



# Can MMH help meet Sacramento's housing needs?

Missing Middle Housing (MMH) can be a way to increase housing choice and attainability for Sacramento residents.



## Who would benefit from MMH?

- Aging adults, retirees and others looking to downsize
- Single-person households, couples and small families
- Multi-generational and large families
- Roommates and co-living groups
- Entry-level homebuyers
- Working middle-class
- Renters looking for more options
- Small-scale builders

**We are a family with young kids.** We don't need a large house but would love a small backyard for our kids and dog. It'll be great if we could walk or bike our kids to school!



**We are roommates.** We need a three-bedroom unit with space to host. We are not into yard work, and do not need a backyard.



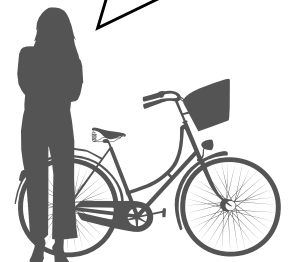
**We are a multi-generational family.** We need room for three generations to live together. Grandma and grandpa would like their own space such as an ADU, but still be steps away from their kids and grandkids and be present in the family's daily life.



**We are a couple.** We're looking to rent a small home where we know our neighbors. We want to be able to walk to shops and restaurants. A shared garden will be lovely!



**I am a single person.** I'm just starting my career and can't afford high rent. I need a small studio that's bikeable to downtown where I work.



**We are retirees.** We need a smaller home that is easier to maintain. We prefer not to drive and would like to be close to stores and parks.





## Can MMH help meet Sacramento's housing needs?

Sacramento's demographics and housing needs are changing. MMH can help increase housing choice and attainability.

# 44%

decrease in housing affordability from 2011 to 2020

*Housing Opportunity Index, City of Sacramento, 1991-2020*

### What Sacramento has today

Sources: US Census Bureau, City of Sacramento Housing Element 2021-2029.



**197,000** housing units out of which **66% is single-family.**

**45%** of residents are renters. Rents increased by **19%** from 2021 to 2022. **Renters are more likely to get displaced** when housing costs rise faster than wages.



**50%** of Sacramento households are at low, very low, or extremely low income levels.

### How Sacramento is changing

Source: Sacramento Housing Element 2021-2029, [www.cityofsacramento.org](http://www.cityofsacramento.org)

From 2010-2018, Sacramento's population increased by 6%, including a **43% increase in population aged 65-74** and a **3% decrease in population aged 24 and below.**

### What Sacramento will need

Source: Sacramento Housing Element 2021-2029, [www.cityofsacramento.org](http://www.cityofsacramento.org)



**140,000** new residents by 2040



**45,580** new housing units by 2029 to meet state-allocated targets

To meet this target, we need to build **5,700** new housing units each year. In 2022, only **2,250** new units were produced, less than half of what is needed.

## 39% of Sacramento households in 2021 spent more than 30% of total household income on housing.

Source: Sacramento Housing Element 2021-2029, [www.cityofsacramento.org](http://www.cityofsacramento.org)