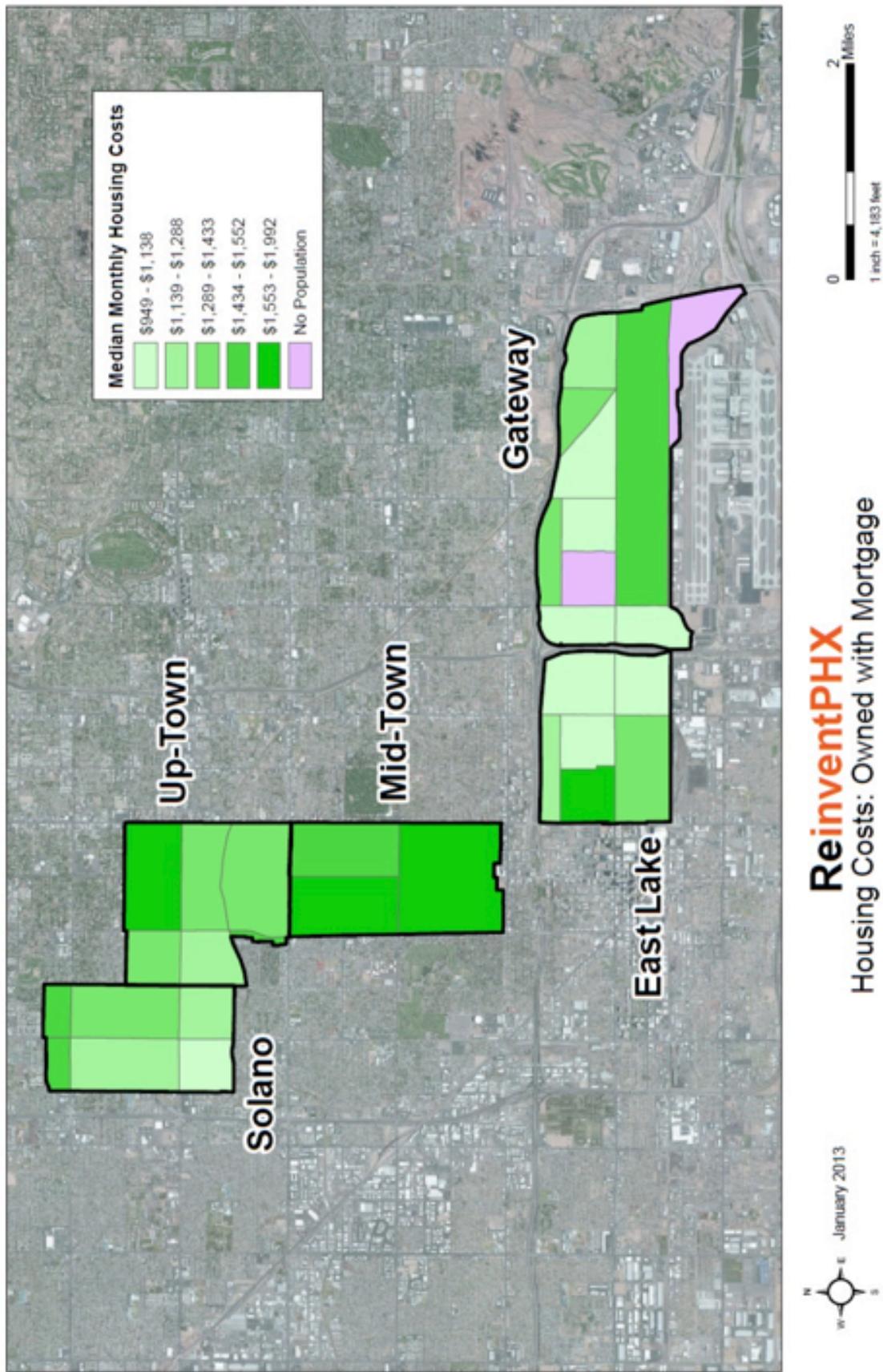


Figure 12. Housing Costs for Owners in the Reinvent Phoenix districts.

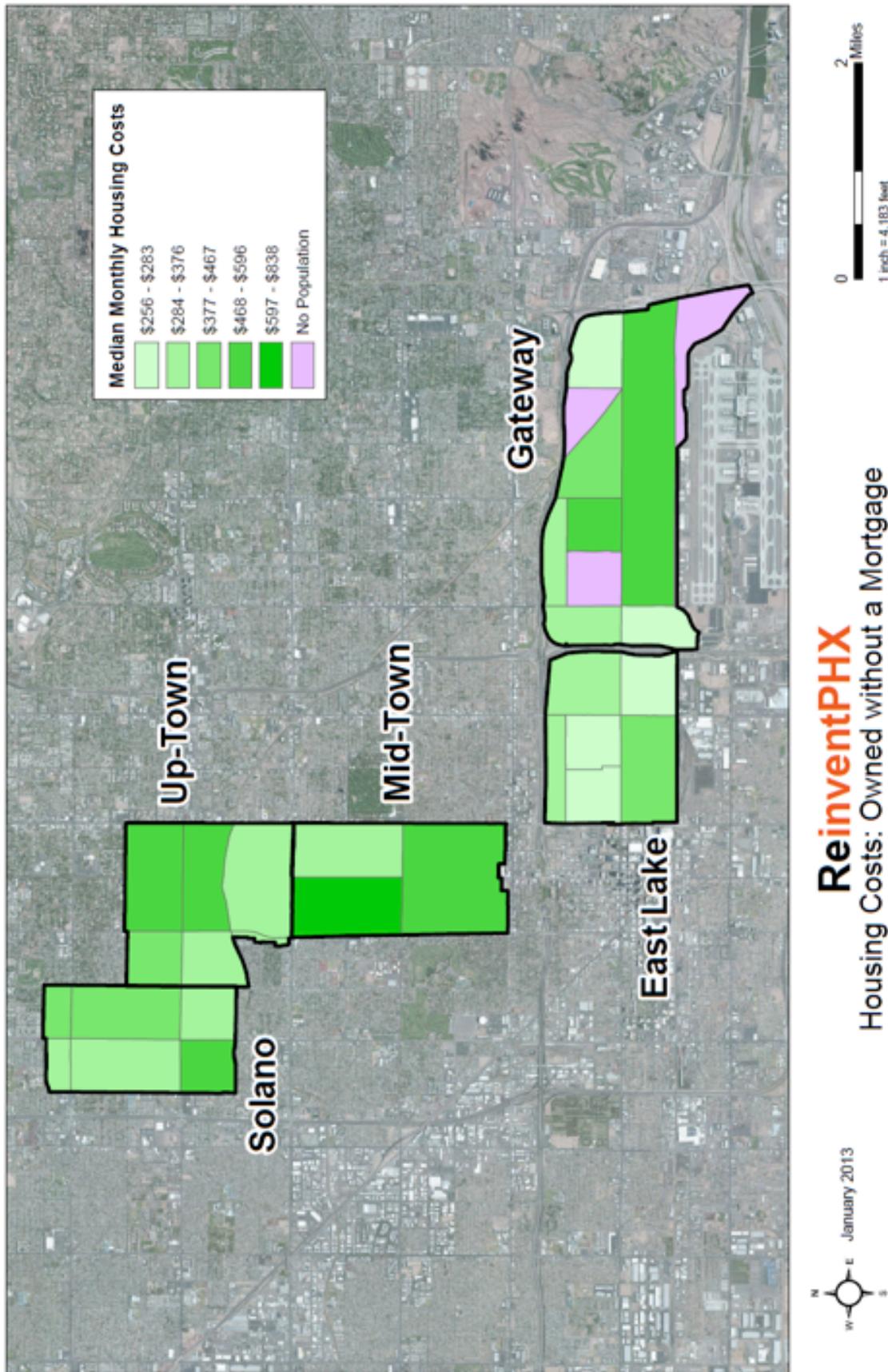


Figure 13. Housing costs for owners without mortgages in the reinvent phoenix districts.

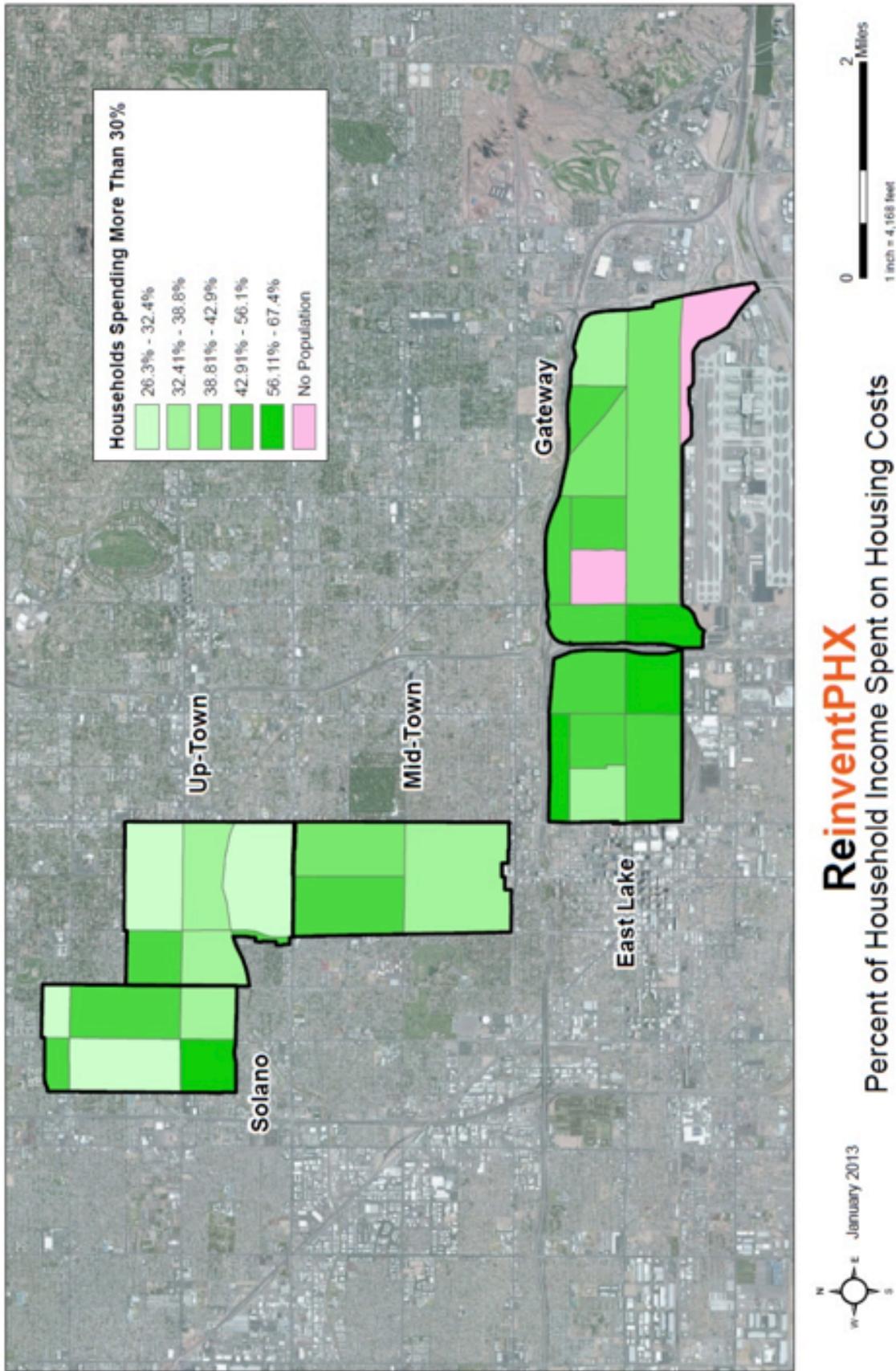


Figure 14. Housing costs-burdened households in the reinvent phoenix districts.

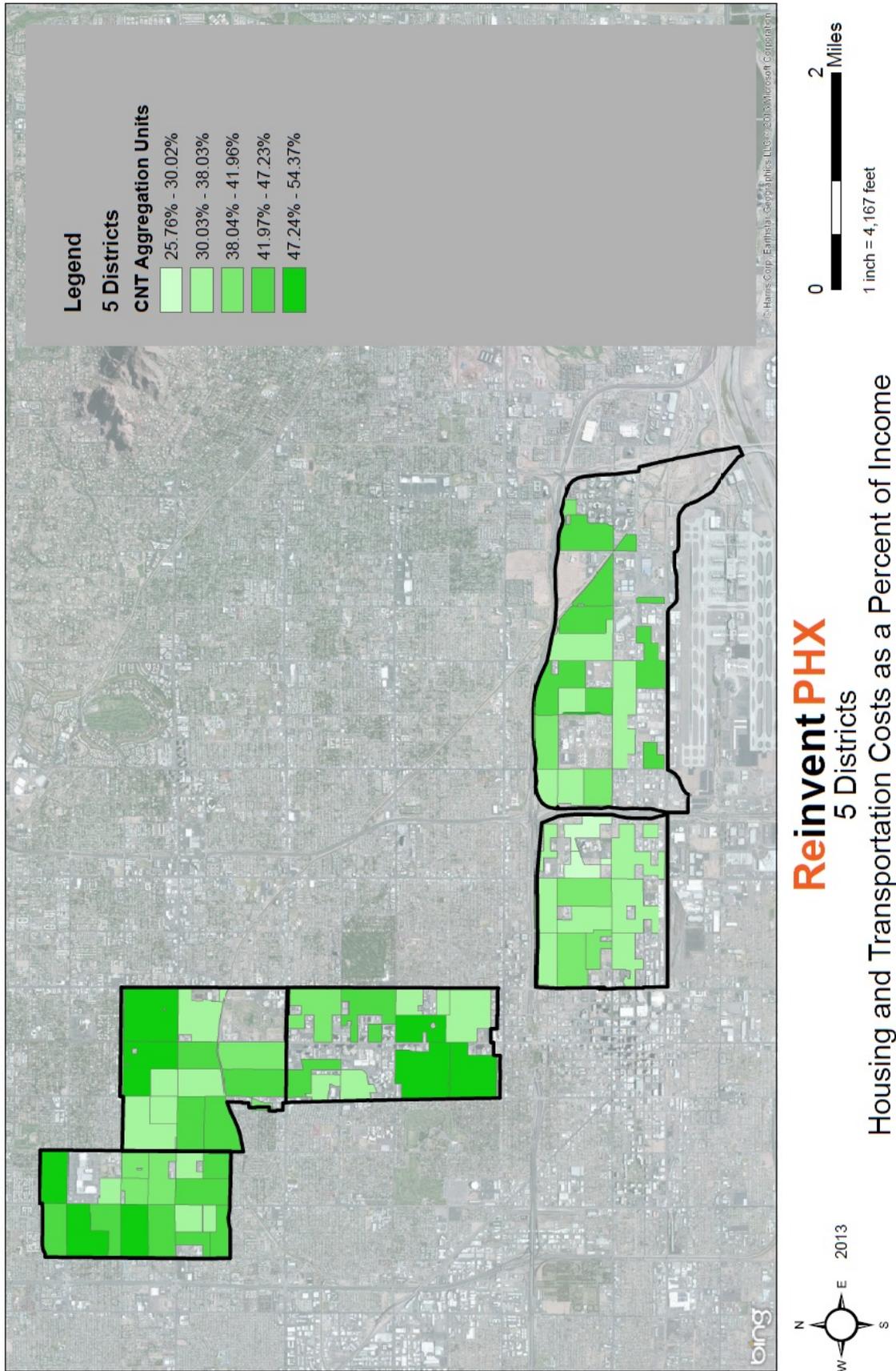


Figure 15. Housing and transportation cost burdens.

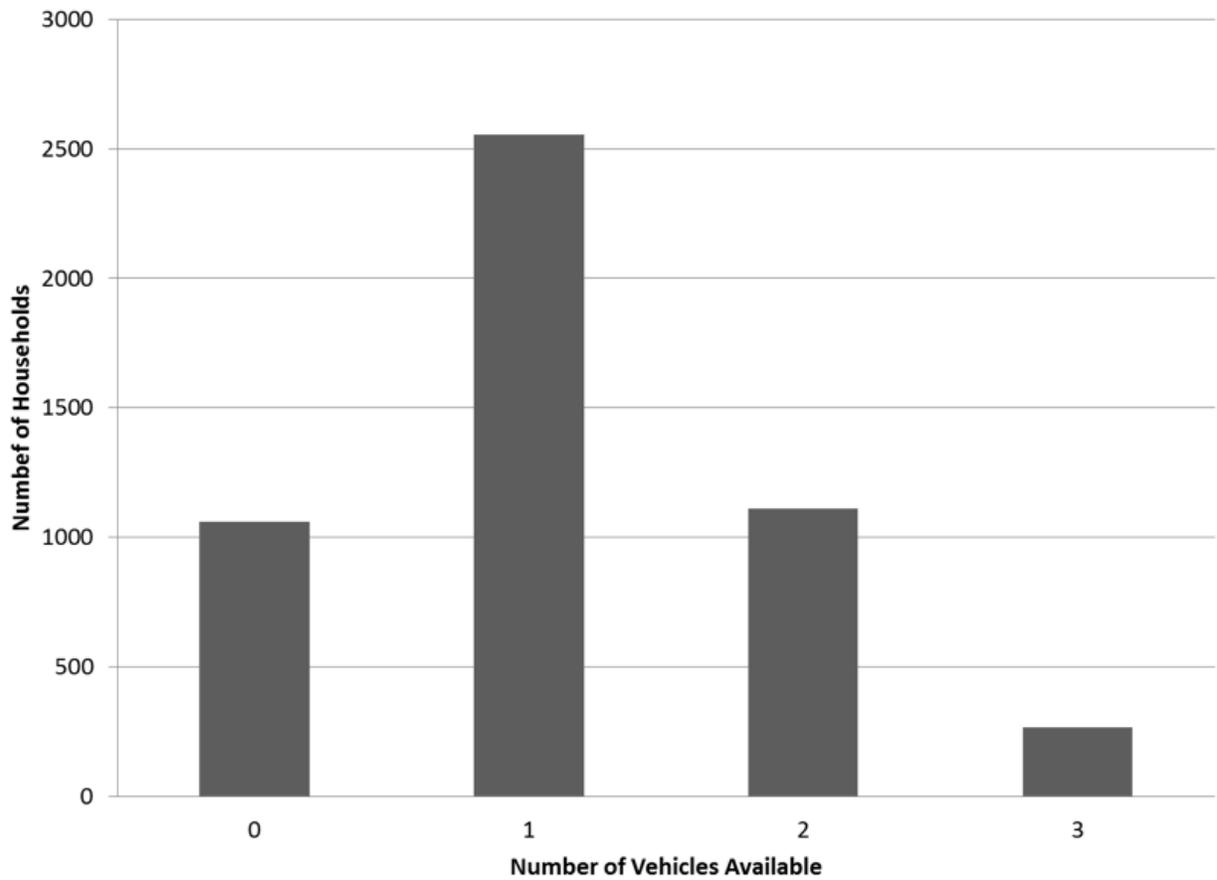


Figure 16. Vehicle ownership in Midtown District

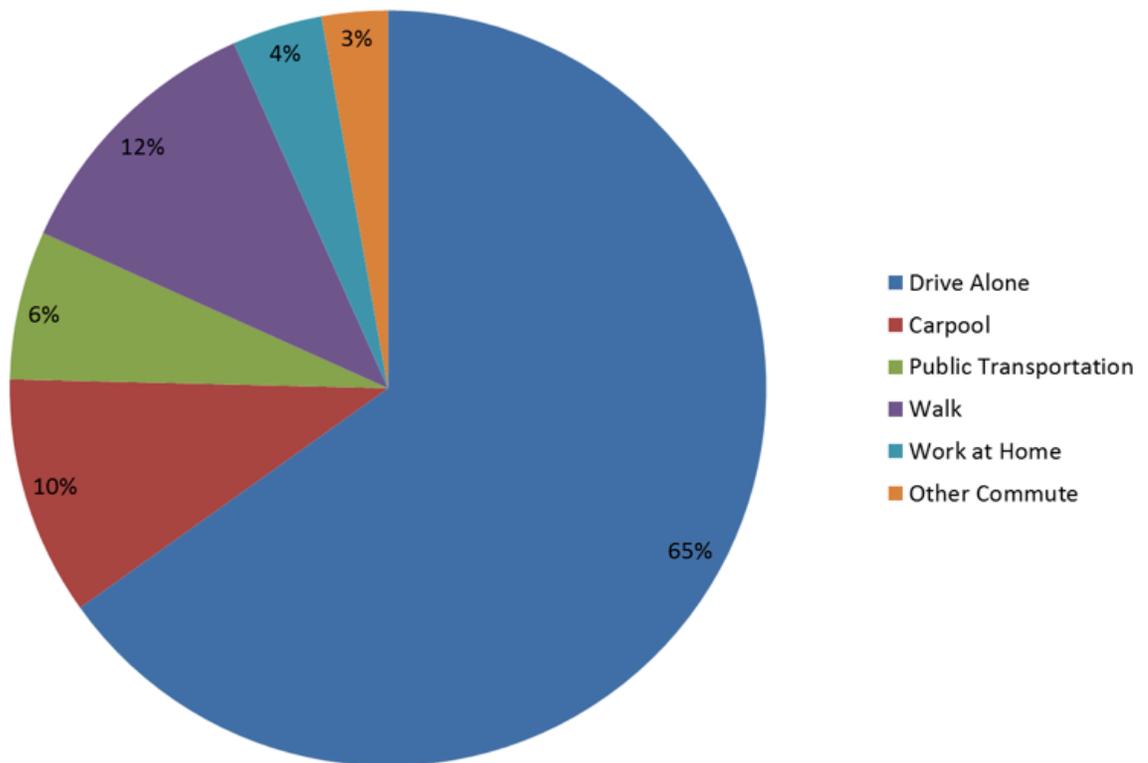


Figure 17. Transportation mode to work for workers in the Uptown District

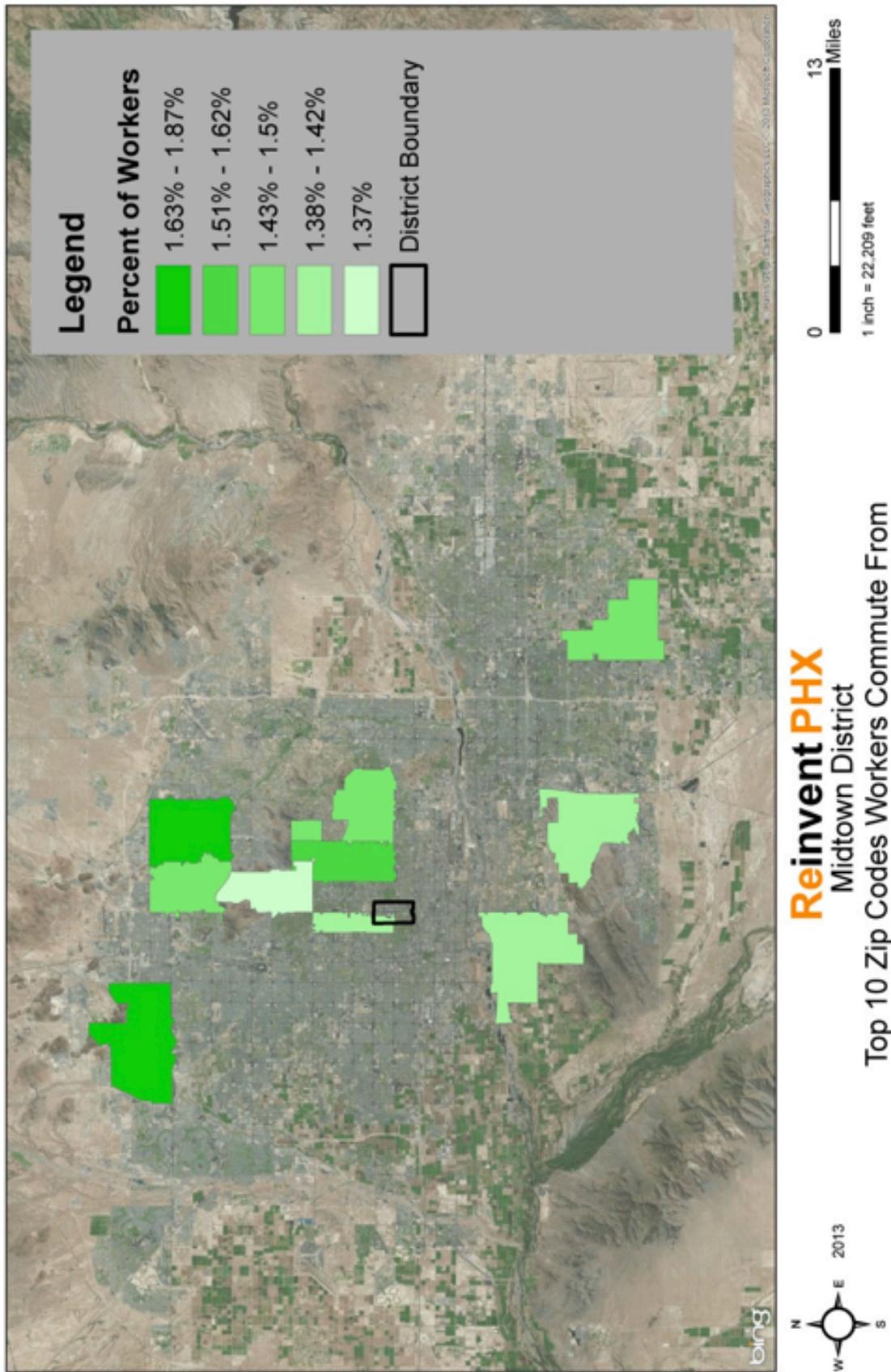


Figure 18. Top ten zip codes for workers who work within the Uptown District

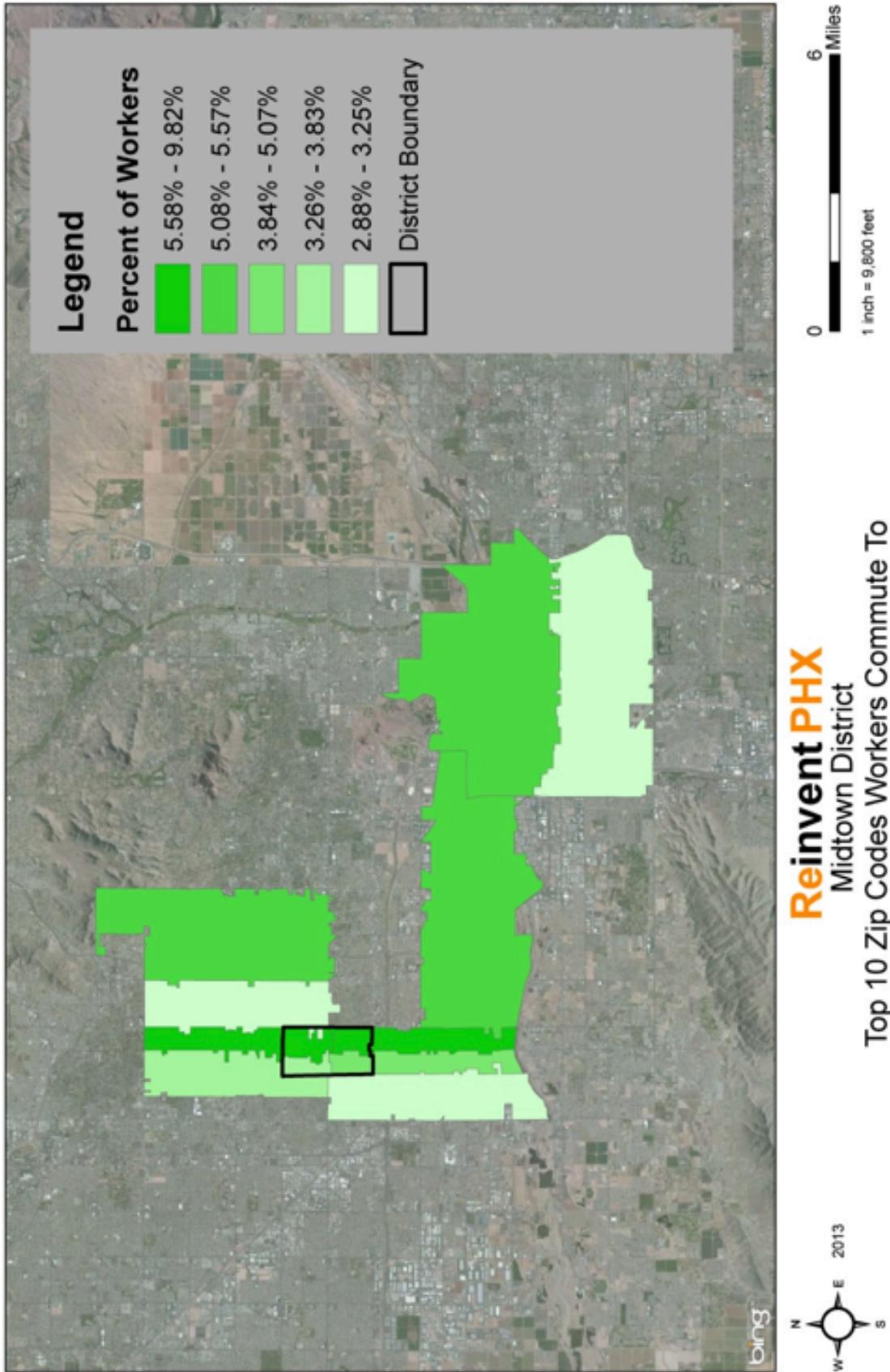


Figure 19. Top ten zip codes to which residents of Uptown District commute

Household Demographics

American Community Survey data (2007 to 2011 series) was used to create a profile of district demographic characteristics relevant to current housing consumption. Table 1 summarizes key demographic and housing cost information.

Table 1. Summary table of household demographics in the Midtown district.

Valuables	Totals	Share of Total or Subtotals
Total Population	8,104	
Total Housing Units	6,267	
Occupied Housing Units	4,990	
Vacant Housing Units	1,277	20.4%
Owner Vacancy Rate	8%	
Rental Vacancy Rate	12%	
Owner Occupied	1,847	37.0%
Renter Occupied	3,143	63.0%
Average Owner Household Size	2	
Average Renter Household Size	2	
1 Person or Less Per Room (Not Overcrowded)	4,899	98.2%
1.01 to 1.5 People Per Room (Overcrowded)	42	0.8%
1.51 People or More Per Room (Extremely Overcrowded)	49	1.0%
Median Value of an Owner Occupied Housing Unit	219,004	
Median Selected Monthly Owned With Mortgage Costs	1,641	
Median Selected Monthly Owned Without Mortgage Costs	494	
Median Rent	803	
Population 16 and Older	7,304	
Workers 16 and Older	4,799	
Civilian Labor Force	5,239	
In Armed Forces	-	0.0%
Employed Civilians	4,872	93.0%
Unemployed Civilians	367	7.0%
Median Household Income	43,925	
Median Household Income Owner	59,792	
Median Household Income Renter	31,220	
Per Capita Income	32,277	
Median Monthly Housing Costs	980	
Median Monthly Housing Costs Owner	1,342	
Median Monthly Housing Costs Renter	803	
Population for whom Poverty Status is Determined	8,088	
Below 100% of Poverty Level	1,408	17.4%
Below 50% of Poverty Level	831	10.3%
Below 20% of Poverty Level	2,920	36.1%
Population 25 Years and Older	6,314	
Less than High School Graduate	566	9.0%
High School Graduate	1,283	20.3%
Some College or Associates Degree	2,041	32.3%
Bachelors Degree or Higher	2,423	38.4%



Table 2 compares the household diversities among the different districts.

Table 2. Diversity indices for race and ethnicity, household type, household incomes and housing types ^A.

	Solano	Uptown	Midtown	Eastlake -Garfield	Gateway
Race/Ethnicity Diversity	0.40	0.26	0.27	0.39	0.40
Household Type Diversity	0.51	0.43	0.39	0.49	0.52
Household Income Diversity	0.85	0.86	0.86	0.74	0.86
Housing Type Diversity	0.73	0.72	0.63	0.54	0.80

A. Indices range from zero to 1, with one being perfectly diverse (all groups or types equally represented)

The age distribution of the district shows a profile heavy weighted towards children and youth.

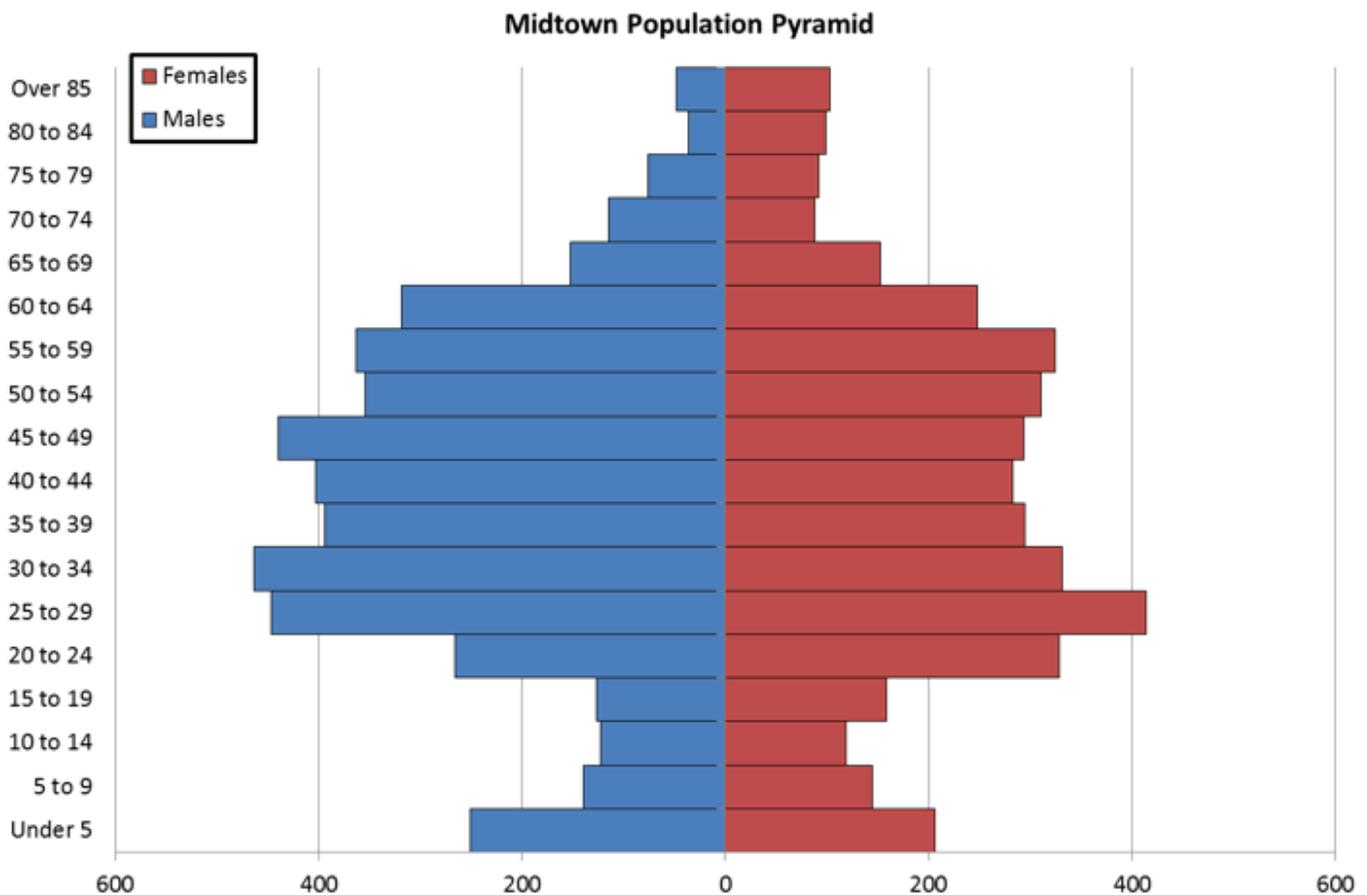


Figure 20. Population Pyramid for the Midtown District.

Figure 21 shows the distribution of income within the district and the five other districts in the Reinvent Phoenix planning area. Figure 22 shows the income breakdown within Midtown District.

Figure 23 shows the occupation of Midtown residents, showing a highly diverse set of occupations. Figure 24 shows the distribution of move-in year for Midtown households, and Figure 25 shows the average household size in the five districts.

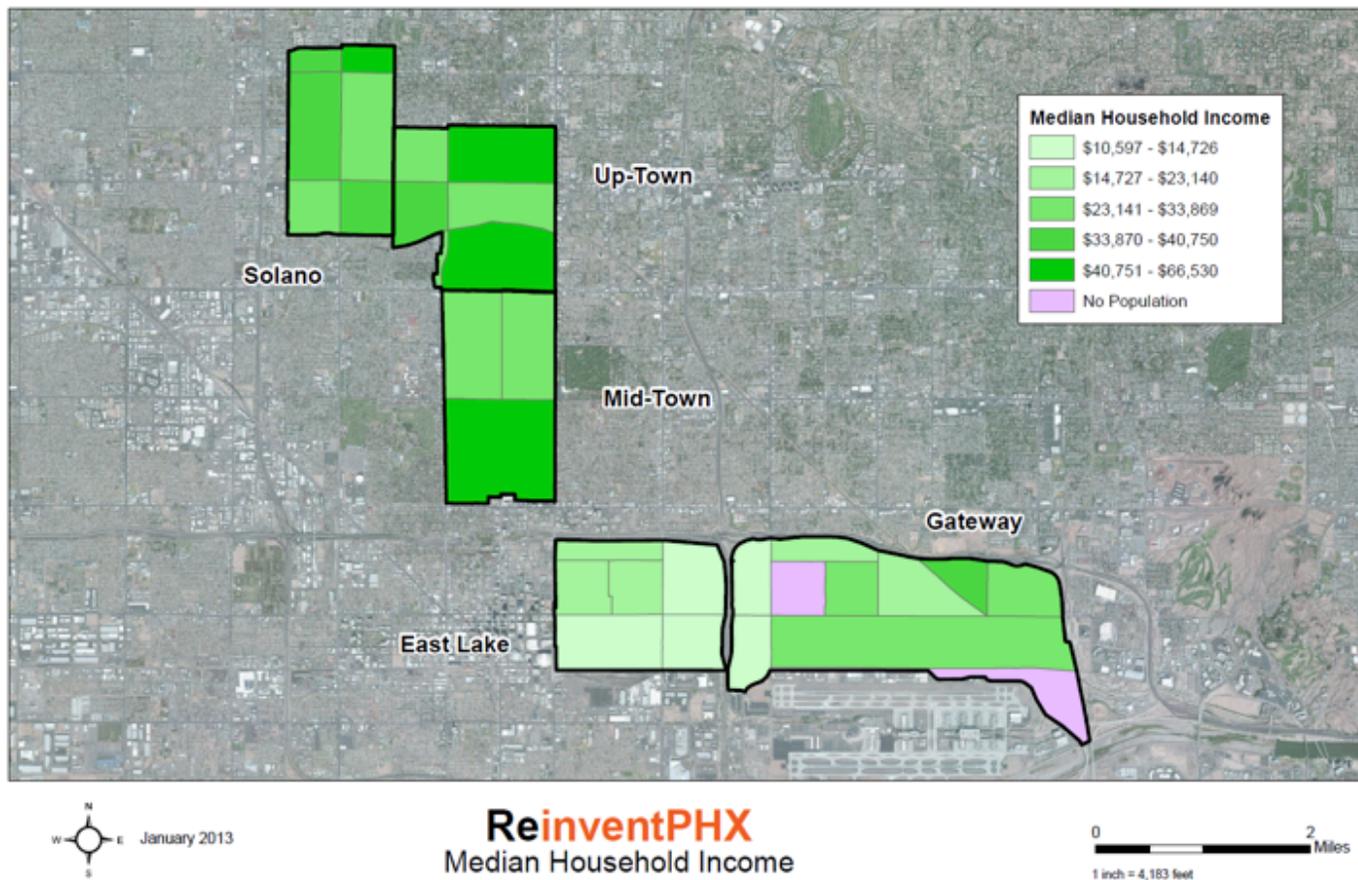


Figure 21. Median Income in the Reinvent Phoenix districts.

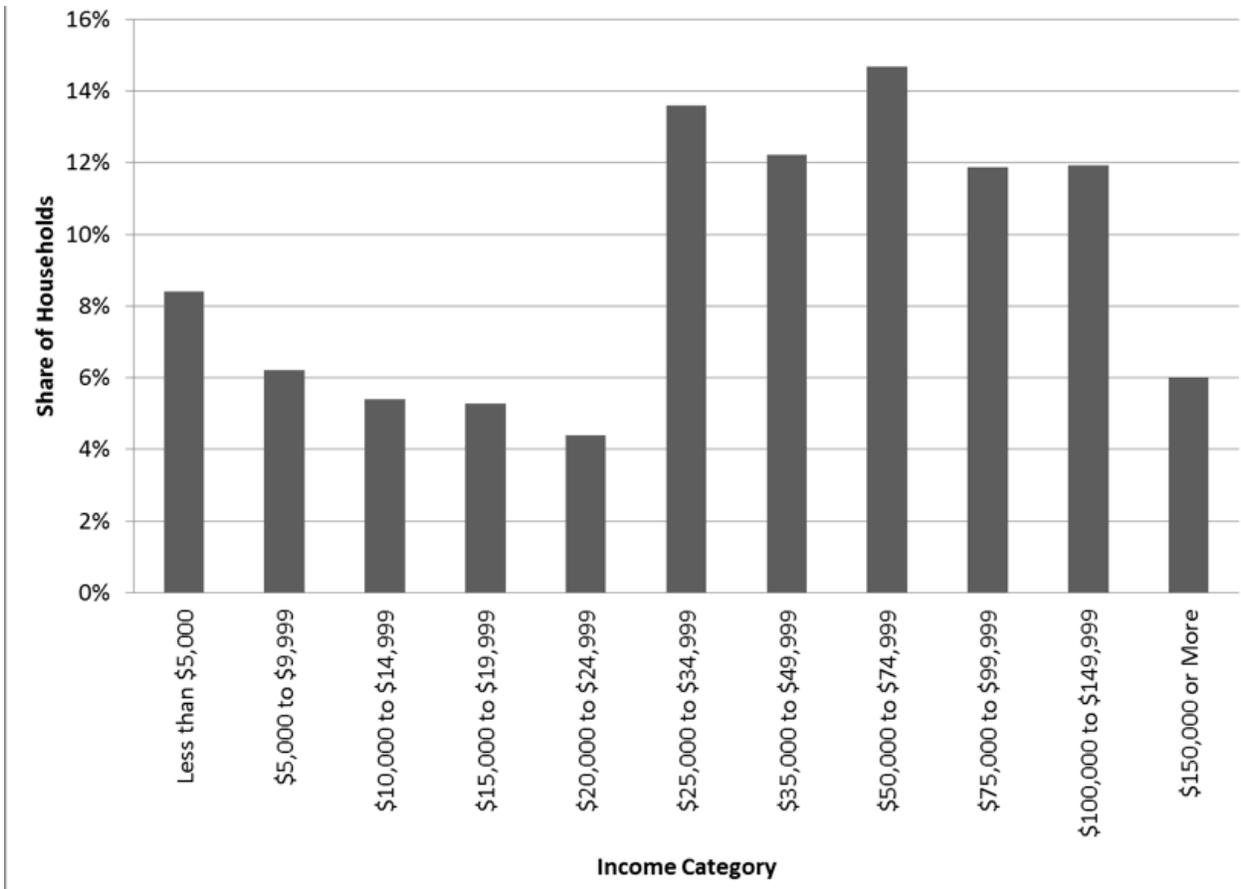


Figure 22. Income distribution in the Midtown districts.

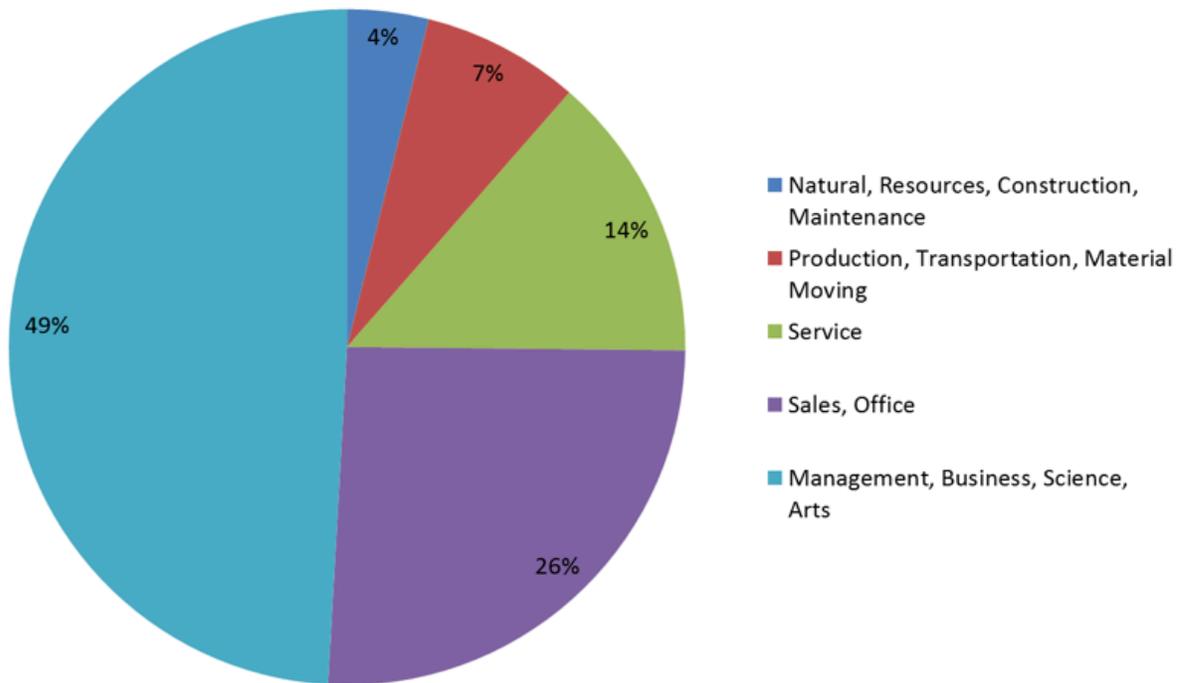


Figure 23. Midtown district residents' occupation types

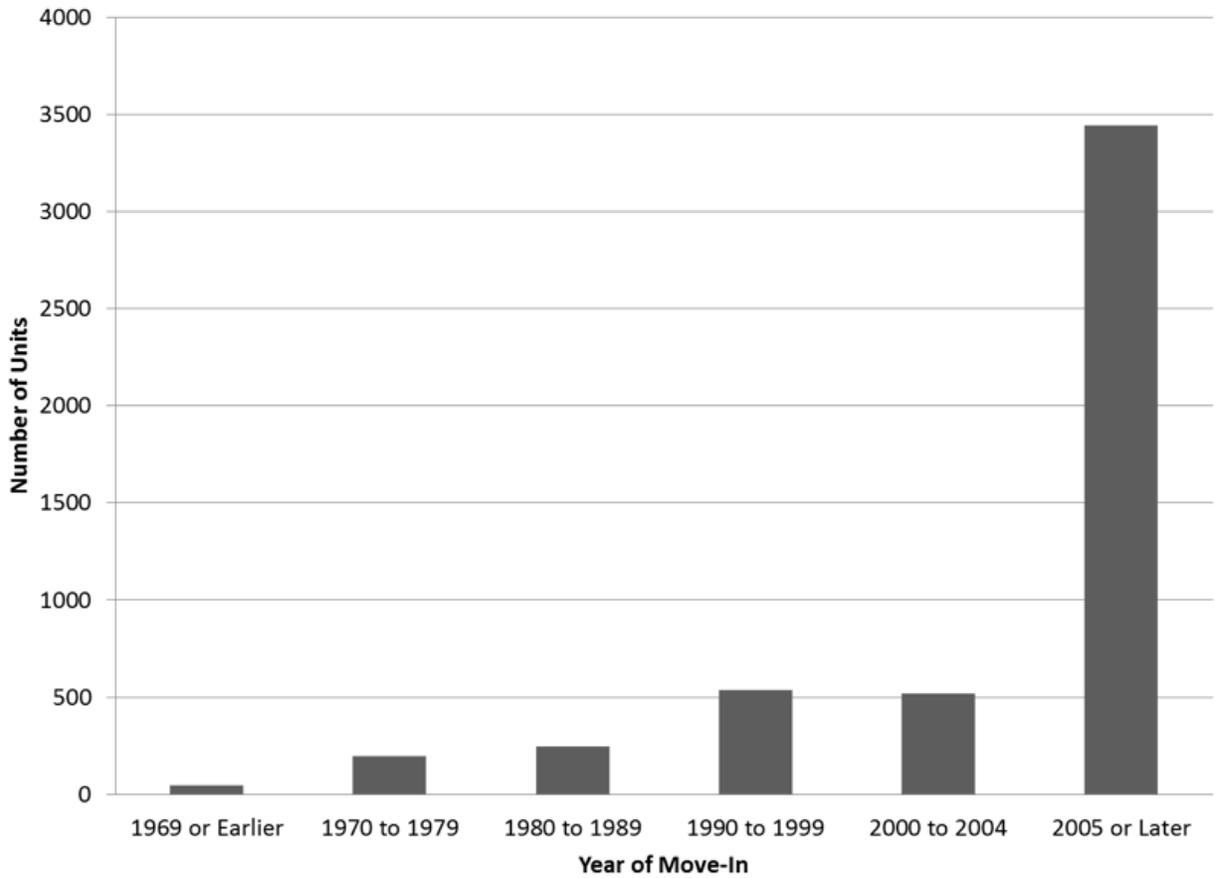


Figure 24. Year of household arrival to the Uptown District

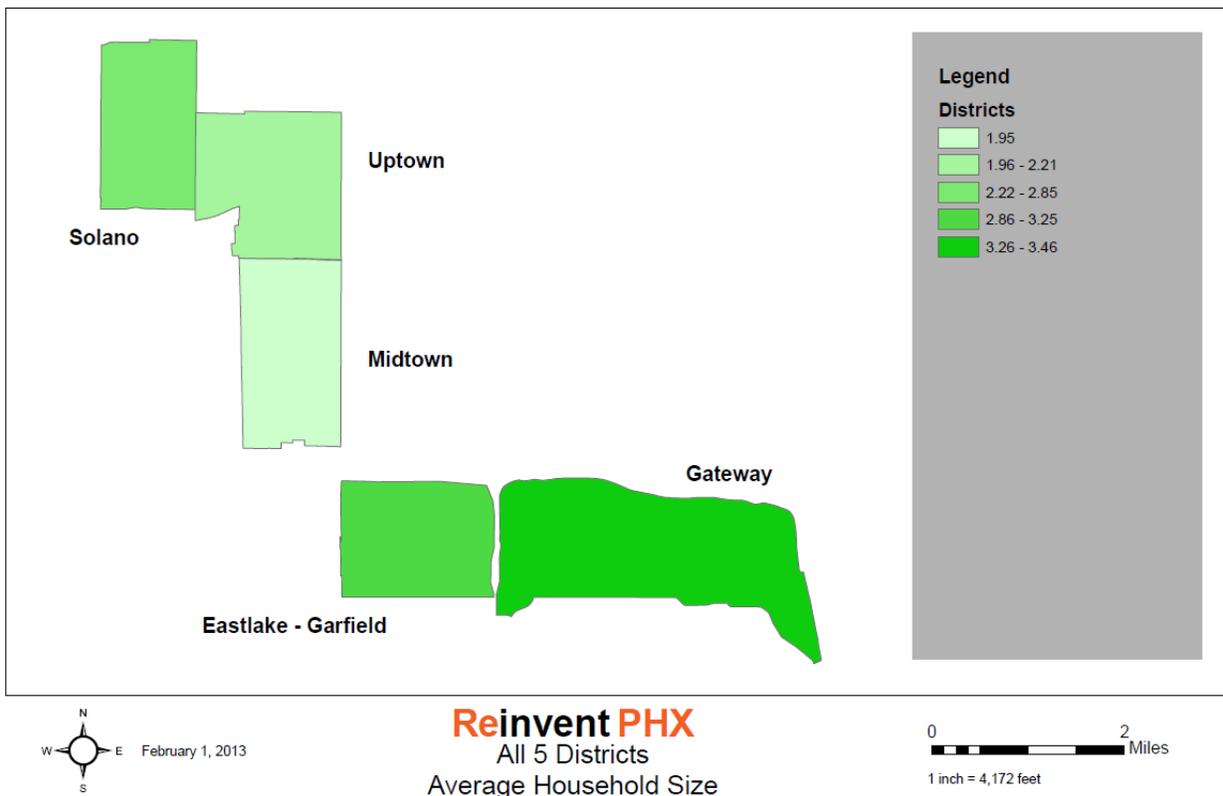


Figure 25. Average household size in the five districts

Zoning and Land Use

Figure 26 shows Midtown's current zoning. Figure 27 shows the vacant land in the district.

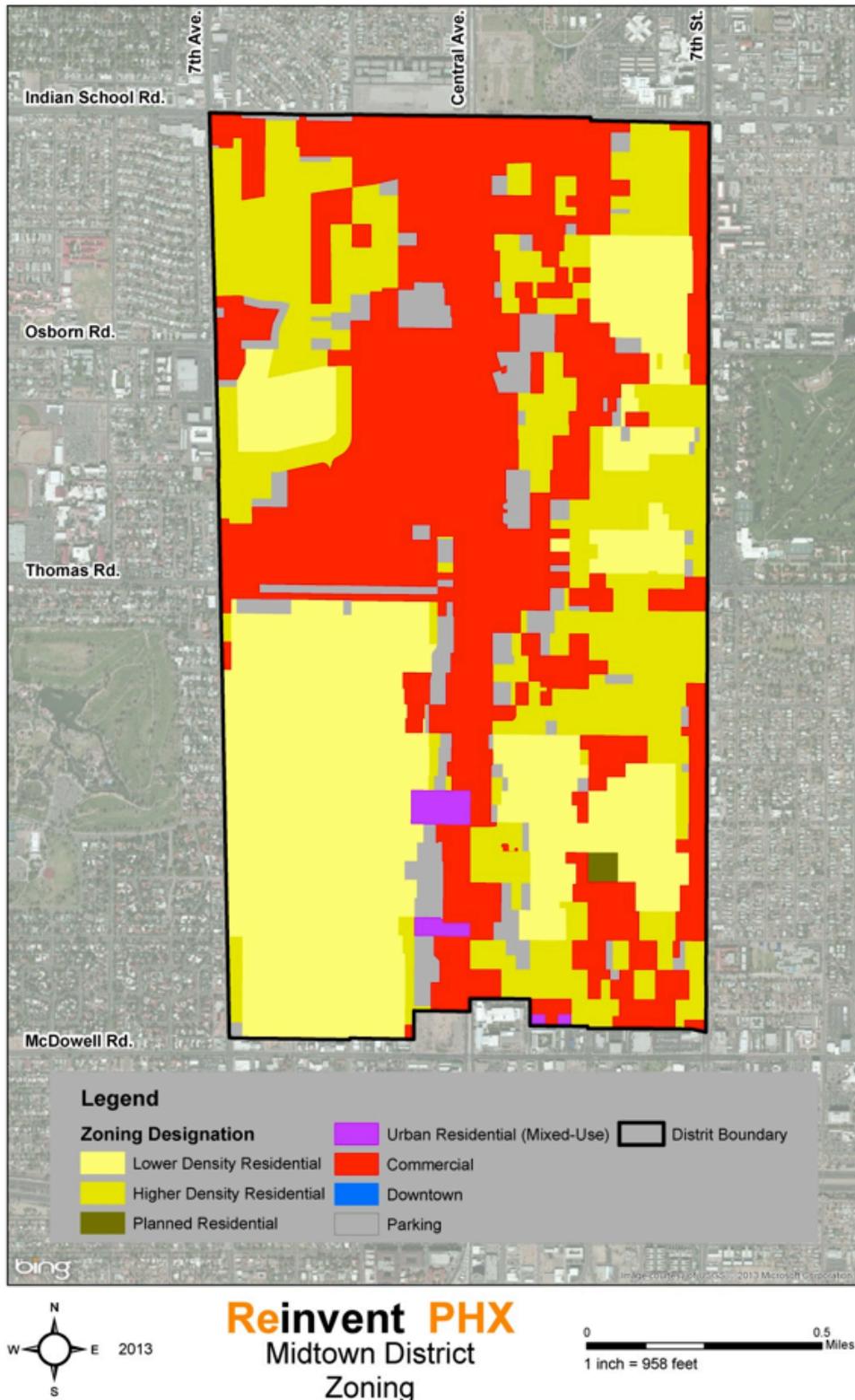
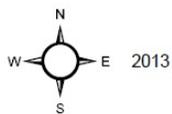
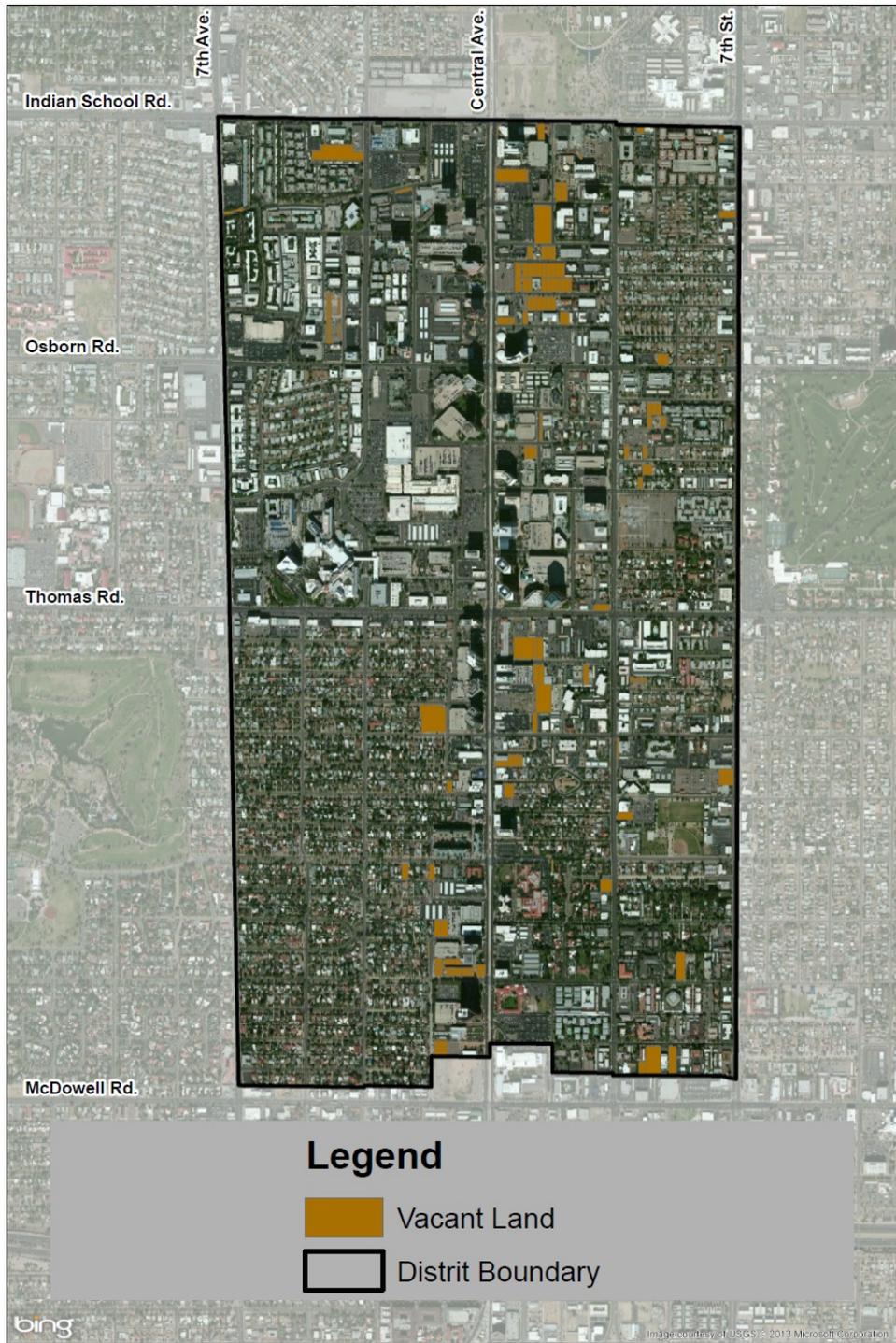


Figure 26: Midtown existing zoning



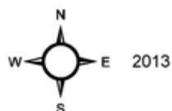
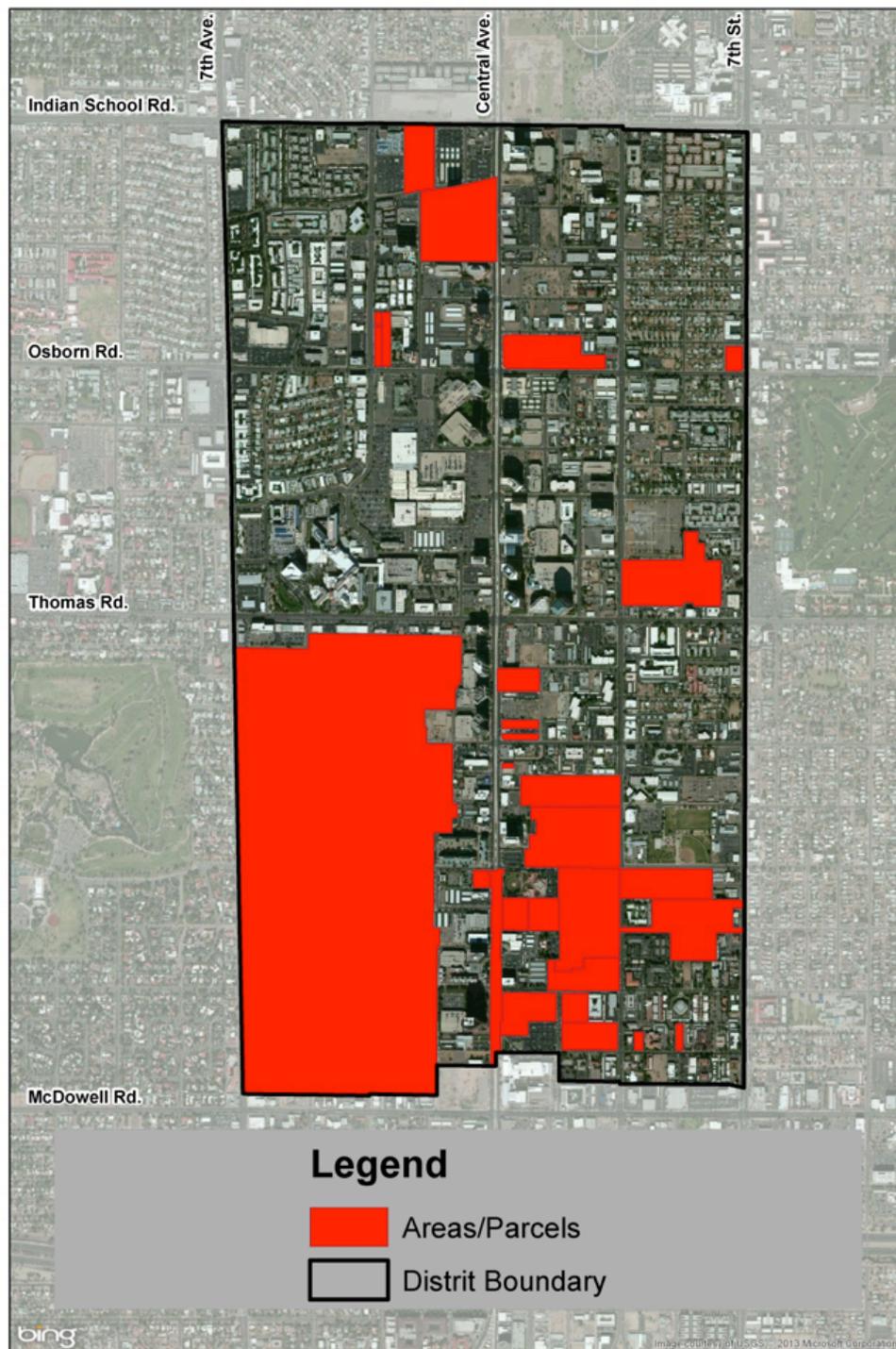
Reinvent PHX
 Midtown District
 Vacant Land

0 0.5 Miles
 1 inch = 958 feet

Figure 27: Vacant land in the Midtown District

Historical Parcels

Figure 28 displays the location of historic parcels in Midtown.



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Midtown District
Areas Designated Historic

0 0.5 Miles
1 inch = 958 feet

Figure 28: Midtown Historic Areas

Affordable Housing Projects

Figures 29 and 30 display the location of affordable housing projects and Section 8 vouchers in Midtown.

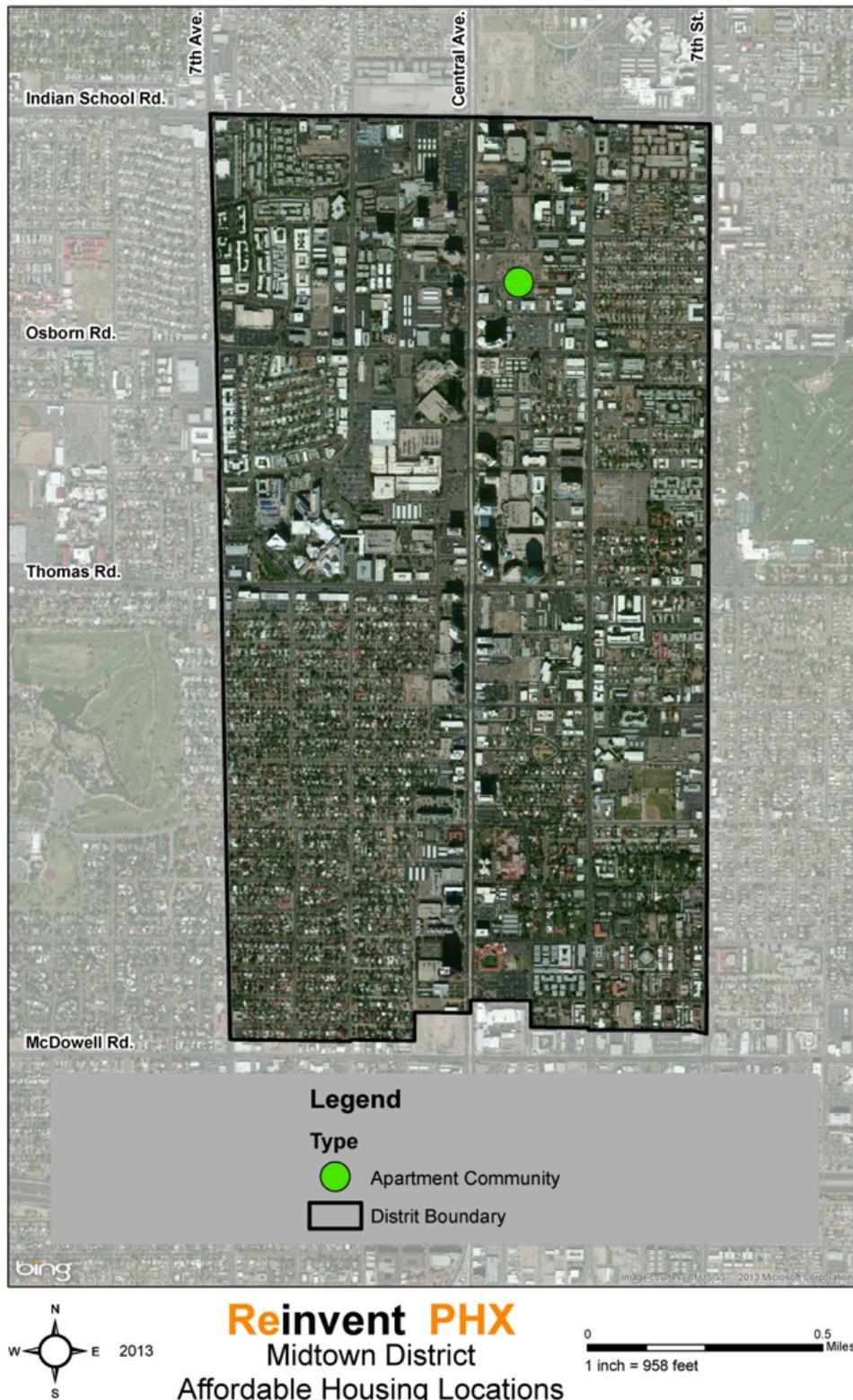
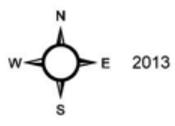
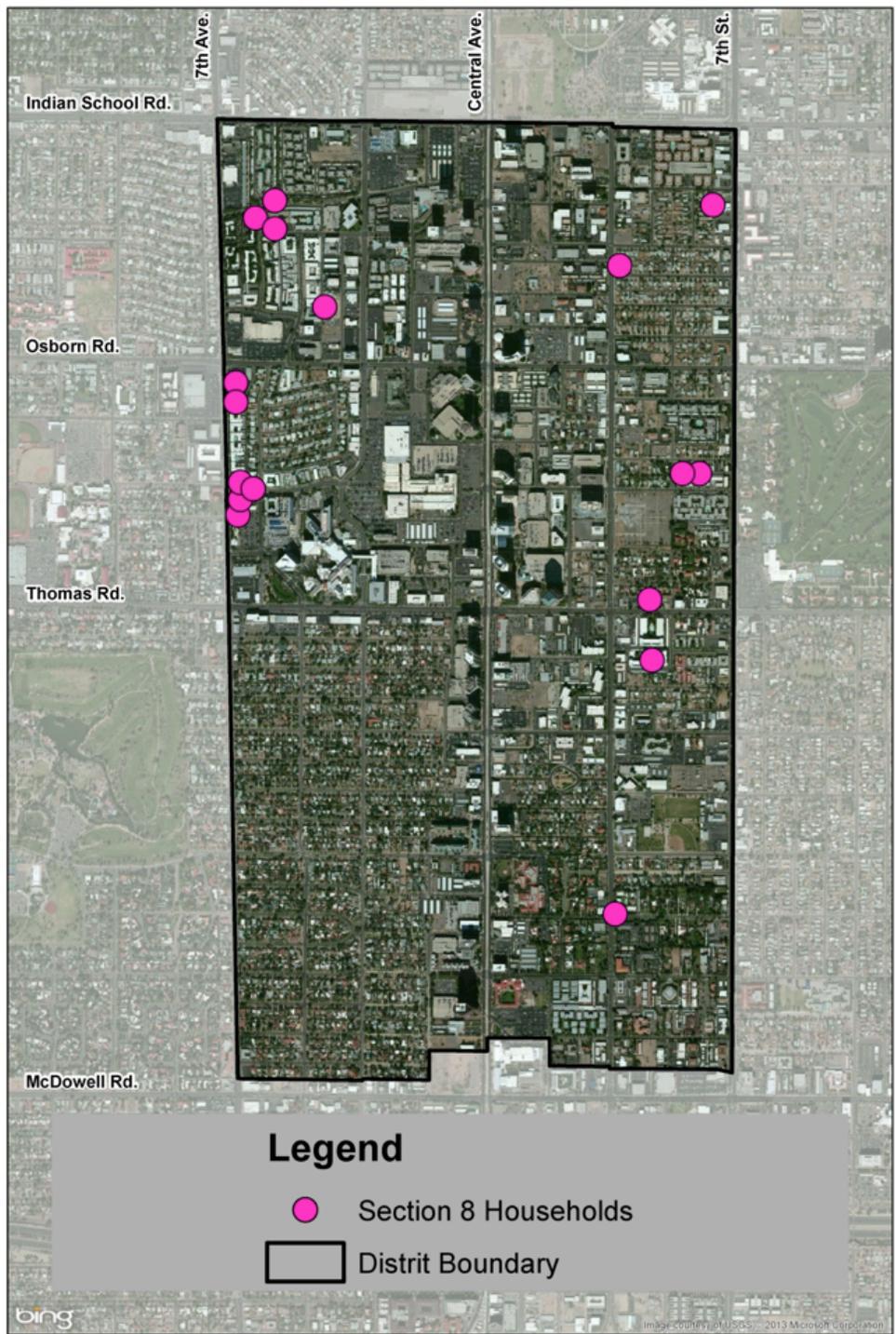


Figure 29: Midtown Affordable Housing Projects



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 Midtown District
 Section 8 Household Locations

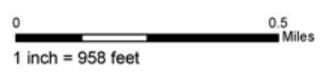


Figure 30: Midtown Section 8 Vouchers

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