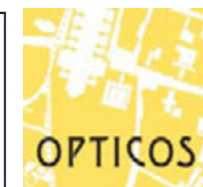




Workshop 1 - Oct 2022  
We Build Sacramento



**MISSING  
MIDDLE  
HOUSING**  
SACRAMENTO



# Contents

**Project Overview** 01

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# Overview of Missing Middle Housing Study

Nguyen Nguyen, Associate Planner



# What is the Missing Middle Housing study?

A 14-month effort to provide **land use, zoning and policy recommendations** to implement Missing Middle Housing in Sacramento.



02.2019

General Plan and Climate Action and Adaptation Plan Update initiated

01.2021

Unanimous City Council direction to proceed with Key Strategies

04.2022

Missing Middle Housing Study initiated

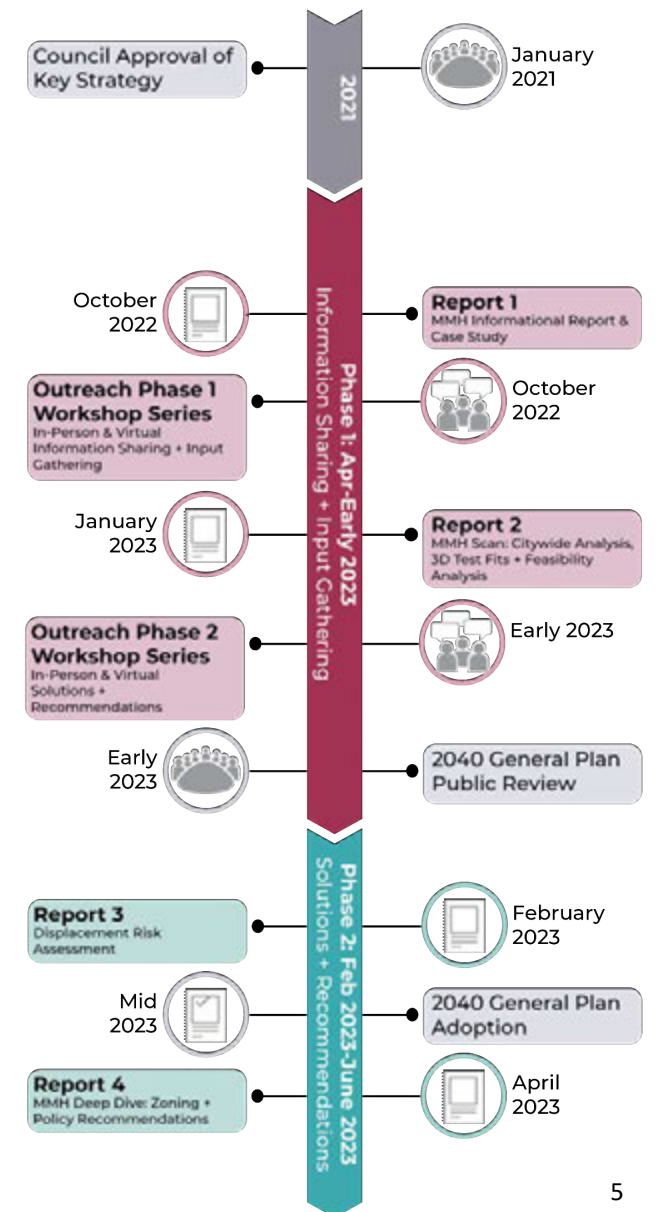
Fall 2022

Draft General Plan 2040 for public review

GP 2040 adopted + Zoning Code updated [2023]

# What is the Missing Middle Housing study?

- Phase 1: Information Sharing + Input Gathering
- Phase 2: Solutions + Recommendations
- Findings of this study will be shared as four key reports:
  1. **Missing Middle Housing Informational Report** (Facts About Missing Middle Housing and Case Studies) - **coming in Oct 2022!**
  2. **Missing Middle Housing Scan** (Citywide Place-Based and Feasibility Analysis)
  3. **Displacement Risk Assessment** (Citywide Assessment and Strategies)
  4. **Missing Middle Housing Deep Dive** (Zoning and Policy Recommendations)



# How is input being collected?

- 4 Stations / Topics
  1. Housing in Sacramento
  2. Missing Middle Housing
  3. Neighbors as Builders
  4. Share your Story
- Guiding discussion questions at each station
- Short online questionnaire for each station



Scan QR code to complete online questionnaire

# What's next?

- Virtual Open Houses on Zoom
  - Fri, Oct 21<sup>st</sup> & Sat, Oct 22<sup>nd</sup> – 10am–2pm
- Online questionnaire will be open from Oct 24<sup>th</sup> – Nov 4<sup>th</sup>
- Missing Middle Housing Informational Report
  - Release by end of October
- Stay tuned for:
  - MMH Scan and Displacement Risk Assessment Reports
  - 2<sup>nd</sup> Phase Open Houses (early 2023)
    - Solutions & recommendations based on your input and technical analyses



Scan QR code to view website, RSVP for Zoom sessions, and sign up for email updates!

“Missing Middle buildings strengthen local economies. They are to real estate development what small businesses are to a local economy.”

- Incremental Development Alliance

Questions: [MissingMiddle@cityofsacramento.org](mailto:MissingMiddle@cityofsacramento.org)



# MMH for Sacramento



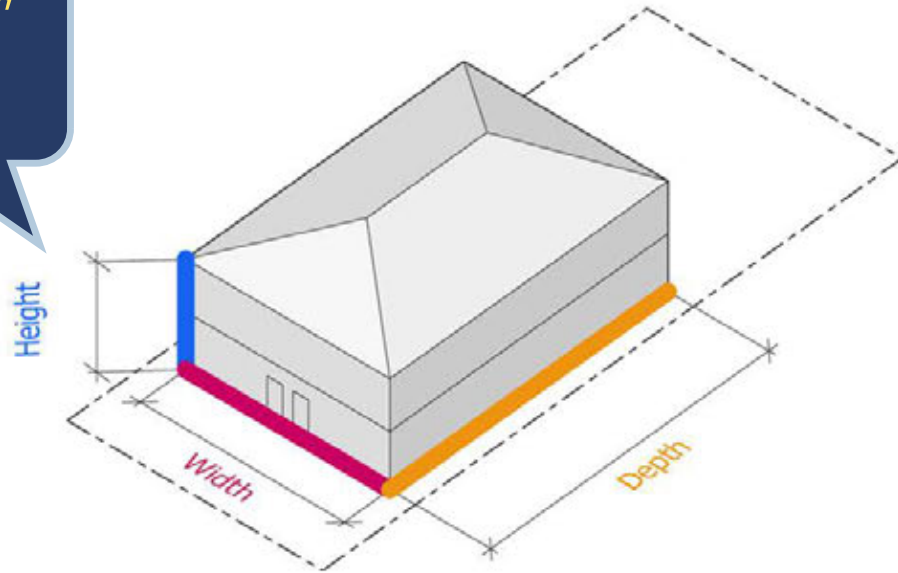
# What is Missing Middle Housing?



House-scale buildings  
with multiple units  
in walkable neighborhoods

# “Middle” in two different ways

“house”  
scale



lower cost  
by design



The Alliance for Housing Solutions

1. A **middle form and scale** between single family and multifamily buildings.
2. Can deliver **attainable housing choices** to middle-income families.



# Typical Missing Middle types



Did you know Sacramento has **3,500+** Missing Middle Housing units? Here are a few examples



# What is *not* Missing Middle



“Side-on” stacked flats



Single-family “slot homes”



Large monolithic multifamily



Tuck-under parking “dingbats”

These are examples that we would want to avoid

# Typical Characteristics

Smaller, well-designed units in house-scale buildings

Private and shared open spaces create community

Support walkable environments, less car-dependance

Accommodate a wide range of lifestyles and household types





# Typical Characteristics

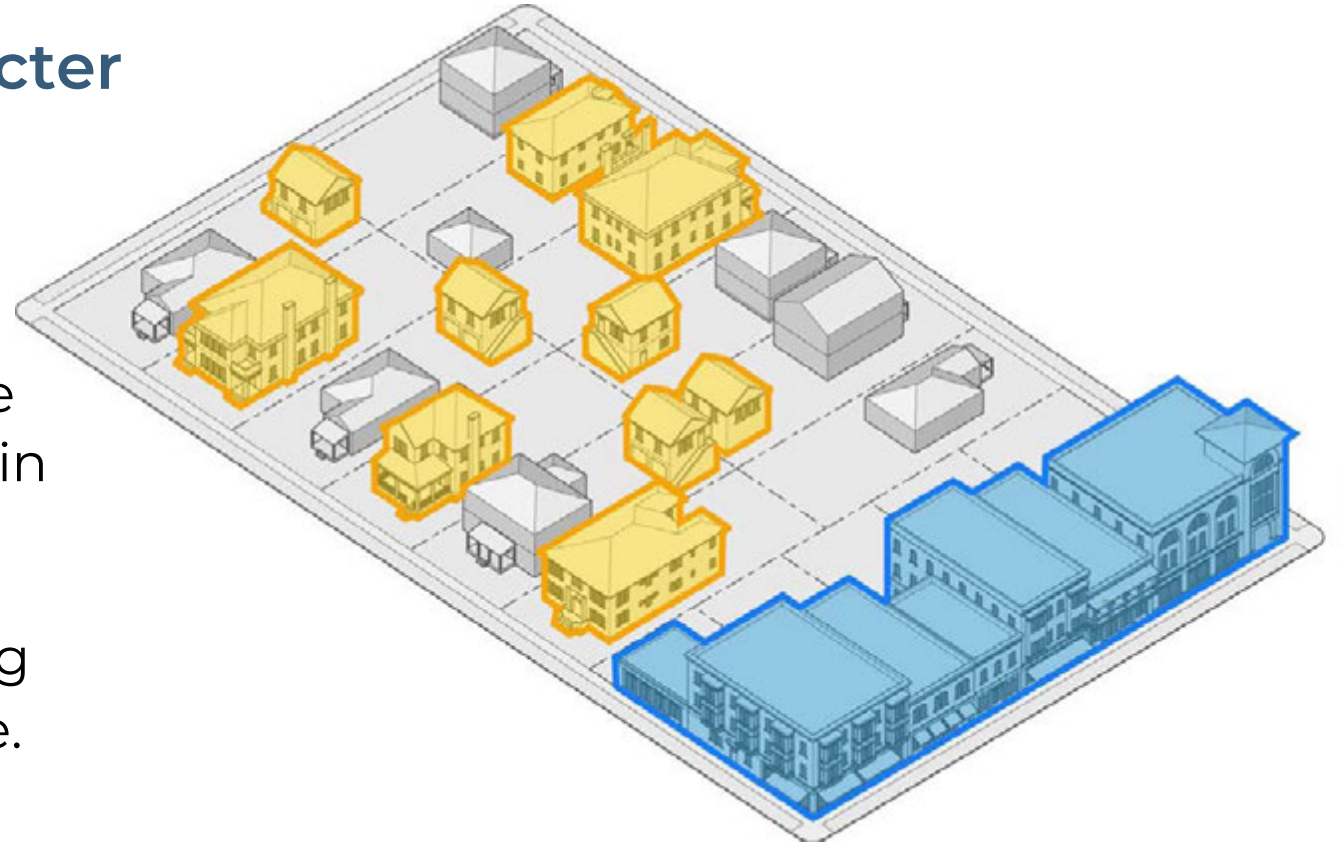




# What can MMH in Sacramento look like?

## Gentle infill without a drastic change to existing built character

- ✓ MMH types blend well into a single-family neighborhood.
- ✓ Where appropriate, Missing Middle can also create neighborhood “main streets” and mixed-use centers.
- ✓ Small-scale infill will enable existing neighborhoods to grow and evolve.



# “House-scale” Infill

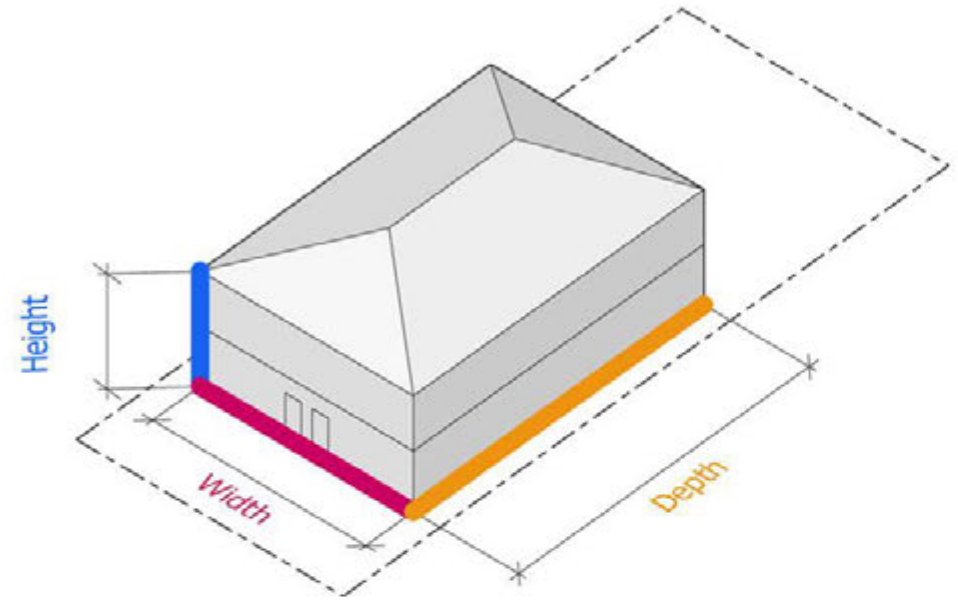
Smaller, well-designed, house-scale building





# “House-scale” Infill

Bigger, but still house-scale



# Additions + Conversions

## Incremental Additions to Existing Homes: ADUs, Garage Conversions



Consider a single-family home with a detached garage.



An ADU is added in the space between the home and the garage, say to house extended family. The ADU has a separate entrance and access to open space.

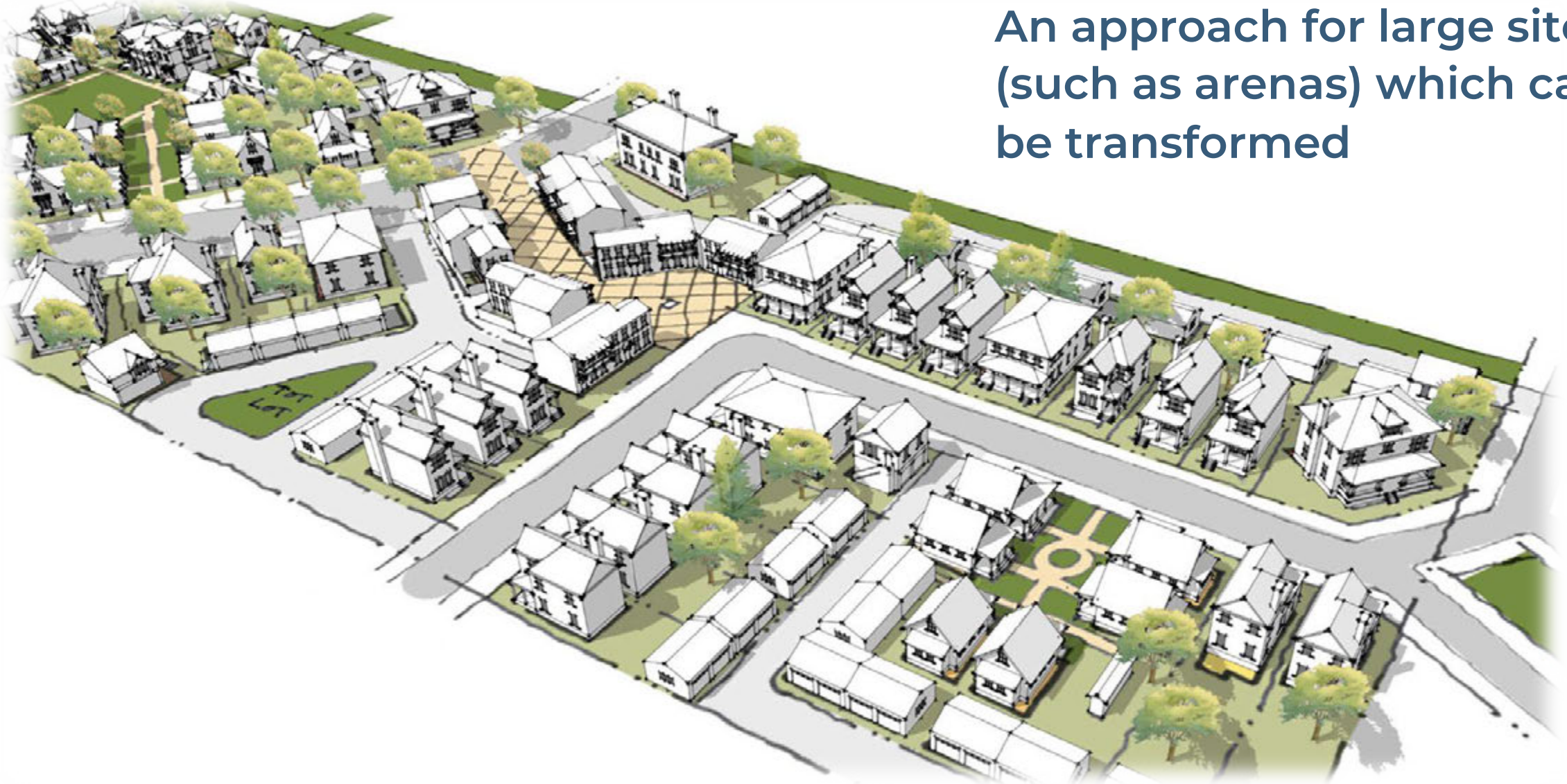


Later, another small unit is added above the garage. This can be to house an older child or be rented out for additional income. The new unit also adds more affordable rental housing.



# Infill on Larger Sites

An approach for large sites (such as arenas) which can be transformed





# Infill on Larger Sites

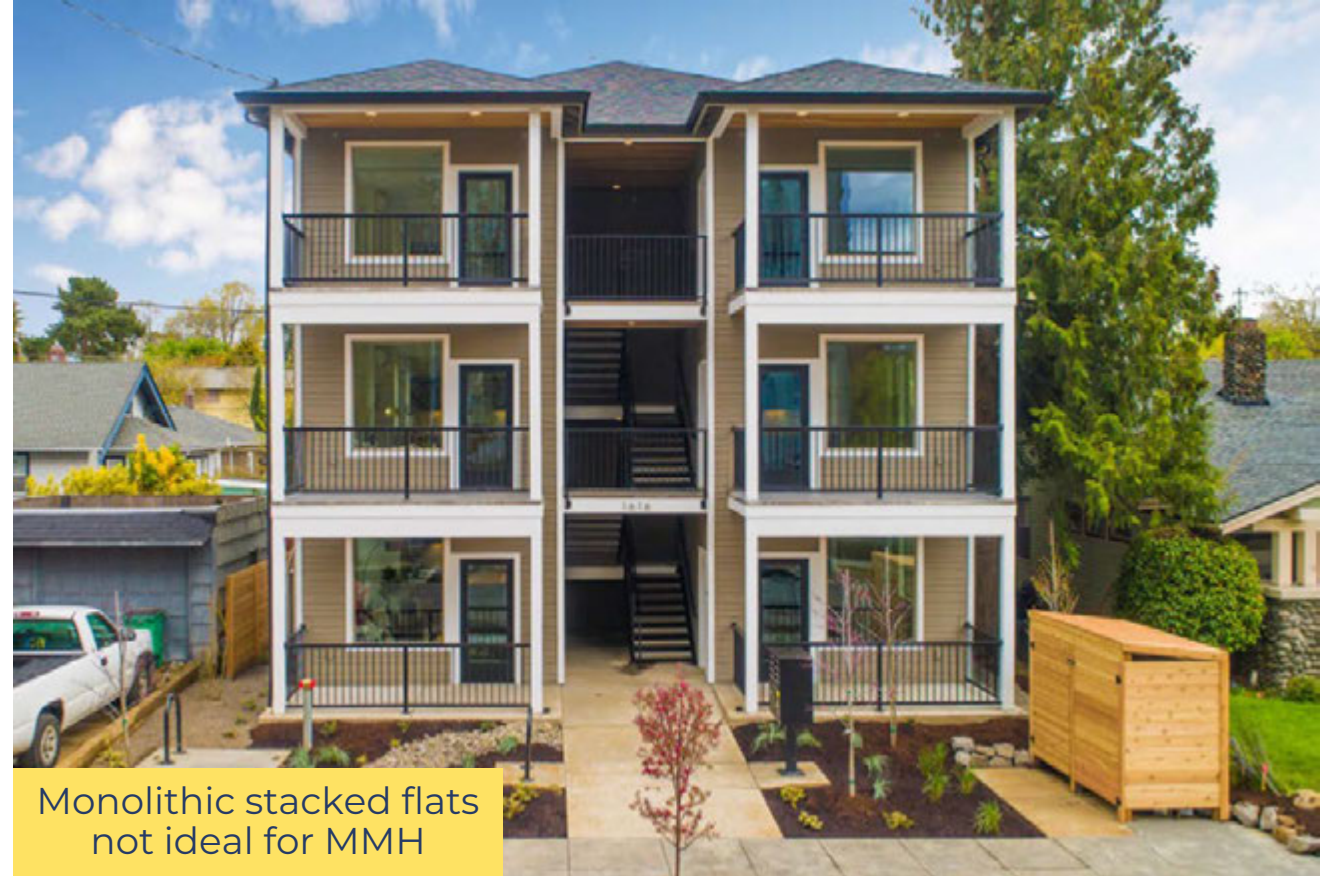




# Resident concerns

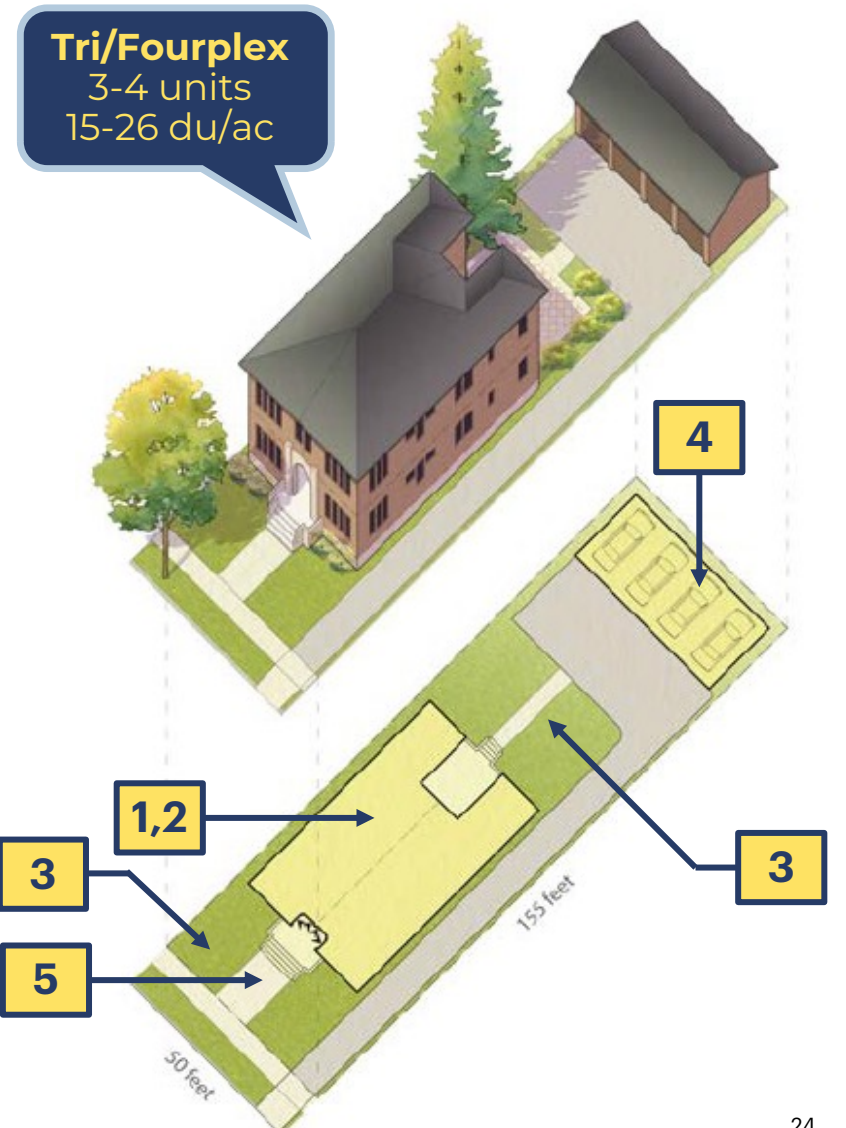
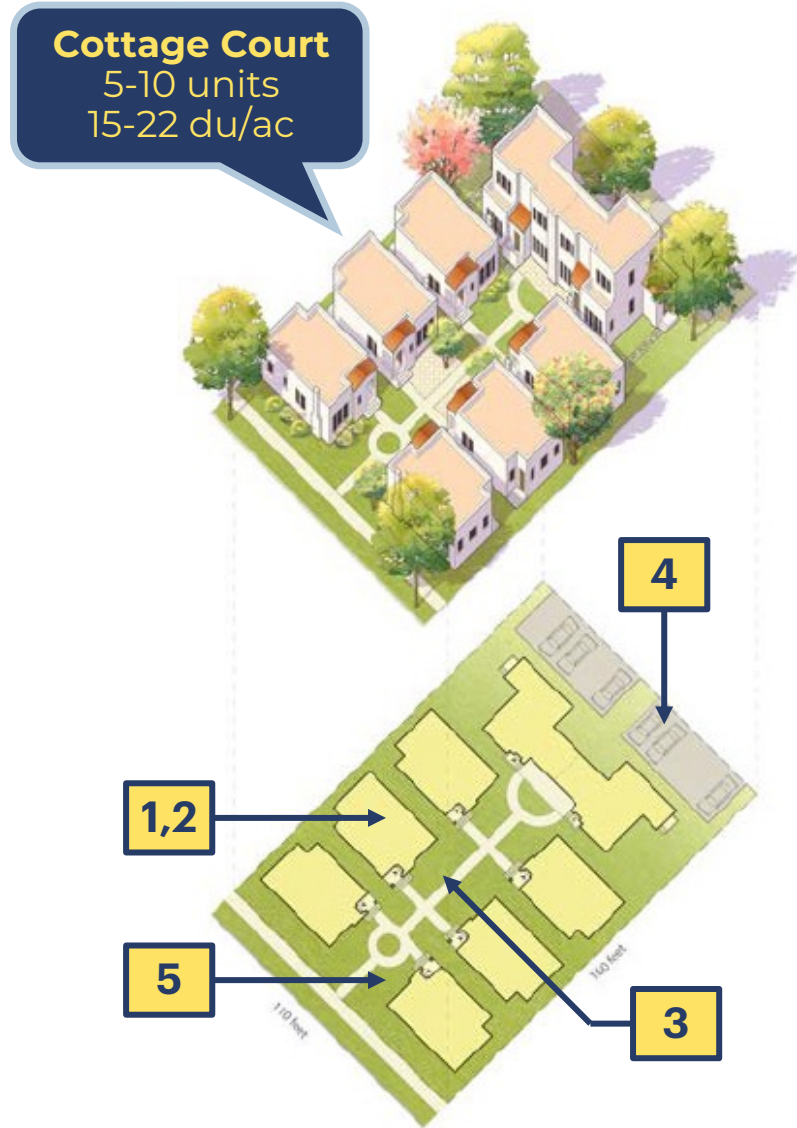
## Challenges to consider

- Mass/scale compatibility
- Loss of open space
- Inadequate open space for trees
- Loss of street parking
- Trash collection
- Displacement of existing residents



# How do we regulate MMH?

- 1 Building Placement**  
[setbacks, lot coverage]
- 2 Building Size**  
[number of units, size]
- 3 Open Space**  
[private or shared]
- 4 Parking**  
[location, access]
- 5 Frontage**  
[frontage by type, location of entrances, relationship to street]





# How do we regulate MMH?

## Critical design elements

-  Frontages face the street or common open spaces
-  Parking is behind buildings and away from the street
-  Driveways or alleys hide parking and store garbage
-  Shared green space





# Unseen Heroes for Creative Community Development

Roshaun Davis

Co-Founder

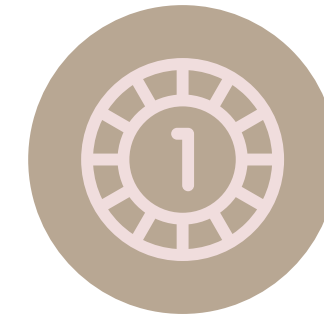
3433 Broadway, Sacramento, CA 95817

Small Scale Community Development For Middle Missing Housing



# Developers of Community, and Really Cool Sh\*t

We focus on creating place and activating public spaces through our core four pillars: **Creativity, Collaboration, Community, and Commerce.**



## 14 Years Experience

In neighborhood revitalization that enriches people and places through arts, culture and community.



## Award Winning

American Planning Association's Local Vision Award winner for creating innovative and non-traditional and inclusive approaches to developing communities.



## Impact Driven

We can develop a place completely with housing, businesses, workforce opportunities, public spaces, and high impact programming using an arts, culture, and entertainment framework.

# What Is A Community Development Corporation?

- 501(c)(3) Non-Profit designed to assist communities with various improvement efforts
- Focused on geographic revitalization in low income and under/dis-invested communities
- Often run a range of programs around economic and real estate development
- As intermediaries between community, CDCs play two vital roles:
  - Development Organization
  - Community Organization



# Why Real Estate: If Not Us, Than Who?

- Place-Keeping, Honoring Place, and Anti-Displacement Tool
- Pathway to Culture Keeping & Reverse Gentrification
- Inclusive Focus on Revitalization of our Neighborhoods
- Help Communities Build Generational Wealth
- Creates Stable and Affordable Spaces
- Stabilize Community Based Organizations Through Ownership
- A Tool to Combat the Lack of Attention, Collaboration, and Economic Development
- Community Control of Assets in our Neighborhoods

# Solution: Place-Based Development

Our model creates pathways to prosperity in low-income, underserved areas and demonstrates what can be accomplished when public, philanthropic and private sector partners work together to solve a city's greatest challenge: bringing into being a inclusive community.

## Proven Strategy



We have proven that these areas **have good economic fundamentals**, and **can be revitalized** when approached with **social good** in mind.

## Land Appreciation



Neighborhood revitalization **offers massive amounts of long term value** in both **land appreciation** and **neighborhood appreciation**.

## Social Impact



**Impact investments** can **address social issues** like **wealth disparities, housing shortages, lack of good jobs**, improve the residents' **quality of life** and **economic security**.



# Typical Development

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## Developers of Built Environment

Developers  
Building Owners  
Real Estate Agents

## Developers of People

Small Businesses  
Community Based Organizations  
Neighborhood Associations  
Grassroots Organizers  
Individuals

# Place-Based Development

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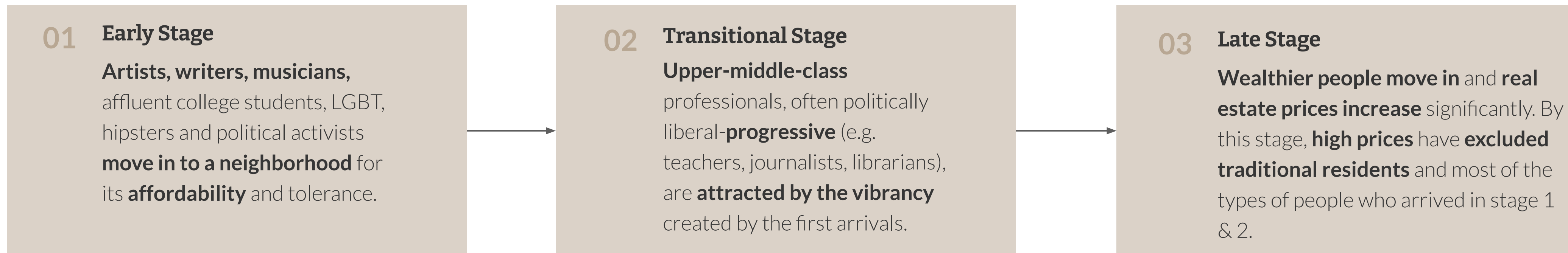




# Gentrification:

The process whereby the character of a poor urban area is changed by **wealthier people moving in**, improving housing, and attracting new businesses, typically **displacing current inhabitants** in the process.

## The Stages of Neighborhoods





# Lot Revitalization: **Naija Boy**



Temporary Use\*





Temporary Use\*





**We are not just building projects,  
we are building community.**



“Missing Middle buildings strengthen local economies. They are to real estate development what small businesses are to a local economy.”

- Incremental Development Alliance

Questions: [MissingMiddle@cityofsacramento.org](mailto:MissingMiddle@cityofsacramento.org)