



Technical Assistance
for Local Planning
HOUSING

Missing Middle Housing Work Group

Work Session 6 / January 27, 2022

Talking About Middle Housing *(and more)*

Missing Middle Work Group #6

Agenda

3:00 pm

Welcome

- *Today's Agenda*
- *Reconnecting / Where We've Been*

3:10 pm

Talking About Middle Housing

- *Mythbusting / Communications Tools*

3:25 pm

SB9 and RHNA Guidance

- *SB9 and Middle Housing*
- *Middle Housing and RHNA*

3:45 pm

Middle Housing Feasibility Tool

- *Purpose / How to Use It / Demo*

4:15 pm

Breakouts

4:55 pm

Looking to the Future

- *Work group evaluation*

5:00 pm

close

Reconnecting

Please...

- 1 In zoom window: make sure name and jurisdiction are showing
- 2 In the chat: write your name, jurisdiction and your “middle housing goal” for 2022
- 3 Respond to the poll

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



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Where We've Been

- 08.26 What Is the “Missing Middle”?
“What is the Missing Middle” Slide Deck
- 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
Guidebook on Making MH Affordable
- 11.10 Middle Housing + RHNA
Middle Housing + RHNA Guidance Memo
Interactive Tool on Middle Housing Feasibility
- 01.27 Talking About Middle Housing
(and more)**
Middle Housing Mythbusters / Image Library

Talking About Middle Housing

→ **Mythbusters**

→ **Communication Tools**

→ **Break-out Questions**

MythBusters

Common reasons people raise in opposition to Middle Housing rezoning, and how you can respond...

- Height / Scale / Compatibility*
- Parking + Traffic*
- Infrastructure Capacity*
- Property Values*
- Displacement Impacts*

MythBusters

(continued)

At the core of many responses...

- Middle Housing is “house scaled” so concerns about impacts of large buildings are misplaced (with Upper Middle Housing located at edges)
- Middle Housing is generally located in more **walkable areas**
- Smaller units and lower wealth households have **lower impacts** than large units and higher income
- The trend towards larger, luxury single family homes has impacts, too (demolitions, loss of character, etc.)

Other Tools + Resources

- *How to Talk About Housing webinar*
- *Shifting the Narrative Playbook*
- *Middle Housing resources on ABAG TA Portal*

Other Tools + Resources

→ *Image Library (coming soon!)*

- ◆ *add suggestions of projects to photograph!*



What Else
Are You
Hearing?

How Can We
Respond?

What is coming up in public conversations about middle housing and possible rezoning?

What do you say in response?

What additional tools or information would be helpful?

SB9 Tools + RHNA Guidance

- SB9 and middle housing
- Crafting SB9 standards
- Middle housing and RHNA

Approach: R1 sorts into two main categories



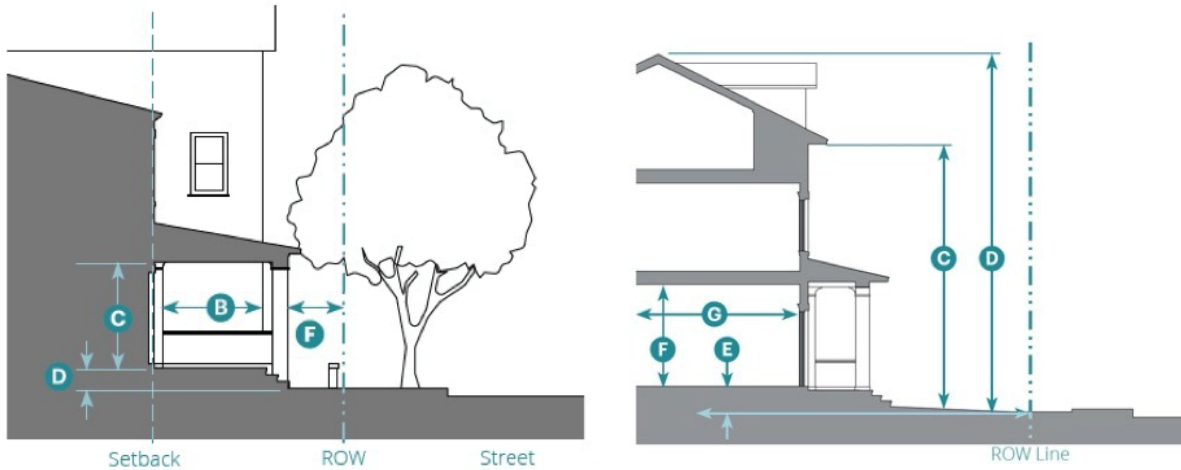
Key Observations

Coverage		< 45%
Recommendations:	Smaller Lots	Larger Lots
MMH: Incentivize house-scale MMH	Yes	No
SF: Add standards for detached Single Family (SF) housing	Yes	Yes
Maintain rear yards where possible	Yes	Yes
Incentivize flag lot split configurations	Yes	No

Key Design Considerations to Regulate

1. Unit entries (location and visibility)
1. Building Frontage design
1. Eave height and building massing
1. Covered parking location and max. width along street
1. Rear yard or other open yard connecting to streetscape
1. Lot split configurations

Deliverable: Toolkit of standards to choose from



Building Form Standards

- Front setbacks
- Encroachments
- Parking location and max width along front
- Max height to eave (while maintaining overall max height allowed)

Building Design Standards

- Massing
- Upper-story setbacks
- Dooryard/ Stoop/ Porch/ Terrace design
- Unit entry design
- Shared space to connect entries to streetscape

Lot Split Standards

- Approaches for narrower lots
- Approaches for wider lots

Exceptions/ Adjustments to Standards

Middle Housing + RHNA

How can you determine the number of units to count toward your RHNA (sites inventory) due to rezoning to encourage more middle housing outcomes?

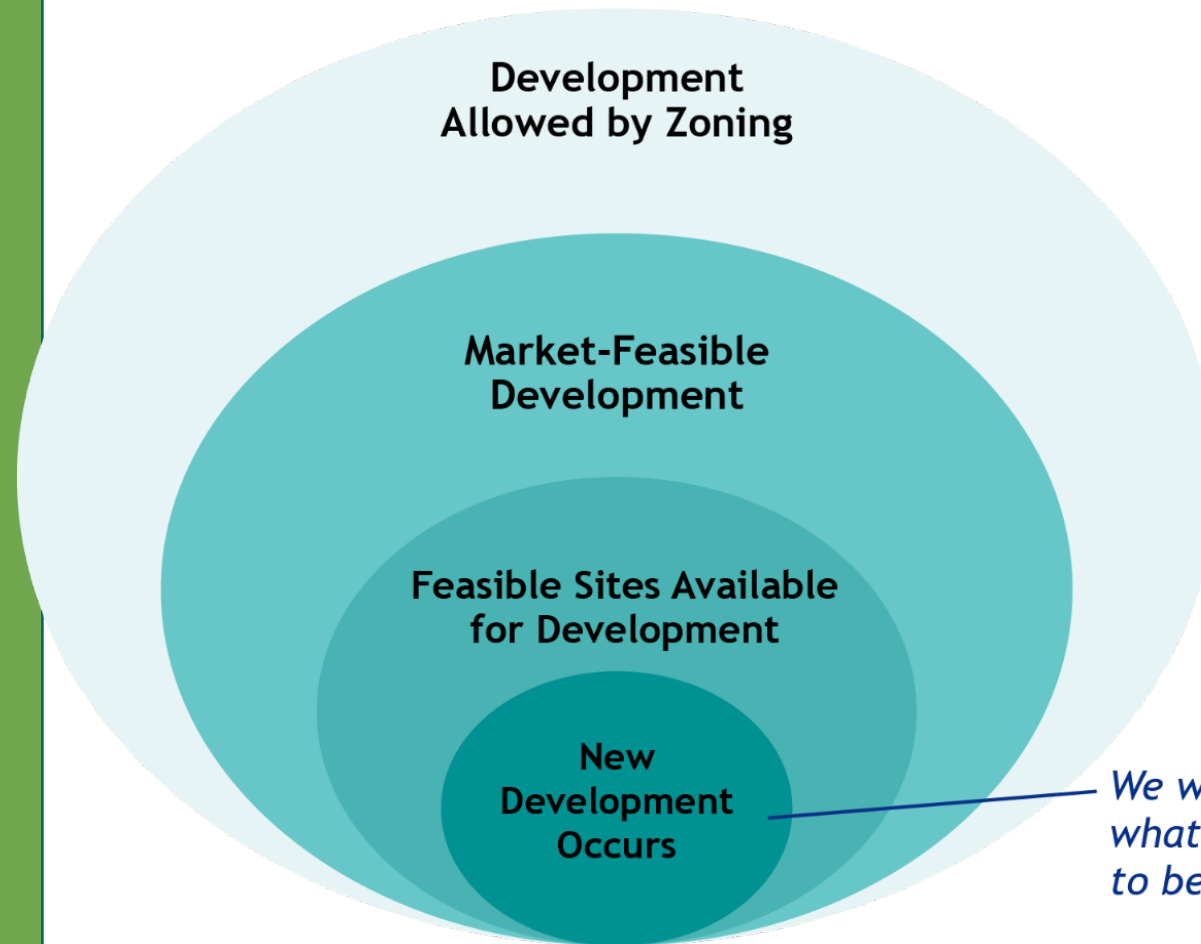
- Draft guidance memo
- Builds on info shared at Session 5
- References other tools
- Your feedback is invited!
- There will not be a “safe harbor,” but we are seeking feedback from HCD

Middle Housing + RHNA

Seven Key Points

- 1 Capacity vs. Production
- 2 Don't expect big numbers in 8 years
- 3 SB9 kinda helps, but really may not
- 4 Creating affordability is challenging
- 5 The details matter
- 6 HCD expectations will vary
- 7 Rezone for long-term, not RHNA

Middle Housing + RHNA



We want to determine what this number is likely to be from 2023 to 2031

Original image credit: ECONorthwest

Middle Housing Feasibility Tool

- What it is
- How to use it
- Demo + hands on

Break-Outs

- What is coming up in public conversations about middle housing? And how are you responding?
- What remains unclear? What lingering questions do you have?
- What additional info or resources would help you?

Tools + Resources

*Please complete the
flash feedback survey!*

*Recordings, presentations and notes from
all six sessions will be on ABAG site, plus...*

- What Is Middle Housing? slide deck
- Bay Area's Middle Housing Market Report
- Zoning for Middle Housing Guidebook
- Making Middle Housing Affordable Guide
- Middle Housing + RHNA Guidance Memo
- Middle Housing MythBusters
- Middle Housing Image Library
- Interactive Feasibility Tool

Tools + Resources

*Please complete the
flash feedback survey!*

- continue the conversation:
missing-middle-workgroup@googlegroups.com
- access the growing TA resource library:
abag.ca.gov/technical-assistance
- Get AICP credit (we hope)
look for follow-up email