



Technical Assistance
for Local Planning
HOUSING

Missing Middle Housing Work Group

Work Session 3 / October 7, 2021

Making Middle Housing Happen

Missing Middle Work Group #3

Agenda

3:00 pm **Introduction**

- *What we've covered*
- *Today's focus and agenda*

3:10 pm **Making Middle Housing Happen**

- *Overcoming barriers, balancing priorities*
- *Density, parking + building size/scale*
- *Implementation options*

4:00 pm **Breakouts**

- *Q&A*
- *Jurisdiction input*

4:50 pm **Look-ahead**

- *Flash feedback*

5:00 pm ***close***

Our Team

Opticos Design

- Stefan Pellegrini
- Tony Perez
- Beth Cichon
- Singeh Saliki

ECONorthwest

- Tyler Bump
- Becky Hewitt

Baird+Driskell Community Planning

- David Driskell
- Josh Abrams
- Brandi Campbell Wood
- Corinne Tsai



Where We're At

- 08.26 What Is the “Missing Middle”?
- 09.23 The Middle Housing Market
Bay Area Middle Housing Market Report
- 10.07 Making Middle Housing Happen
Guidebook on Zoning for Middle Housing
- 10.21 Making Middle Housing Affordable
Affordability Strategies for Middle Housing
- 11.10 Middle Housing + RHNA
Middle Housing + RHNA Guidance Memo
Interactive Tool on Middle Housing Feasibility
- 12.09 Talking About Middle Housing



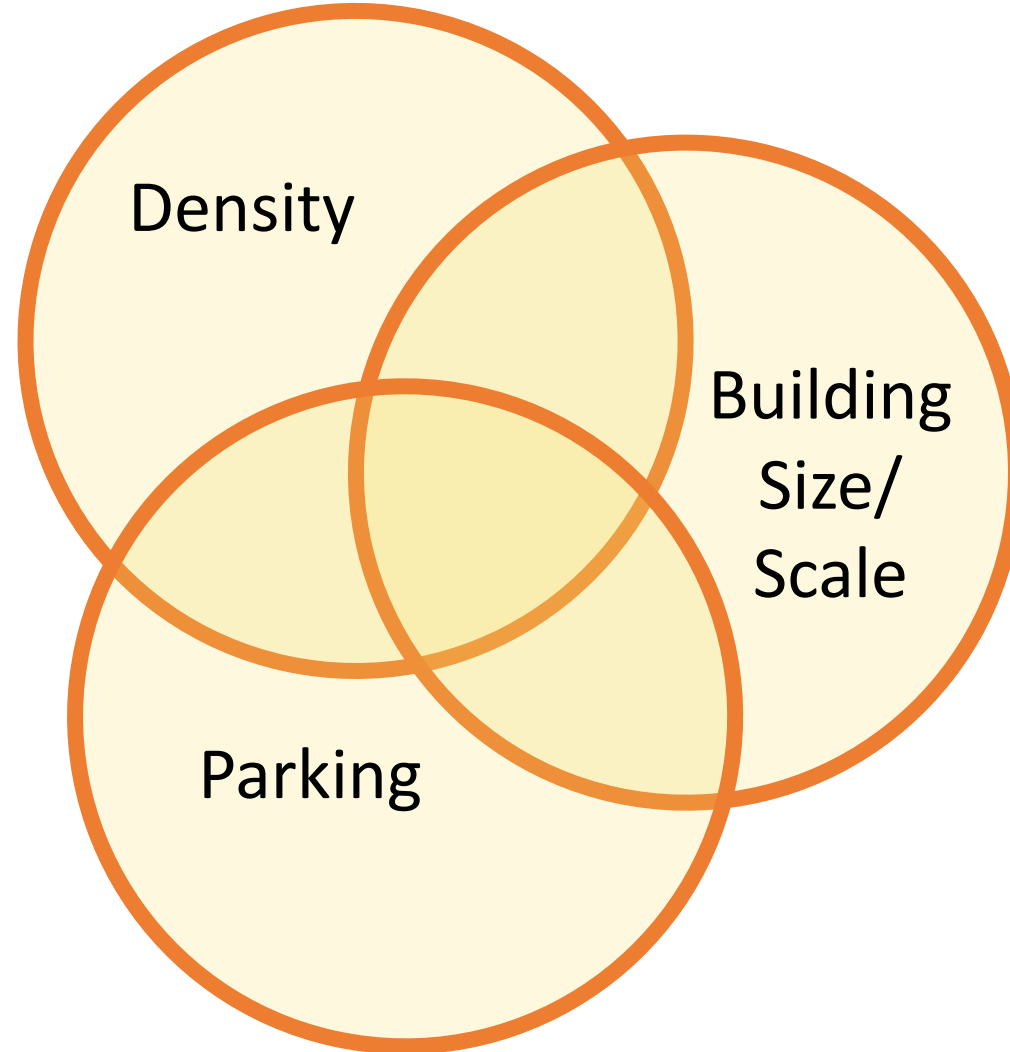
Zoning for Missing Middle Housing: Best Practices

Association of Bay Area Governments
October 7, 2021

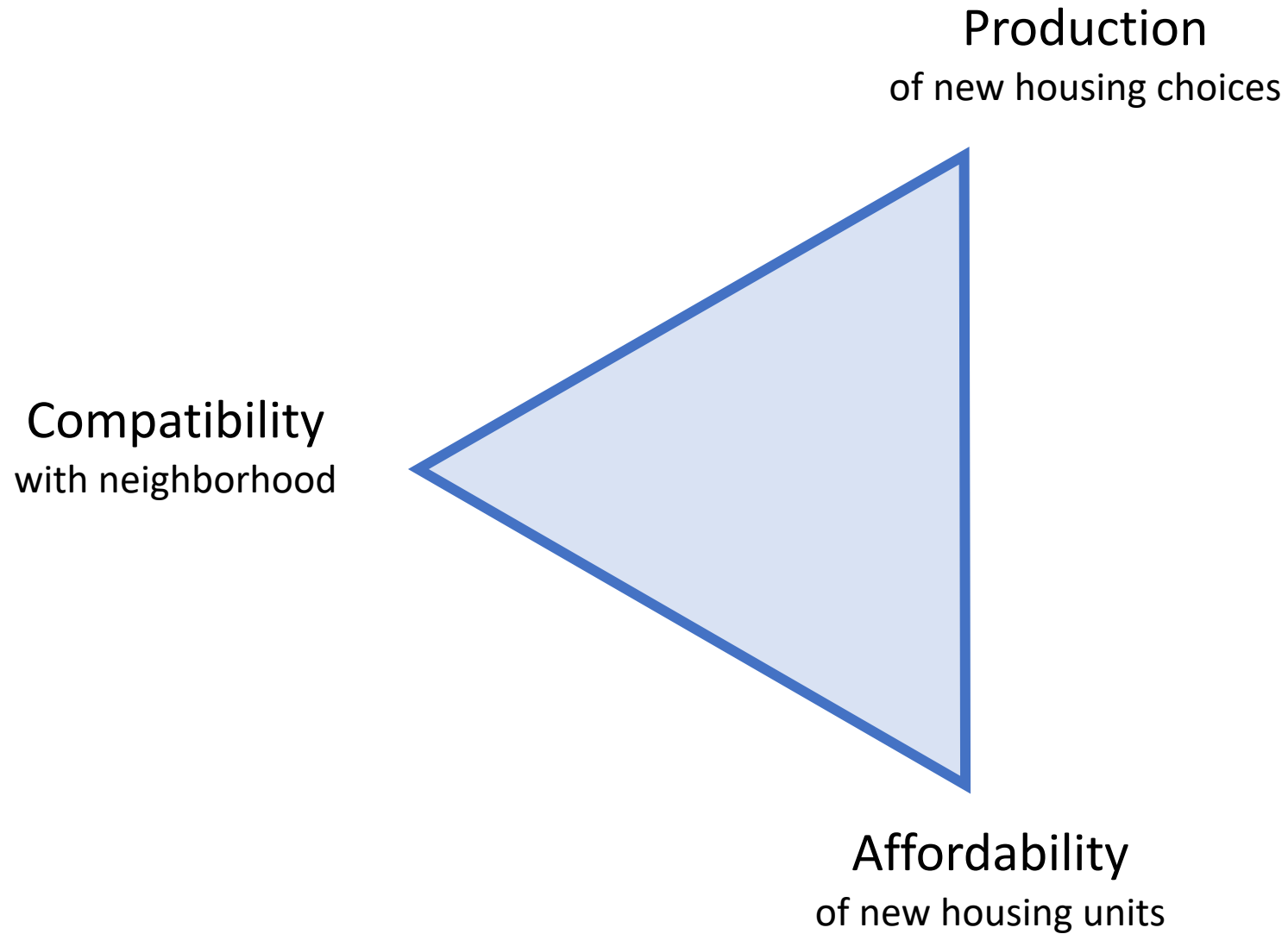
ODI Presenters:
Stefan Pellegrini, Principal
Tony Perez, Senior Associate



Addressing key barriers and issues



Addressing key priorities



Density

SECTION

1



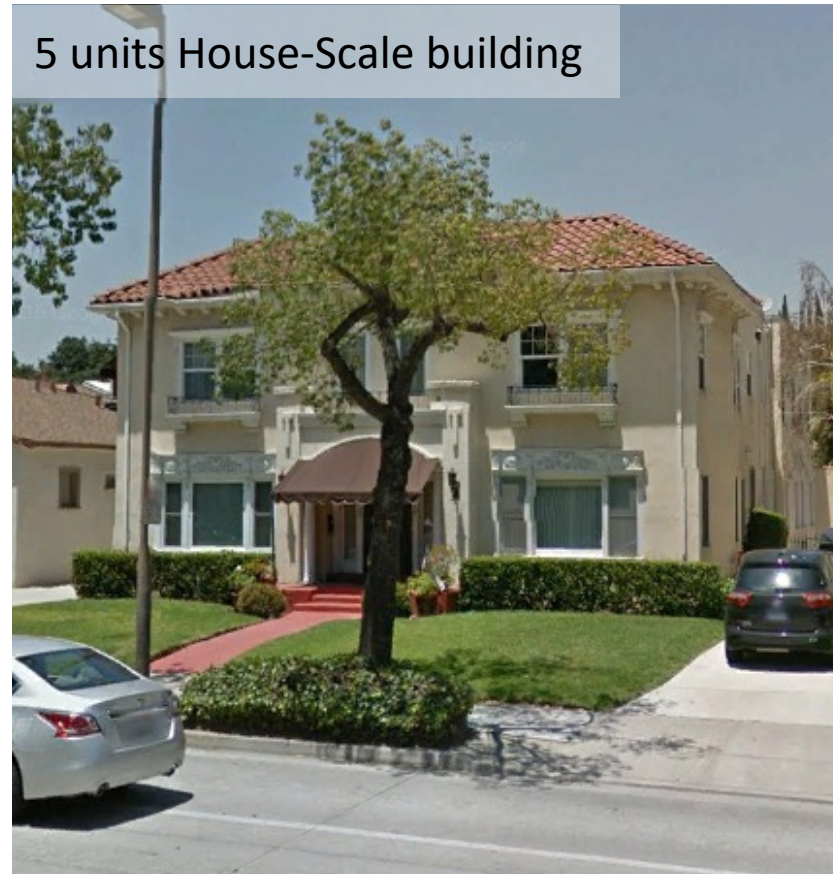
Example of Fourplex and Duplex mixed in single-unit neighborhood.

Barrier: Maximum residential density is an unpredictable way to regulate buildings



49 units Block-Scale building

Density = **30** units per acre



5 units House-Scale building

29 units per acre

Tips:

Density is an unpredictable factor that depends on many variables.

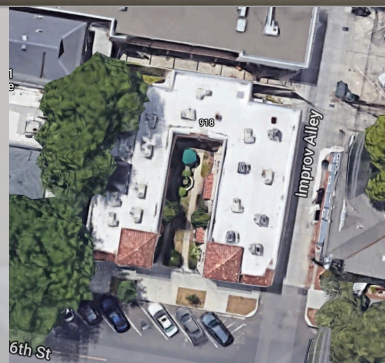
The two examples are completely different in height, width, scale, and total dwellings. Yet, their density is nearly the same. If necessary to include the residential density in your regulations, identify the types of outcomes on the actual sizes of lots where those outcomes are expected and then calculate the “resultant density” and use that.

The numerical density should reflect your community’s desired outcomes and form instead of driving and limiting them. For example, if the community sees the 30 per acre example and decides “nothing over 25”, they leave out the 5-unit building on the right.

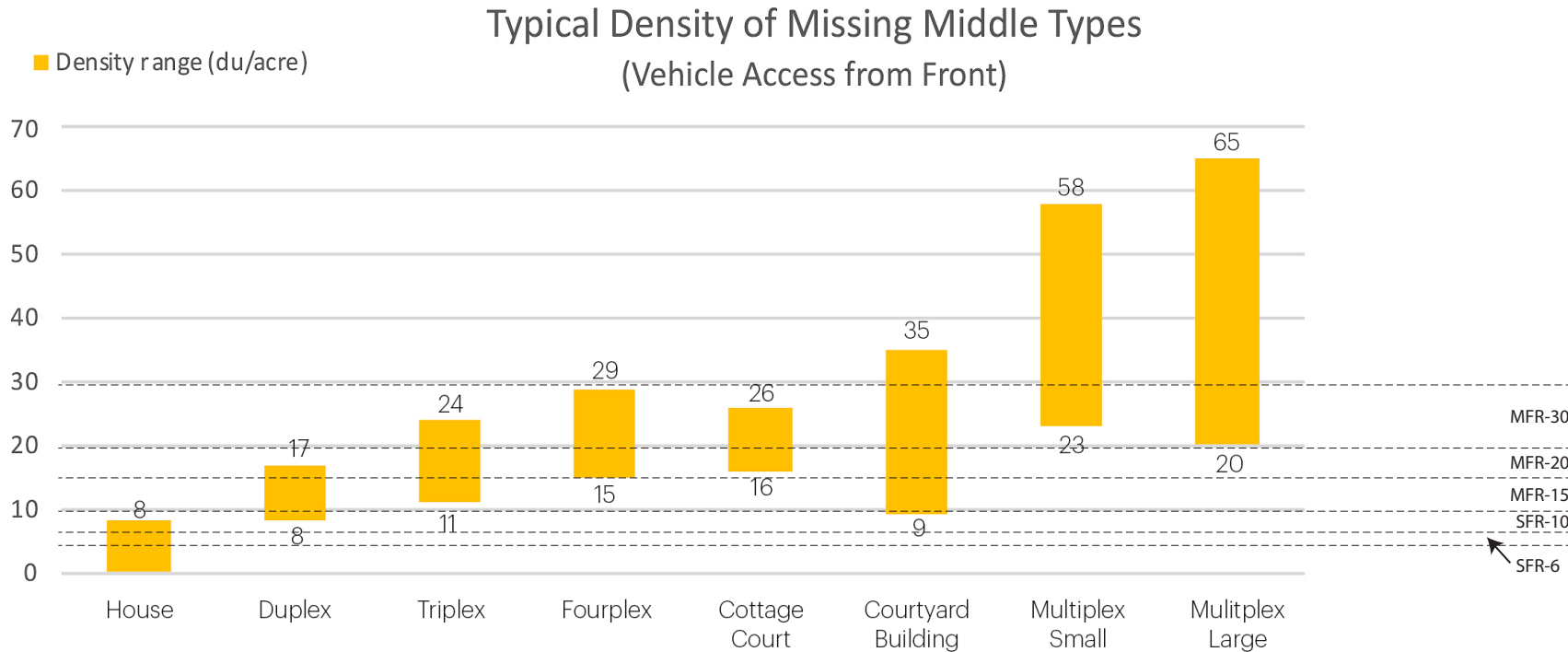
Barrier: Existing zoning systems assume high density = very big building



918 26th Avenue, Sacramento, CA
Lot: 80' x 80'
Height: 2 stories
Units: 16 units
Parking: 0 per unit
Resultant Density: 109 du/acre



Best Practice: If using density, align standards with desired housing types



Tips:

Often, it is expected that simply increasing the maximum density beyond current comfort levels will be enough. But to facilitate their approval and implementation, avoid making the MMH types fit existing arbitrary density limitations. Instead, check your current multi-family density requirements against the range of density needed for each MMH type to perform as expected.

The table at left compares the typical range of density needed¹ by each MMH type.

¹ Based on the minimum to maximum lot size it needs to function.

Building Size and Scale

SECTION

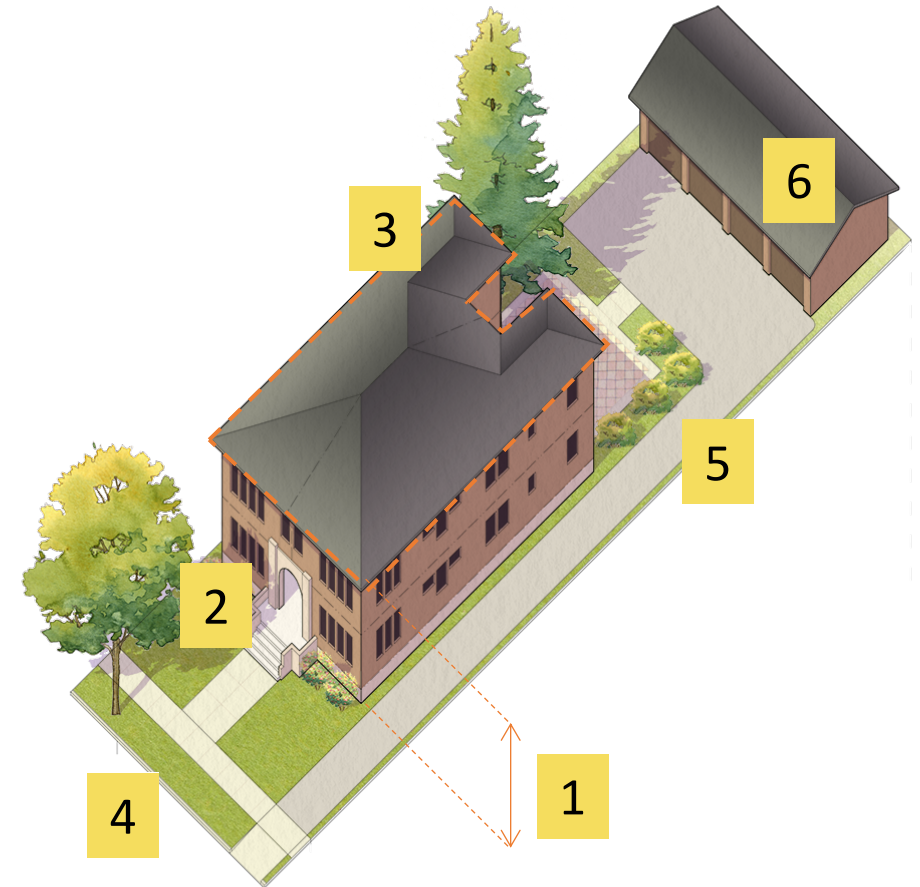
2



What is “House-Scale”?

Key Characteristics:

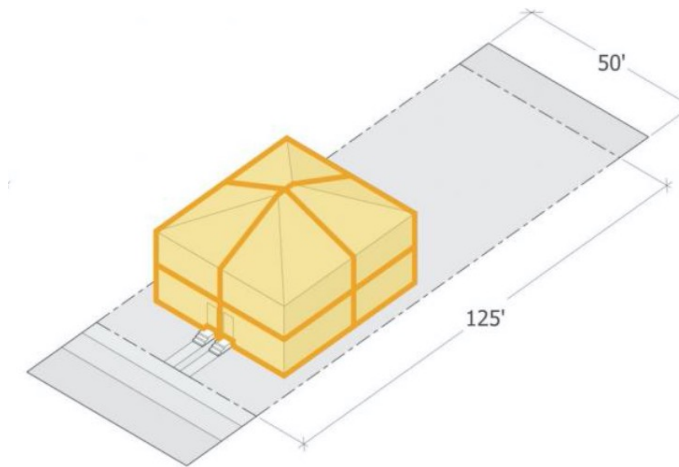
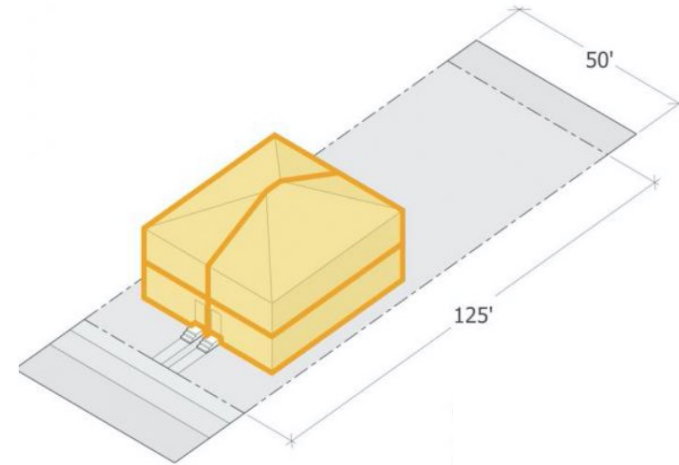
- 1 Height.** 2 to 2.5-story max (Upper MMH includes 3 to 4-story versions – see slide 17 for best practice)
- 2 Multiple Units per Building.**
- 3 Footprint.** Typical main body width of 50 feet up 75 feet overall, including wings
- 4 On-street Parking.** Counts toward required parking.
- 5 Driveways (if any).** To the side and access parking away from the front
- 6 On-site Parking.** 1 space per unit; max parking to be what fits on a lot that is characteristic of the lots in the neighborhood



Best Practice: Regulate maximum building size, and allow any number of units within that building size



Example of a multi-unit building



Tips:

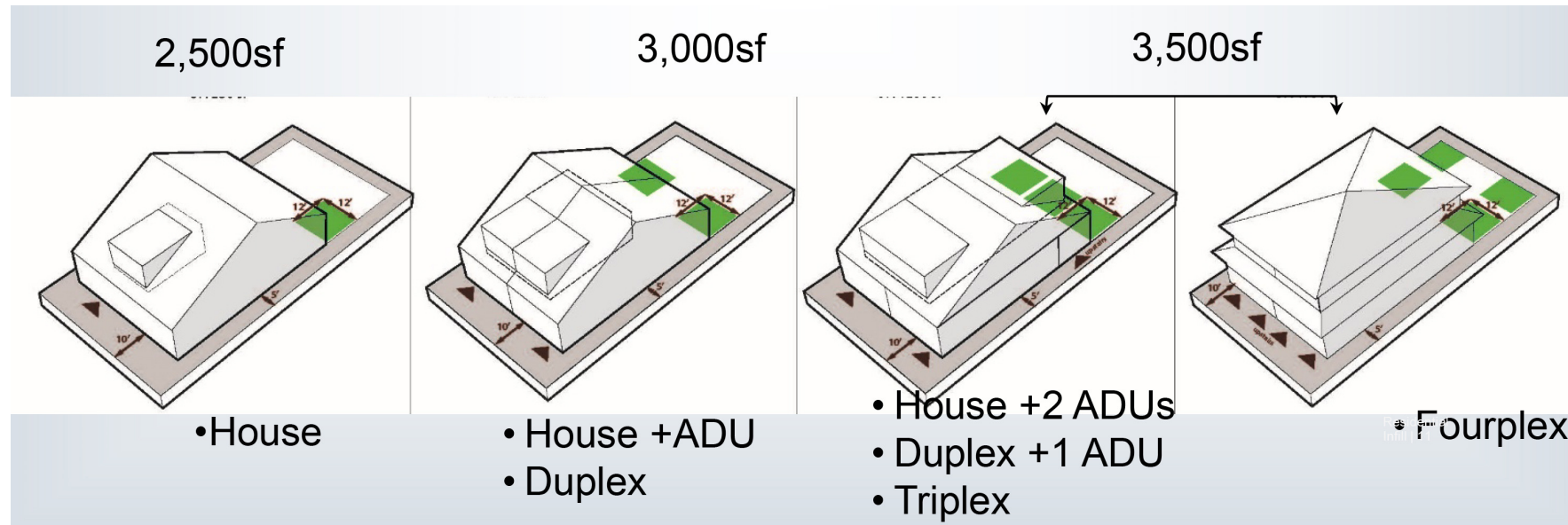
Upon identifying the desired form(s) in your community, regulate what it takes to make sure that those forms are generated by the standards.

Then, allow as many dwellings within those forms as are allowed by other factors (on-site parking, building code, etc.). A key factor to keep in mind is to require less parking of smaller units (.e.g., per bedroom) and more of larger units.

The table at left illustrates an approach for incentivizing more units while maintaining the maximum building footprint.

Units	Resultant Density	Max. Building Footprint	Unit Size
2	13.9	2,400	2,400
3	20.9	2,400	1,600
4	27.9	2,400	1,200
8	55.8	2,400	600

Best Practice: Increase the allowed building size as the number of units increase



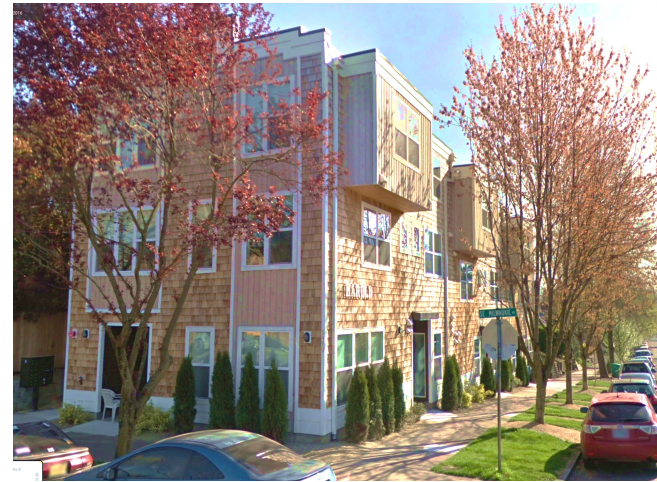
Source: Portland Bureau of Planning and Sustainability

Tips:

Portland, Oregon developed an approach where the building size grows only if dwellings are added.

For example, if only one dwelling is proposed, the maximum building size is small. If two units are proposed, the building is allowed to be larger. If three units are proposed, the building can be larger, and so forth, up to a maximum for a particular lot size. This addresses the issue of large single-unit houses using land for what could otherwise be multi-unit buildings. This approach is flexible on the number of units and the size of the building while incentivizing more units to be built.

Best Practice: Allow 3 stories (Upper MMH) with House-Scale form standards



Tips:

MMH is primarily 2 stories tall, including the area under the roof. But there are areas in neighborhoods where 3 stories (Upper MMH) can work well.

In order for 3-story buildings to fit well with smaller buildings, it's critical to regulate the maximum width and depth of the building (building footprint) to be similar to the width and depth of the houses in the neighborhood. Also, it's helpful to make transitions from 2 to 3 stories at mid-block.

For example, the half of one block that faces one street might already be 1 and 2 stories while the other half of the block facing another street could have some or all 3-story buildings facing other 3-story buildings.

Parking

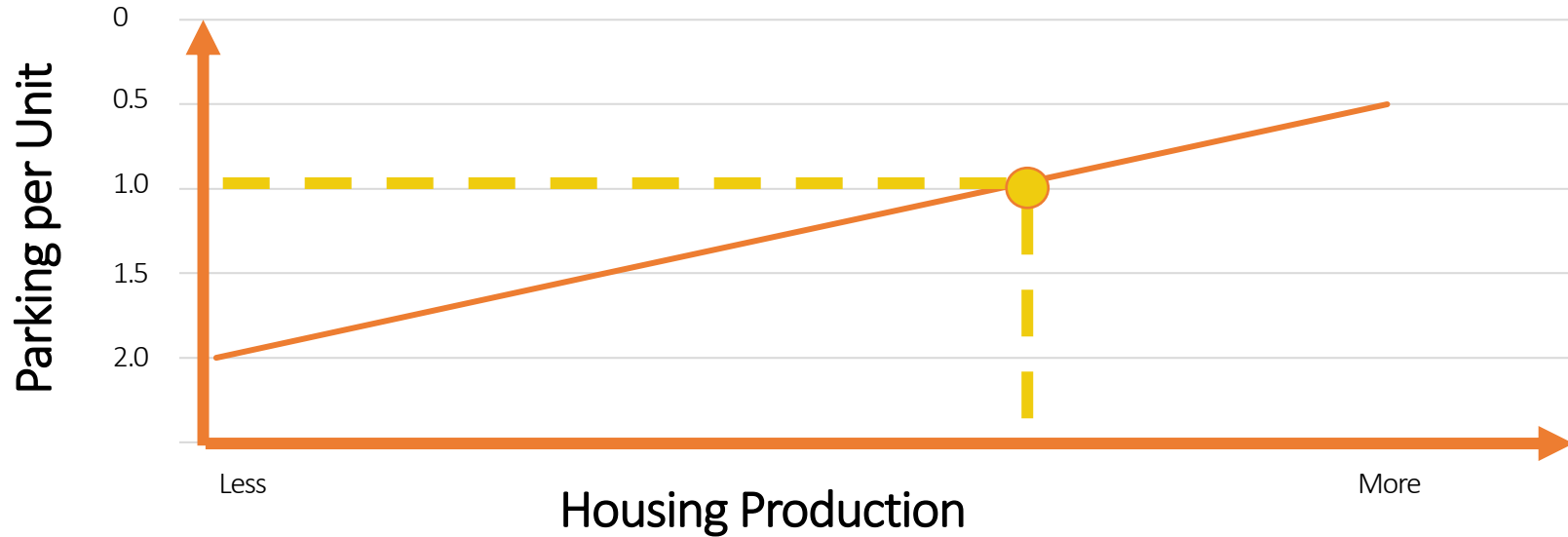
SECTION

3



Missing Middle-ready context

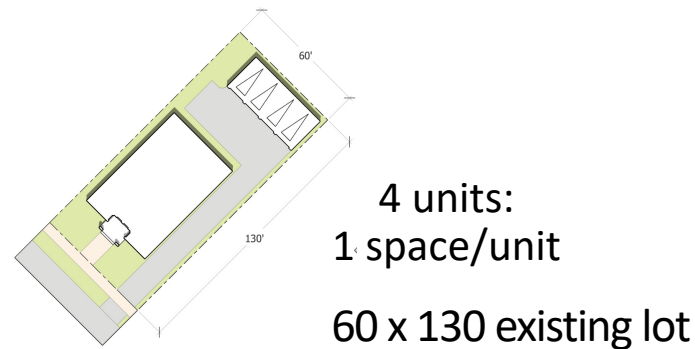
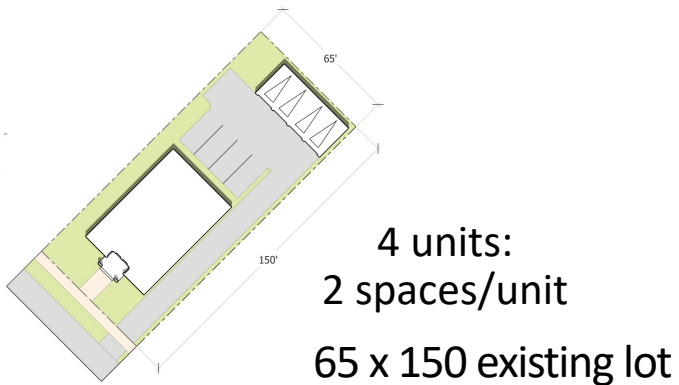
Barrier: Parking requirements on infill lots often do not work with lot sizes



Tips:

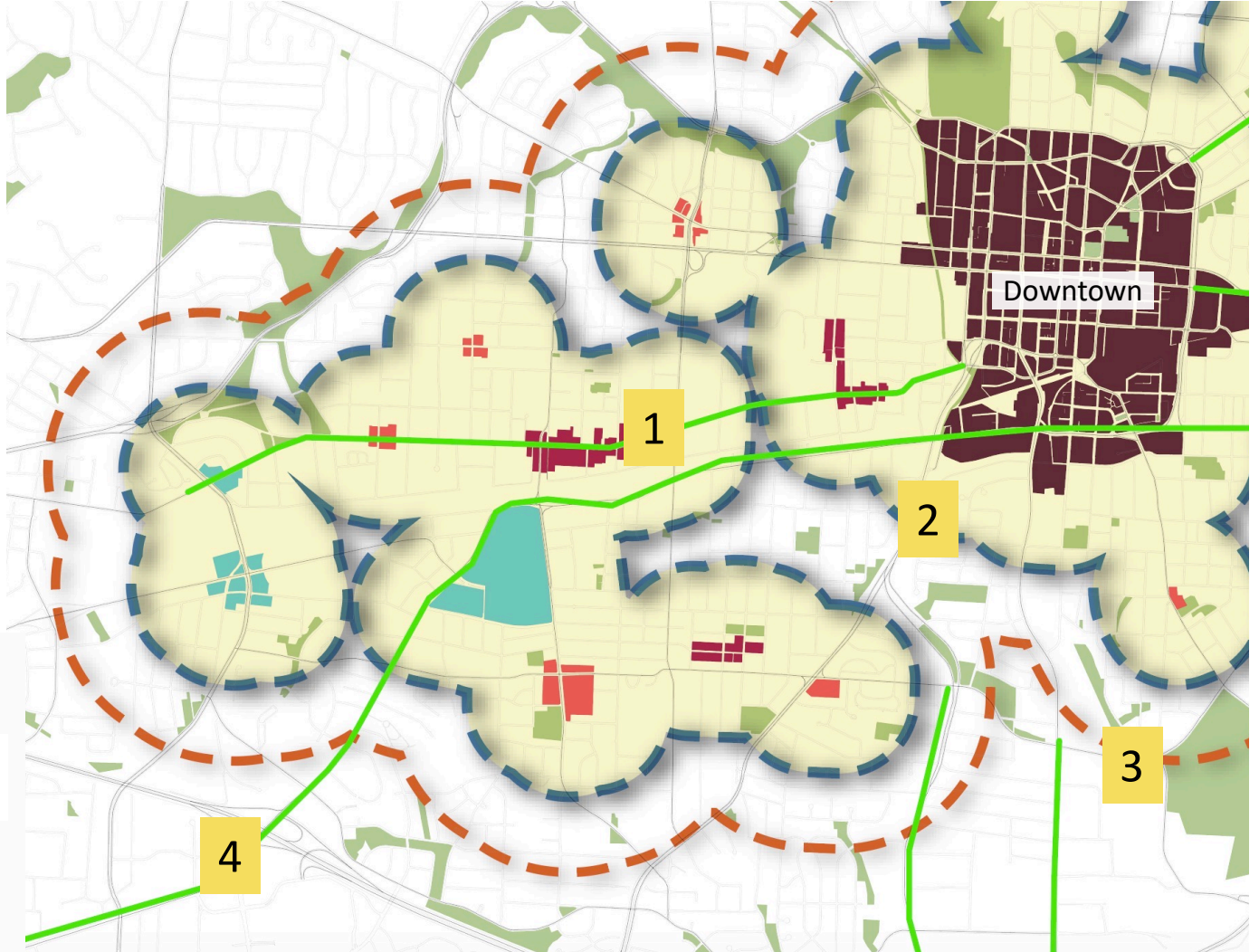
A major influence on form and housing yield is the amount of required on-site parking. Much progress has been made on demonstrating that on-site parking is less needed on sites closer to amenities within short walking distance. However, it is critical that in exchange for the public's trust of this approach, that the amenities actually exist.









Further, because MMH works with the existing lot sizes in neighborhoods, it is also critical that parking expectations be coordinated with the existing lot sizes. Otherwise, the result can easily be to demolish the adjacent development to satisfy the parking requirement and disrupt the neighborhood pattern and trust in the process



Best Practice: Identify Walkable areas for MMH priority

- 1 Walkable Centers
- 2 5-minute walk
- 3 10-minute walk, 5-minute bike ride
- 4 Frequent Service Transit



<p>Identified Walkable Centers</p> <ul style="list-style-type: none">  Downtown  Neighborhood Main Street  Neighborhood Center  Auto-dependent/Transformable 	<p>Identified Walkable Environments/MMH-Ready Areas</p> <ul style="list-style-type: none">  5 min. Walking Distance  10 min. Walking Distance, 5 min. Biking Distance <p>Amenities</p> <ul style="list-style-type: none">  Park/ Open Space 	<p>Corridors</p> <ul style="list-style-type: none">  Frequent Service Transit
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Missing Middle Housing Implementation

SECTION

4



Implementation



1 Targeted Changes to Existing Zoning Standards

Edit existing standards zone-wide or only for specific areas

Effort/Cost: LOW

2 New MMH Standards

Set of additional content and standards inserted as overlay standards; can include some changes to existing standards

Effort/Cost: LOW MODERATE

3 Replacement of Zone(s)

New MMH zone district(s) and standards to replace the zone(s) that apply to one or several neighborhoods

Effort/Cost: MODERATE

4 Objective Standards

MMH zone(s) and standards that do not involve discretionary review and that replace existing zone(s) and standards plus other related improvements

Effort/Cost: HIGH

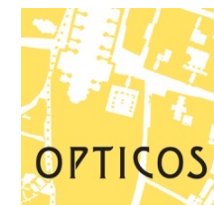


Discussion Questions

From your jurisdiction's perspective...

1. What options feel most doable?
2. What seem to be the biggest obstacles?
3. What options are still too abstract or unclear?
4. What additional info or support do you need?

Thank you



Look-Ahead

*Please complete the
flash feedback survey!*

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