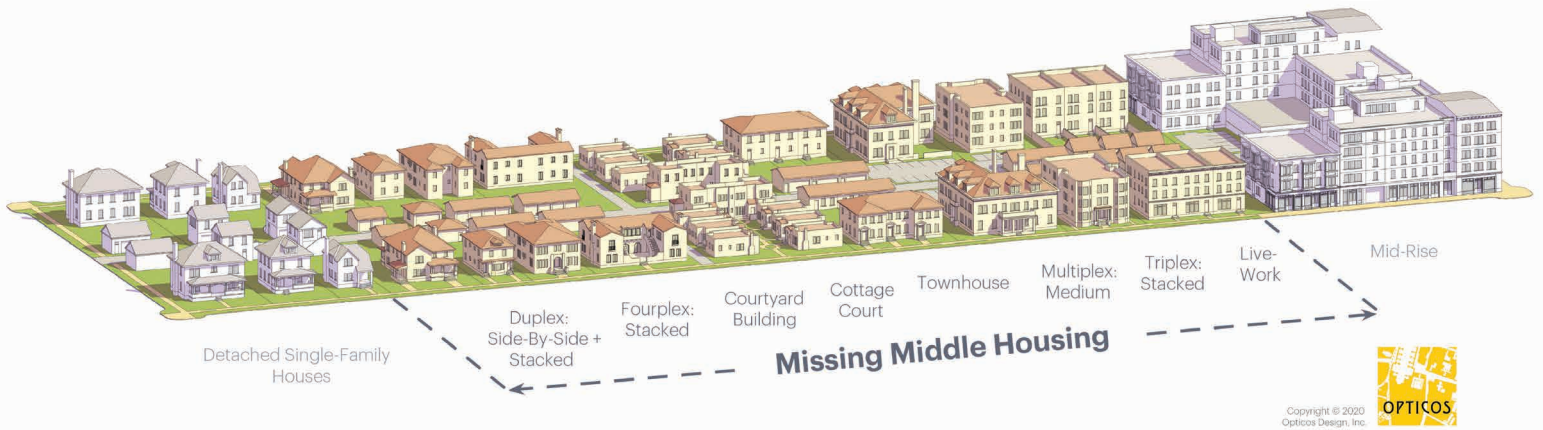




# What is Missing Middle Housing (MMH) and what does it look like?

MMH is a range of small multi-unit building types, often found in walkable areas, that are similar in scale to a single-family house.



### ■ MMH is not a new concept.

These types were common and can be found in most pre-WW II towns and cities across the US. Historically, MMH types have provided more attainable housing options and a path towards homeownership.

### ■ “Middle” in several ways

MMH types are “middle” in scale and form between typical single-family houses and larger multi-family buildings. With more modest-sized units, they also are more attainable to middle-income households.

### ■ Why are they “missing”?

For the past 50-60 years, zoning codes in many cities have restricted MMH. The housing market has prioritized building single-unit homes, creating financing and other hurdles to delivering MMH types.

### Q DID YOU KNOW?

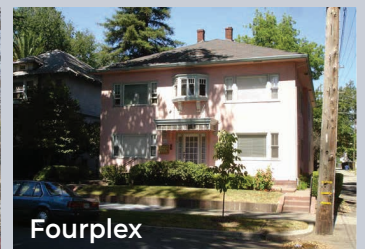
Sacramento has many examples of Missing Middle types across its neighborhoods, as shown in the images to the right. These include **cottage courts, small multiplexes and courtyard buildings**, and over **3,560 duplex, triplex and fourplex buildings**.



Duplex



Triplex



Fourplex



Cottage Court



Townhouse



Accessory Dwelling Unit



## What benefits can MMH provide?

Missing Middle Housing (MMH) provide a wide range of benefits that can help build resilient neighborhoods with a strong sense of community.



### ■ Expand housing access and homeownership opportunities.

MMH types fit a wide range of household types, lifestyle choices and income levels. They can be attainable for many groups and pave the way to homeownership.

### ■ Increase housing choice compatible with existing neighborhoods.

MMH adds housing while respecting the scale of existing neighborhoods. MMH types can be added incrementally over time, such as an ADU to an existing home, or duplexes on small infill parcels.

### ■ Promote more walkable, safer, healthier communities.

MMH supports walkable access to shops, amenities and services and an active, healthy lifestyle. Shared open spaces and building design promote everyday interaction between neighbors. MMH types support diverse household types as well as aging-in-place for seniors.



### ■ Support sustainability.

MMH types feature smaller, well-designed units that have a lower carbon footprint. They support compact, mixed-use development patterns with reduced commutes, that can help respond to climate change.

### ■ Attract and support local businesses.

By adding a larger and more diverse customer base, MMH helps support existing and new local businesses with more frequent foot-traffic.

### ■ Empower local residents and builders.

MMH can be a way for local residents to add a unit to their homes to house extended family, or to earn rental income. MMH can provide small “starter homes” to enable transitioning from renting to owning a home. MMH types don’t need specialized construction technology and can provide opportunities for local small-scale builders.





# Missing Middle Housing (MMH) design features for residential areas

MMH types have distinct physical characteristics that make them compatible with single-family houses in residential areas.



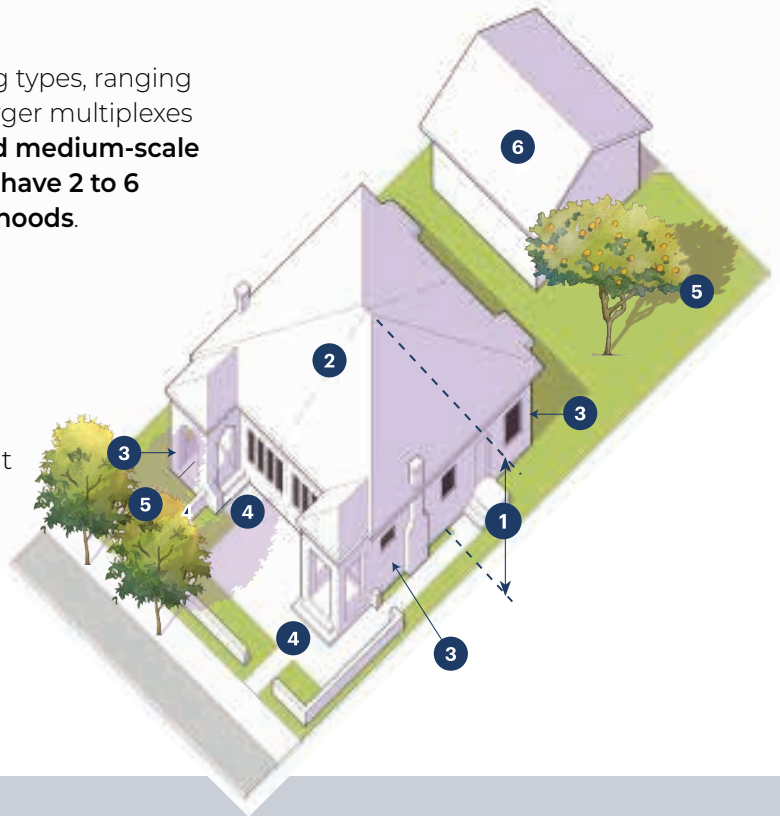
## Design Characteristics of MMH

The palette of MMH includes a wide range of housing types, ranging from duplexes, townhouses and cottage courts to larger multiplexes and courtyard buildings. **For Sacramento, small and medium-scale MMH types are proposed, that are “house-scaled”, have 2 to 6 units, and are appropriate for residential neighborhoods.**

Important characteristics of MMH include:

- 1 Height typically 1 to 2.5\* stories
- 2 Small to medium building footprint
- 3 Multiple units within same building footprint
- 4 Entrances face the street
- 5 Open space (private/shared) and trees
- 6 Parking placed at rear of lot

*\*0.5 story indicates a usable attic*



## Designed to promote walkability and safety.

MMH types have “active frontages” or, in other words, entrances and windows oriented to the street to encourage everyday interaction and safety through “eyes on the street”.

