



Missing Middle Housing

Definition

- ▶ Missing Middle Housing is a **range of house-scale buildings** with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.

Why “Missing”?

- ▶ Because they have typically been illegal to build since the mid-1940s due to changes in zoning codes

Why “Middle”?

- ▶ Because they sit in the middle of a spectrum
 - ▶ Between detached single-family homes and mid-rise to high-rise apartment buildings
 - ▶ In terms of form and scale, number of units, affordability



Detached Single-Family Houses

Duplex: Side-By-Side + Stacked

Fourplex: Stacked

Courtyard Building

Cottage Court

Townhouse

Multiplex: Medium

Triplex: Stacked

Live-Work

Mid-Rise

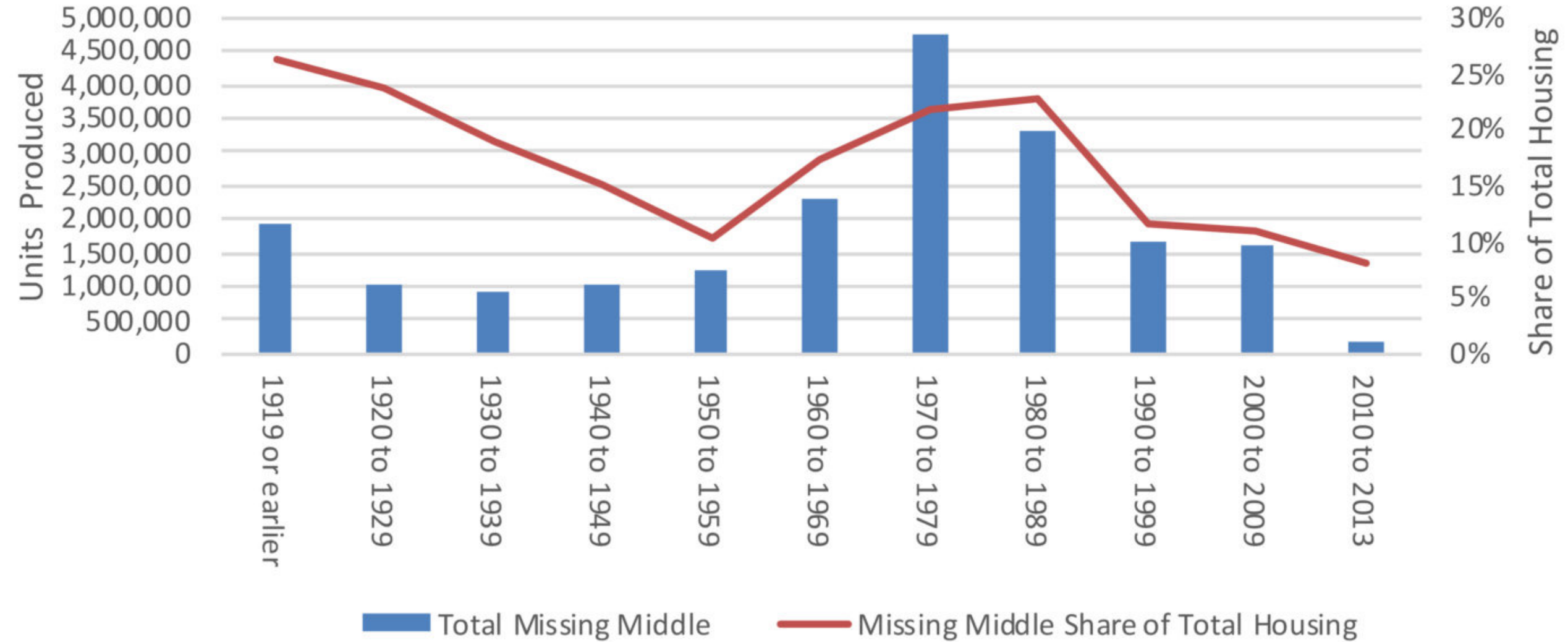
Missing Middle Housing

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Then & Now

- ▶ While they are “missing” from our new building stock, these types of buildings from the 1920s and 30s are beloved by many who have lived in them
 - ▶ West Bethlehem!



Then & Now

- ▶ Young couples, teachers, singles, professional women and Baby Boomers are among those looking for ways to live in a walkable neighborhood, but without the cost and maintenance burden of a detached single-family home.

What does the
market want?

- ▶ Housing Choice
- ▶ Walkable & Accessible Amenities
- ▶ Variety of Transportation
- ▶ Affordability
- ▶ Sense of Community

Characteristics of Missing Middle Housing

- ▶ Walkable Context
- ▶ Small-Footprint Buildings
- ▶ Lower Perceived Density
- ▶ Smaller, Well-Designed Units
- ▶ Fewer Off-street Parking Spaces
- ▶ Simple Construction
- ▶ Creates Community
- ▶ Marketable

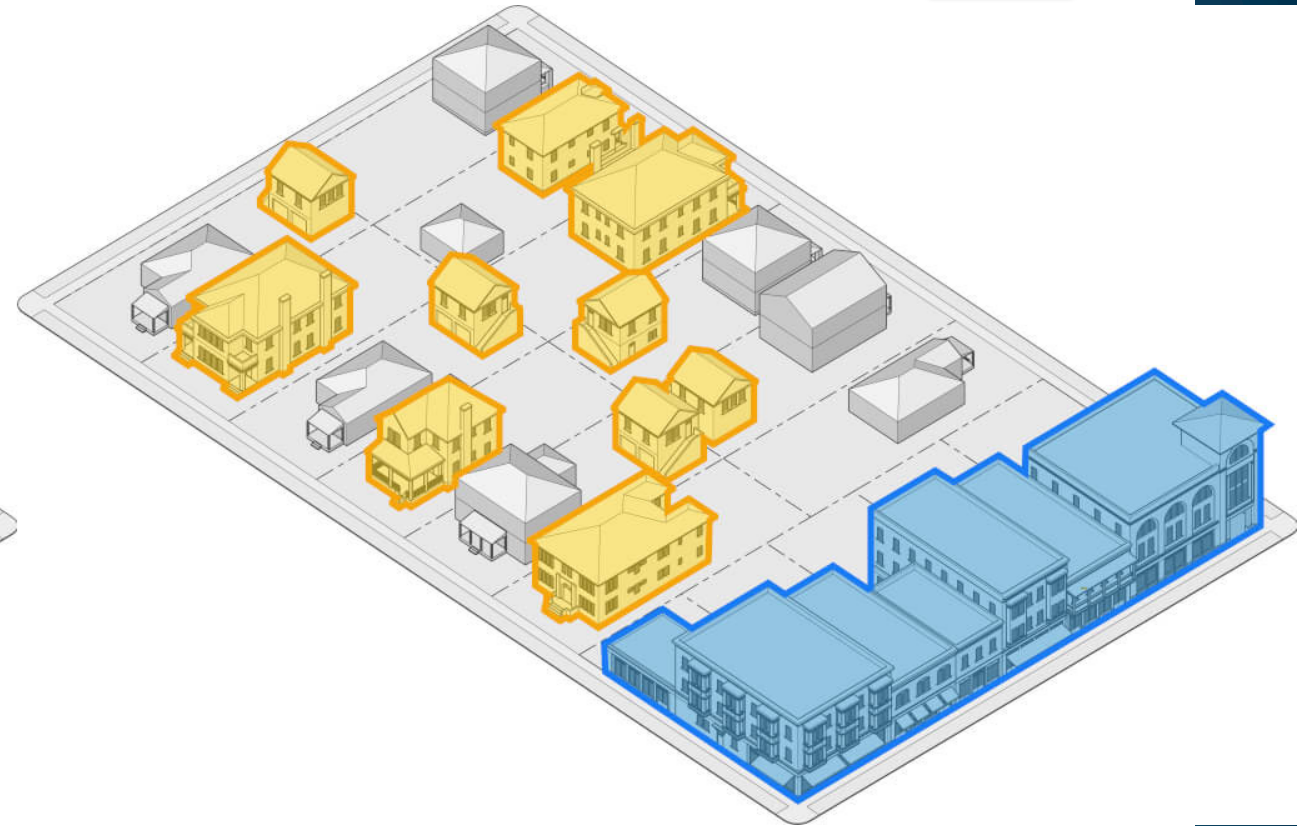
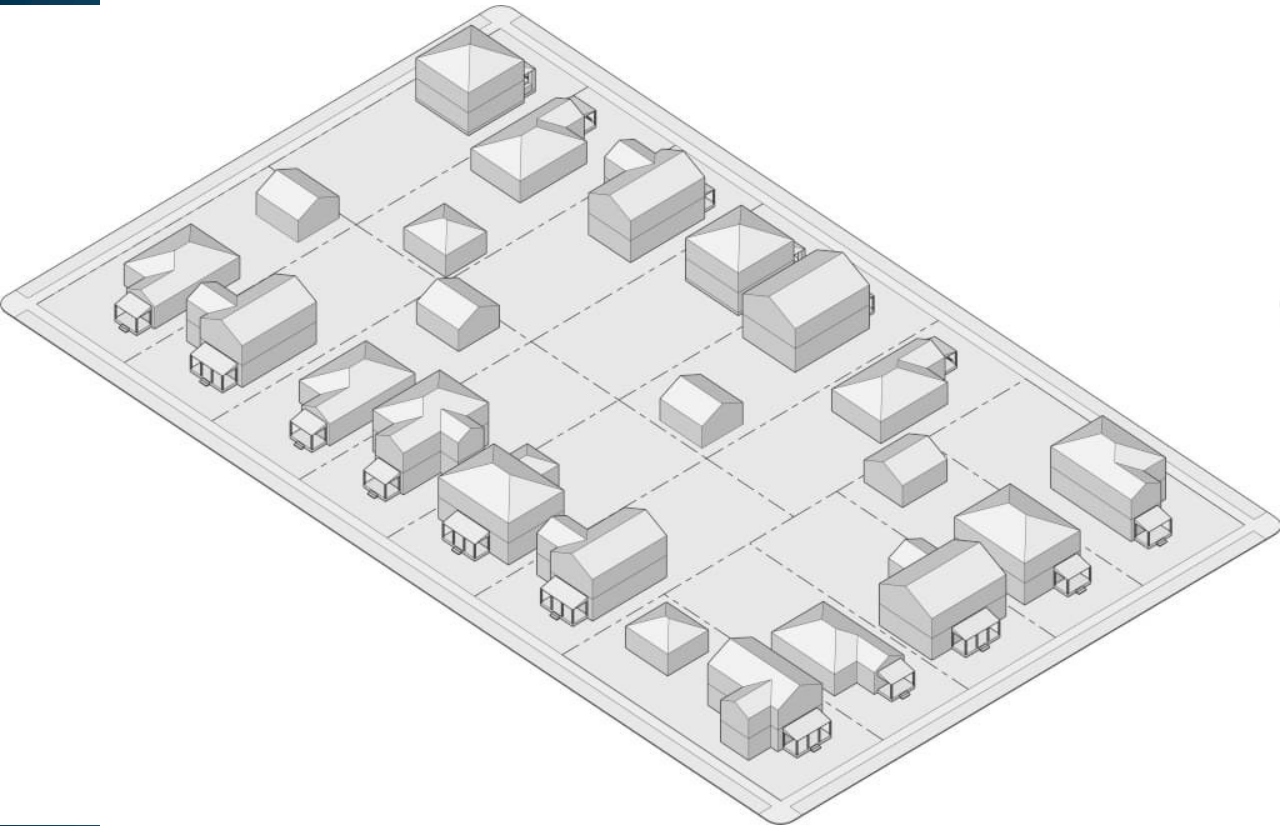
Walkable Context

- ▶ Well-connected street grids enhance ease of walking and biking
- ▶ Sidewalks and protected crossings
- ▶ 10-minute walking distance to hubs for services, shopping, and transit.



Walkable context (left); Auto-oriented context (right); Austin, TX

Lower Perceived Density



- ▶ When Missing Middle Housing is thoughtfully integrated (right), it increases the population density to the threshold required to support neighborhood commercial amenities and transit.

Smaller, Well-Designed Units

- ▶ Smaller-sized units can help developers keep their costs down and attract a different market of buyers and renters
- ▶ 30% of US households:
 - ▶ Single-person households
 - ▶ Baby Boomers that want to downsize
 - ▶ Family households choosing to live small for environmental or economic reasons



	Number of Parking Spaces Required	Average Monthly Rent Impact (Per Bedroom)	Income Required for Affordability
	2 spaces	\$1,404	\$51,000
	1.5 spaces	\$1,195	\$41,000
	1 spaces	\$993	\$36,000

Fewer Off-Street Parking Spaces

- ▶ Less parking means more households on the same amount of land,
- ▶ Increasing the viability of transit and local businesses
- ▶ Cost of parking also has a tremendous impact on overall feasibility of development

Creates Community

- ▶ The integration of shared community spaces within the building type (e.g. [cottage court](#))
- ▶ Simply from being located within a vibrant neighborhood with places to eat, drink, and socialize



What Does It Look Like?

- ▶ Distributed throughout a block
- ▶ Placed on the end-grain of a block
- ▶ Transitioning to a commercial corridor
- ▶ Transitioning to higher-density housing





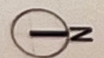




Small Scale Examples

- ▶ **Cully Grove**
 - ▶ Portland, Oregon
- ▶ **Cottages On Greene**
 - ▶ East Greenwich, Rhode Island

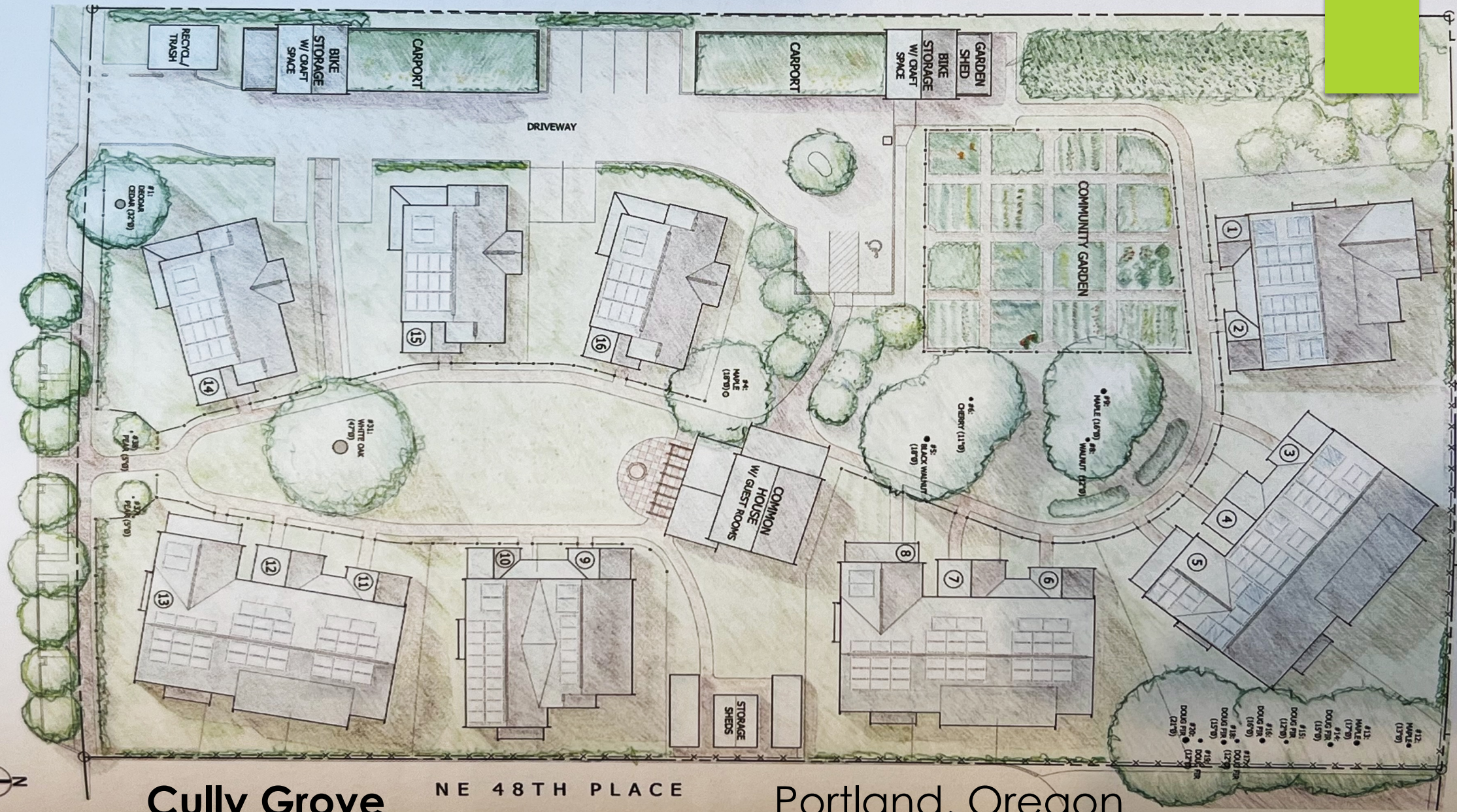
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Cully Grove

NE 48TH PLACE

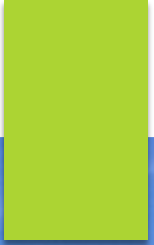
Portland, Oregon







**Cottages
On Greene**
East
Greenwich,
Rhode Island





Cottages on Greene	
<i>Program Summary</i>	
Site Area	0.85 acres
Dwelling Units	15
Number of Different Building Types	3 (single-family detached, duplex, town house)
Unit Size (2Bd)	855–1,094 sq. ft.
Net Density	18 du/acre
Parking	
Off-Street (Surface)	24
On-Street	-
Total	24
Ratio w/o On-Street Parking	1.6 spaces per unit
Ratio w/On-Street Parking	1.6 spaces per unit
Other Program Elements	
Community Garden Plots	960 sq. ft.
<i>Development Process</i>	
Entitlements	9 months land-use approval
Construction	13 months

<i>Development Cost</i>	
Costs	
Site Acquisition Cost	\$531,000
Construction Costs	\$1,619,945
Soft Costs	\$251,328
Closing Costs	\$39,700
Cost Contingency	\$100,000
Bank Loan Debt Service	\$27,101
Total Development Costs	\$2,939,150
Sales Information	
Sale Price per Unit	\$165,00k–\$299k
Notes:	
Project was conventionally financed	
Project was permitted through a specialized process called the comprehensive permit, which relaxes zoning and empowers the planning board to make broader determinations of suitability in return for the inclusion of 25% affordable housing	
75% of buyers were single women of all ages	
Source: Union Studio	



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