

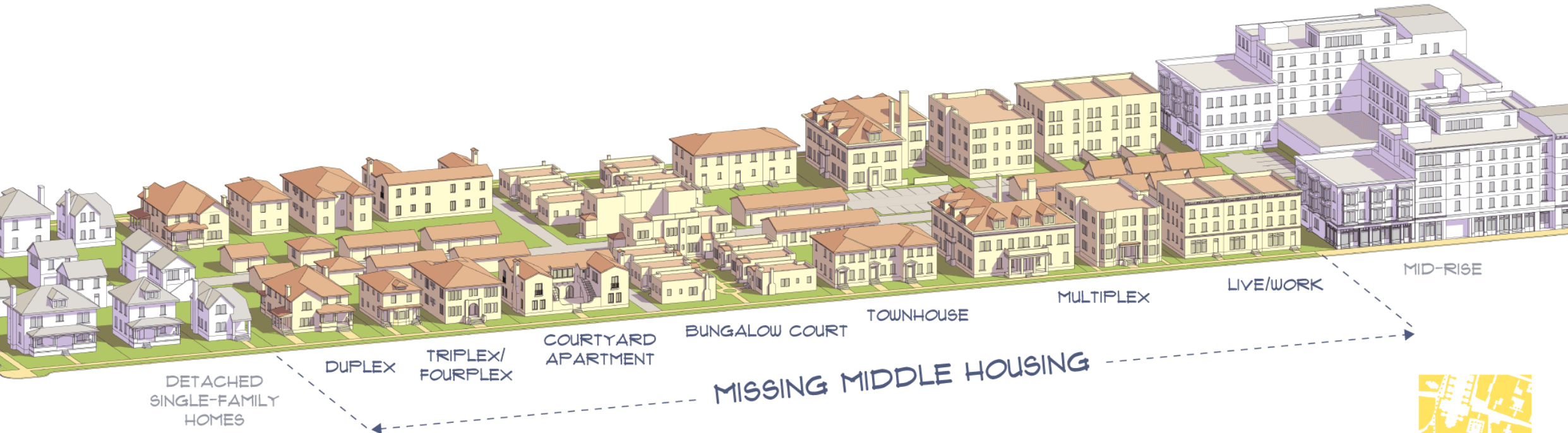
“Missing Middle” Housing: Challenge & Opportunities

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“Missing Middle” Housing



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Dominant American Housing Types: Single Family



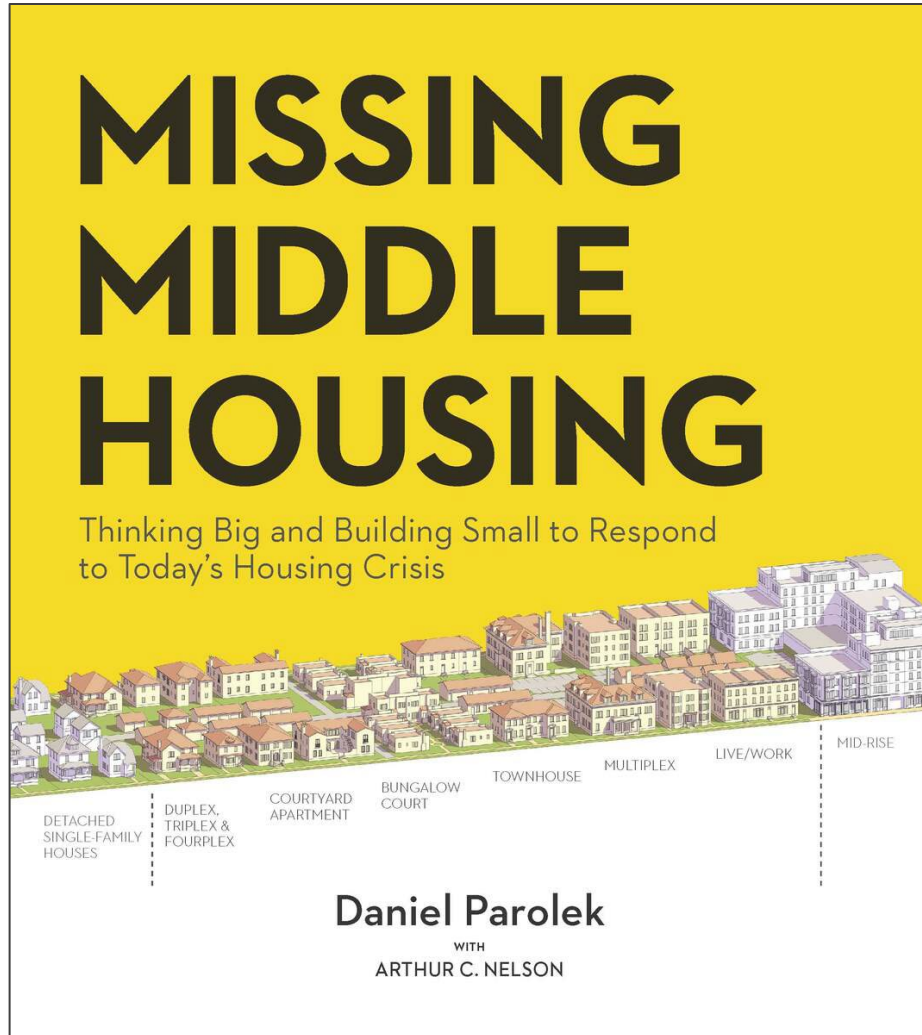
Dominant American Housing Types: Mid-Rise Multi-Family



Dominant American Housing Types: High Rise Multi-Family



“Missing Middle Housing” Defined



“Missing middle” is a commonly-used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings. Examples include duplexes, triplexes, townhomes, and more.

Used in this context, “middle” references the size and type of a home, relative to its location – in the middle – on a housing scale spectrum. The cost of these homes vary based on style, size, location, and market forces; therefore, **missing middle housing types do not correlate with a specific income bracket.**



ADU/CARRIAGE HOUSE

DUPLEX - Side by Side/Stacked

TRIPLEX



FOURPLEX

MANSION APARTMENT

BUNGALOW COURT



TOWNHOME

APARTMENT BUILDING - Small

APARTMENT BUILDING - Large

Missing Middle Housing: Challenges

- **Winning over the neighbors**

- Neighbors in existing single-family neighborhoods worry about a potential decline in property values, and/or 'overcrowding', and/or traffic impacts

- **Winning over the regulators**

- Unfortunately, in many jurisdictions, Missing Middle housing is effectively illegal as it does not fit neatly into the three primary zoning categories: single-family houses; mid-rise full-block multifamily; high-rise multifamily

- **Winning over the developers**

- Developers know how to profitably develop single-family homes, mid-rise and high-rise apartments and condominiums
- Many find projects outside of these niches to be difficult, time-consuming and less profitable.
- There is a need to create a cadre of small, local developers to address this challenge.



BUILDING small

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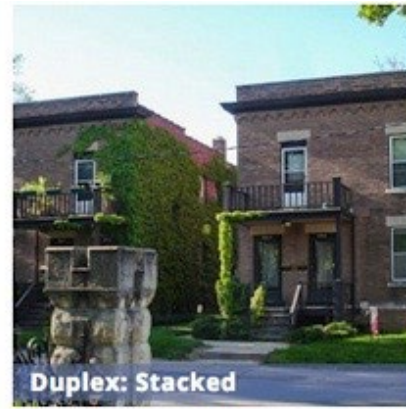
ULI Urban Land Institute



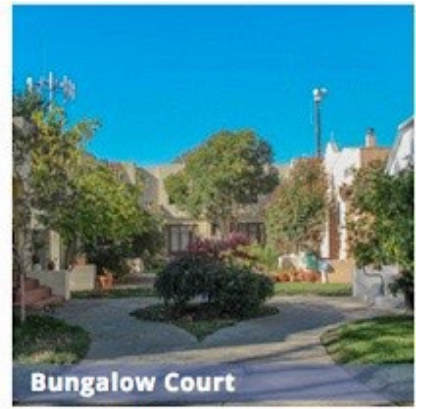
JIM HEID



Duplex: Side-by-Side



Duplex: Stacked



Bungalow Court



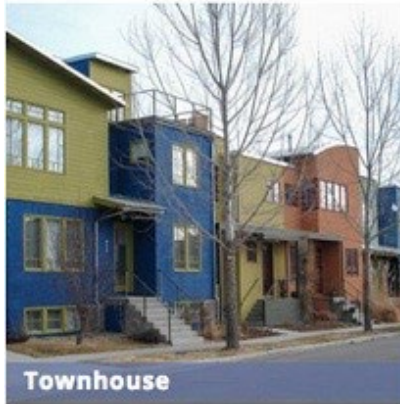
Carriage House



Fourplex



Multiplex: Small



Townhouse



Live/Work



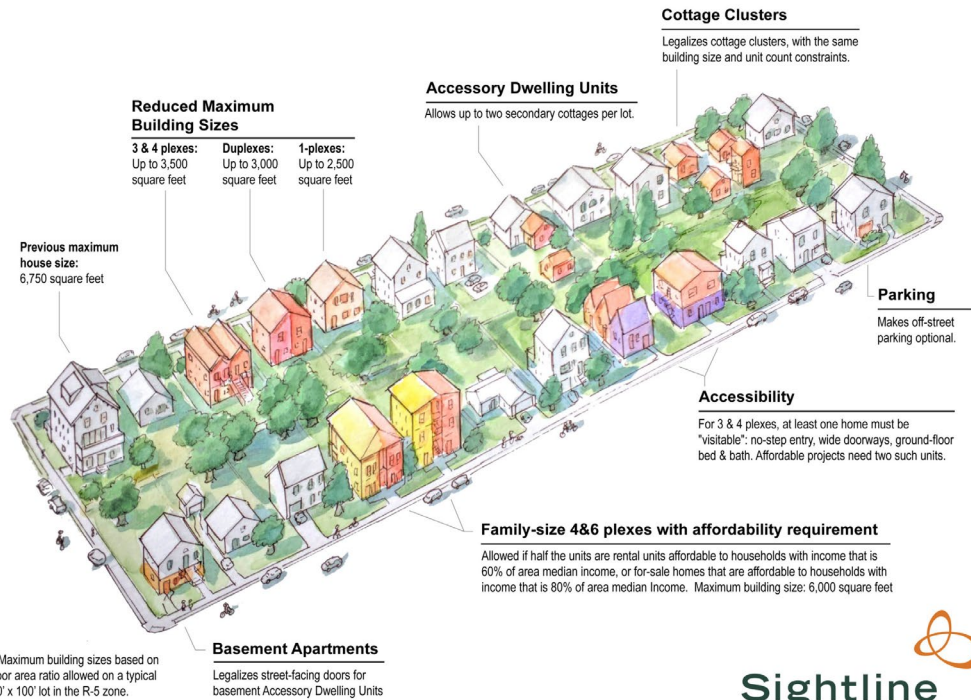
Courtyard Apartments

Missing Middle Housing: Opportunities

- **Diversify the housing opportunities within existing neighborhoods**
 - Many neighborhoods, particularly post-WW II suburban neighborhoods, are comprised of one or possibly two or three distinct housing types; the Missing Middle is missing.
- **Provide for a wider range of economic and demographic types**
 - US Household demographics are continually changing and diversifying; limited residential types do not cater to the diversity of household types and demands. This is particularly true for those looking to 'age in place' within a neighborhood.
- **Maintain and/or Enhance Neighborhood Character**
 - Missing Middle housing allows for additional residential density and/or diversity without negatively impacting overall design characteristics and neighborhood character.
- **Help Foster and Drive Neighborhood Regeneration**
 - Older neighborhoods, often with historically diverse housing types, can foster growth and regeneration by catering to the demands of broad residential demographics and supporting the development of new Missing Middle types.

Portland's Residential Infill Project

Re-legalizing "middle housing" citywide



* Maximum building sizes based on floor area ratio allowed on a typical 50' x 100' lot in the R-5 zone.



Today's Speakers



Miriam Keller, AICP

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Discussion