

# Unlocking the Potential of Missing Middle housing

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# What does “Missing Middle “ look like?





# Missing Middle Housing

An emerging trend of an old housing type

Cities and states are exploring missing middle housing policies throughout the country

THINK OUT LOUD

## How Oregon is bringing 'missing middle housing' to the state

By Elizabeth Castillo (OPB)  
May 25, 2022 10:29 a.m. Updated: May 25, 2022 4:13 p.m.

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2023 LEGISLATURE

## Bill would force Montana cities to allow smaller home lots

House Bill 337 would dictate a minimum lot size of 2,500 square feet anywhere with city water and sewer connections in an effort to promote less expensive housing.

by Eric Dietrich 01.31.2023



WHAT WORKS

## How Minneapolis Freed Itself From the Stranglehold of Single-Family Homes

Desperate to build more housing, the city just rewrote its decades-old zoning rules.

By ERICK TRICKEY | July 11, 2019



# Missing Middle Housing

An emerging trend of an old housing type

## What are the benefits?

- Make more efficient use of existing land uses
- Help meet environmental goals
- Can be built more affordably

## **Research Question:**

*What can policymakers do to catalyze more missing middle housing beyond zoning changes?*



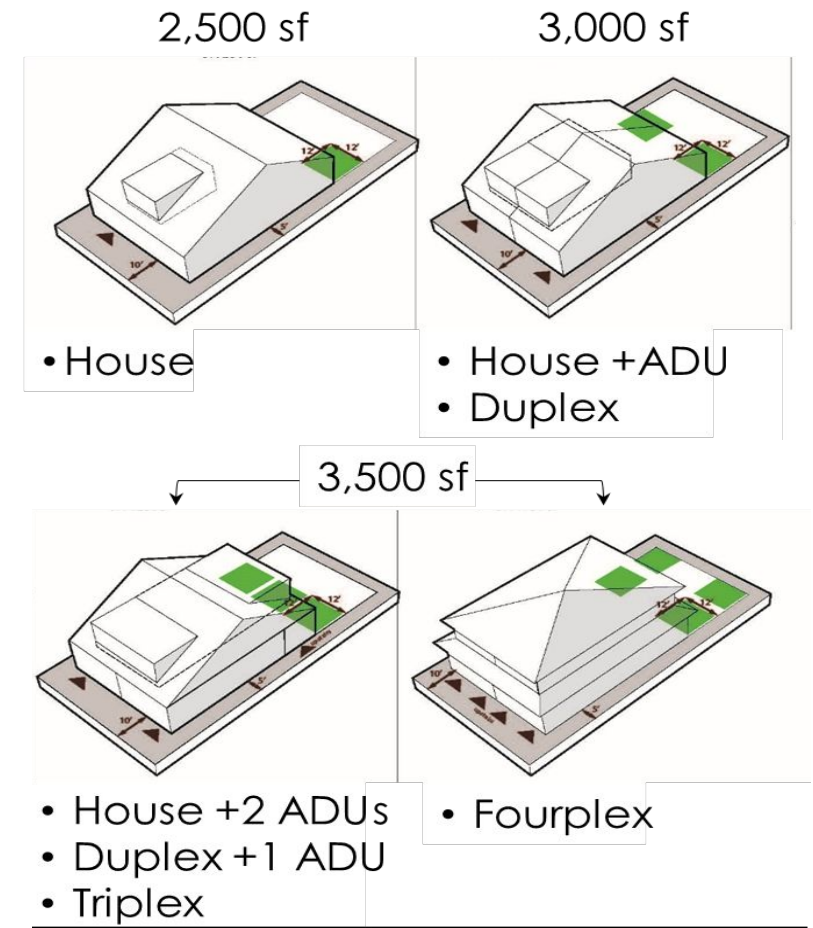
Credit: Alfred Twu

# Creating Missing Middle

What are the barriers for builders?

## ***Changing zoning by itself is not enough to facilitate missing middle housing***

- Design requirements must be flexible to allow for more units on smaller lots
- Allowing duplexes and triplexes may not be enough
- Lack of clarity on subdivision and utility rules complicates the development process and impacts the choices that developers make





# Creating Missing Middle

## What are the barriers for builders?

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- Missing middle housing presents an opportunity to open up the development industry to small builders, but cities need to be intentional in promoting their success.
- A clear and efficient approval process with empowered staff and support from elected officials is key for scaling missing middle housing
- With limited access to institutional forms of debt and equity, missing middle developers must rely on smaller and more local capital

# What should be done?

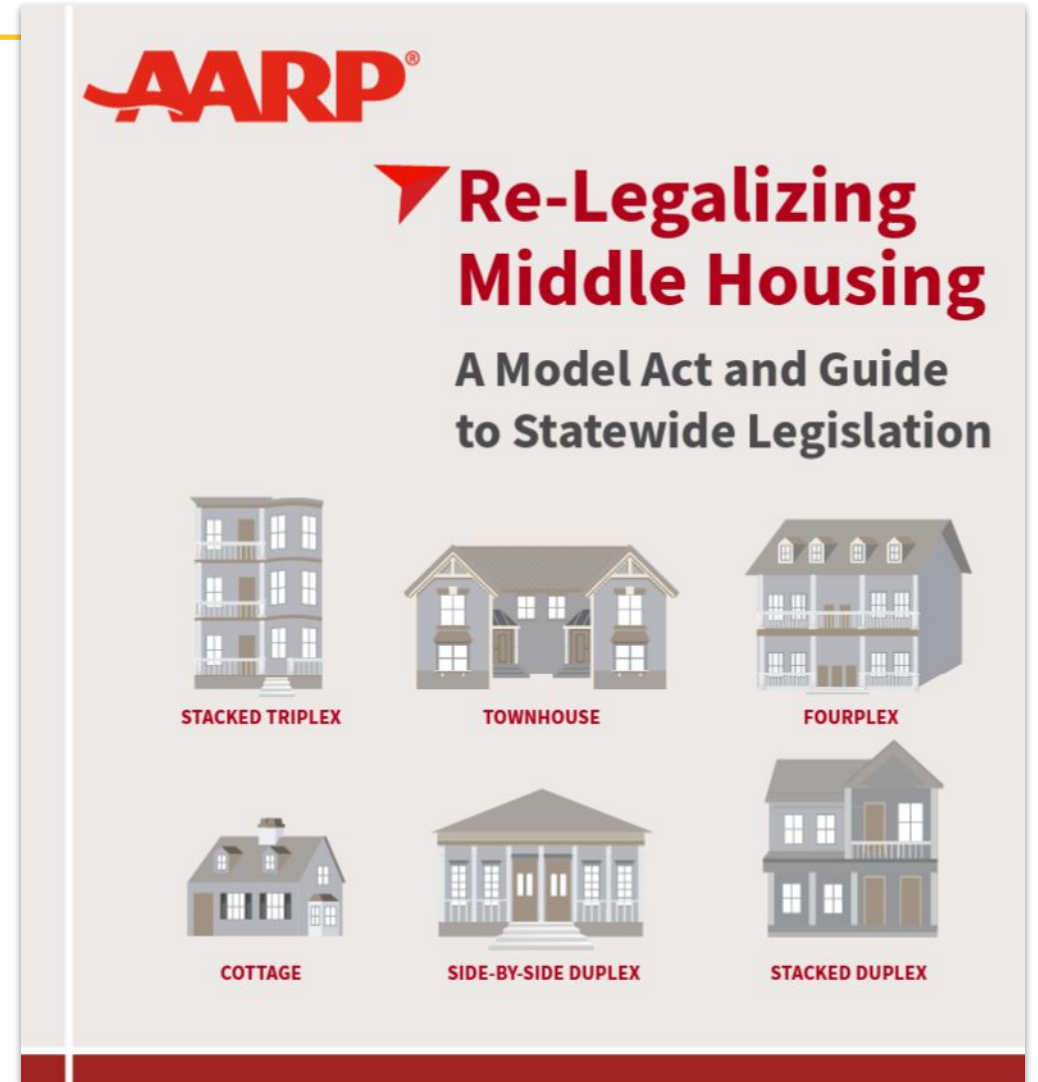
## Follow the ADU model

Create prescriptive standards to ensure uptake

## Explore reforms outside of land use regulations

Building code reforms (e.g., single staircase), utility requirements, impact fee caps

## More education on what Missing Middle is and how it fits into existing goals and plans



***Thank you!***