



Phase 1 Outreach Summary + Findings

City of Sacramento
**Missing Middle
Housing Study**
December 2022



MISSING MIDDLE HOUSING
SACRAMENTO



With consultants:

Cascadia Partners
Collaborative Design + Innovation
Unseen Heroes
Konveio

Background

In January of 2021, City Council directed staff to proceed with 10 Key Strategies as part of the [2040 General Plan Update](#). In May of 2022, planning staff initiated a Missing Middle Housing (MMH) Implementation Study to explore ways the City can thoughtfully implement one of the Key Strategies which will “permit a greater array of housing types such as duplexes, triplexes, and fourplexes in existing single-unit neighborhoods.”

The study aims to inform conversation around MMH and should be considered as part of a broader community discussion on housing solutions and the many other City housing-focused strategies. The year-long study will include extensive citywide engagement and analysis to ultimately develop land use, design, and policy recommendations for citywide implementation of Missing Middle Housing.

The study consists of two phases. In Phase 1 (Information Sharing and Gathering), which concluded in November 2022, the focus was on sharing information about MMH, starting this conversation with the community and gathering input from residents. The feedback will be used to formulate initial architectural recommendations and regulatory solutions, such as design and development standards, and staff will share them with the community for input in Phase 2 (Solutions and Recommendations).

During Phase 1, the focus was on sharing information about MMH with the community and learning from residents about potential challenges or concerns they might have.

Outreach conducted in this phase included:

- Interviews with the Mayor’s and Councilmembers’ offices, and City leadership (May 2022)
- Neighborhood Small Group Meetings (in-person and virtual) with neighborhood leaders, housing advocates, business leaders, representatives from community-based organizations (CBOs), and community partners, for a total of 32 hours of engagement (June 2022)
- Engaged with the City’s Housing Policy Working Group for their technical expertise on housing-related challenges (September 2022)
- Engaged with the City’s [Community Ambassadors](#) (September 2022)
- We Build Sacramento Open House series that consisted of 2 full-day, in-person events (October 12/13) and 2 half-day virtual events, including a Saturday session, for a total of 24 public meeting hours (October 21/22)
- Online questionnaires with self-guided workshop content that was circulated and promoted for 2 weeks (October/November 2022).

Over the course of the open house series and the following 2 weeks of promotion, the project team received

and recorded input from approximately 490 respondents.

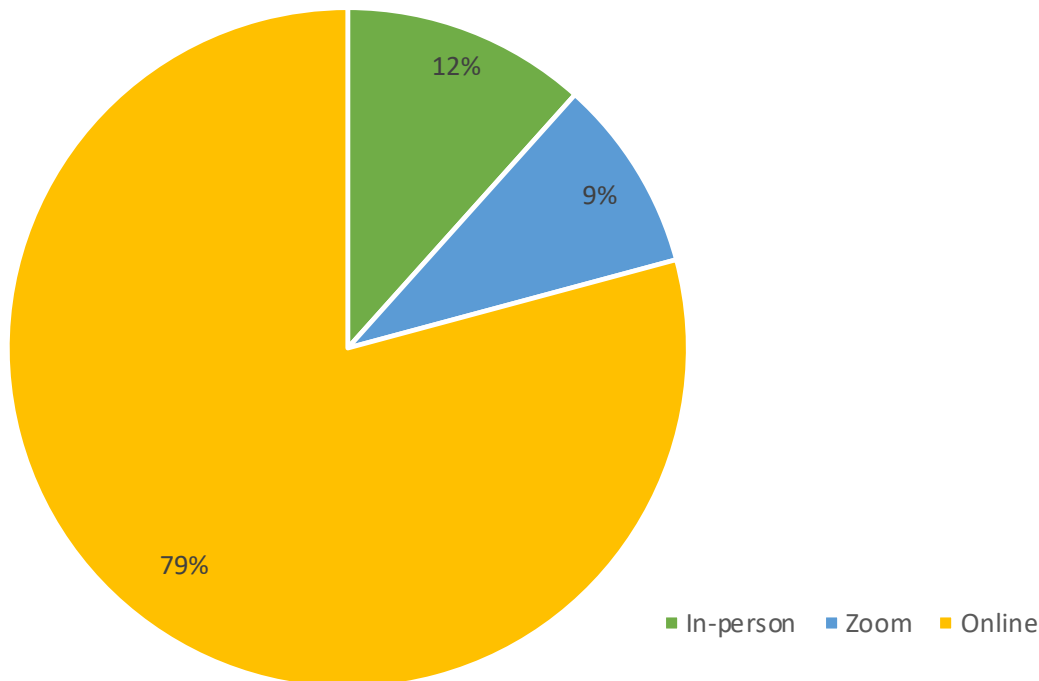
The project team also engaged with neighborhood groups, community partners, and community-based organizations (CBOs) to encourage participation from under-represented communities. To that end, the two full-day, in-person open house events were held at the 1913 Del Paso venue in North Sacramento and the Florin Creek Recreation Center in South Sacramento in an effort to make the events more accessible to residents from these two under-represented areas of the city.

Through this report, the input that was received from the community through the We Build Sacramento open house

series and online questionnaire are summarized through a combination of charts, photos, and slides. The questionnaire included 5 short surveys on 5 topics (or stations for the in-person and Zoom events):

- 1. Welcome
- 2. Housing in Sacramento
- 3. Missing Middle Housing
- 4. Neighbors as Builders
- 5. Share Your Story

The chart below shows a breakdown of respondents by the venue that they participated in.

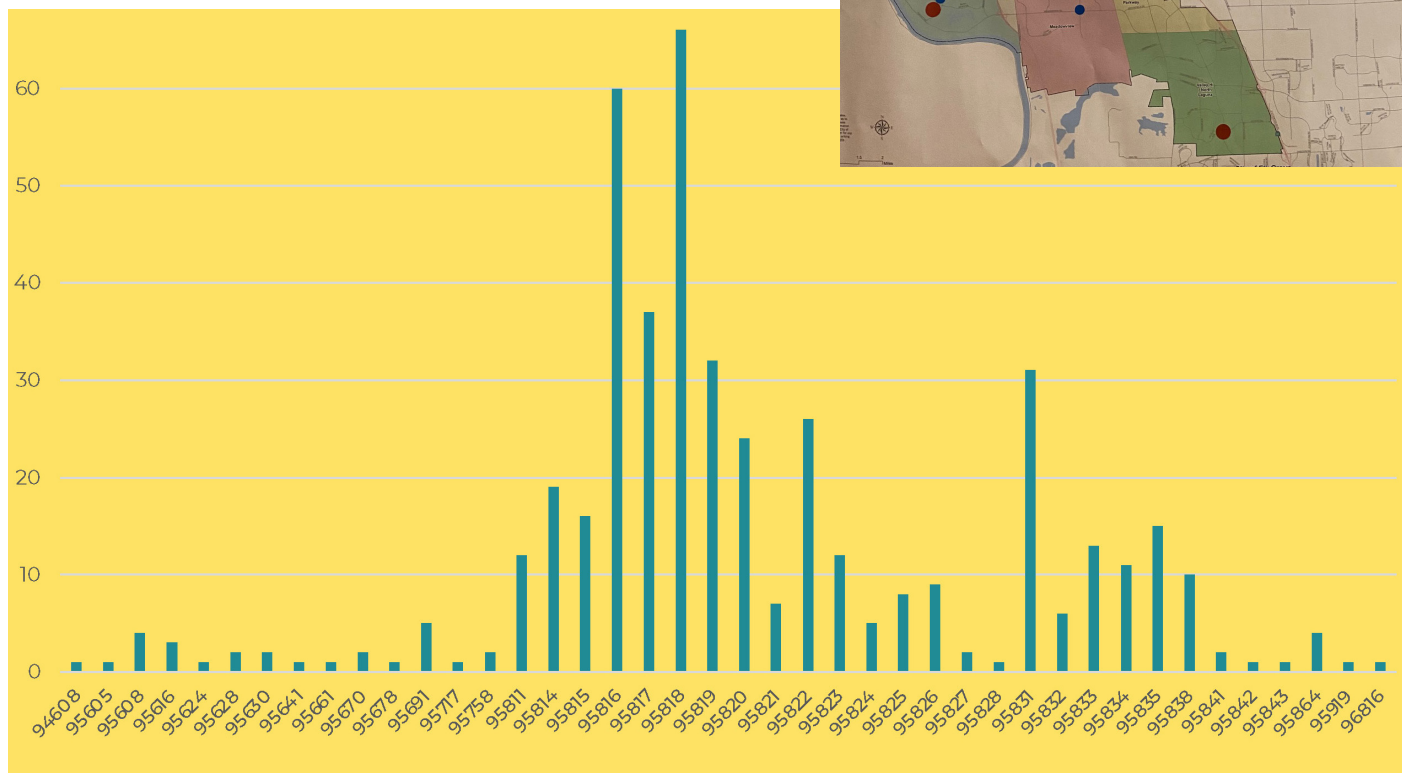
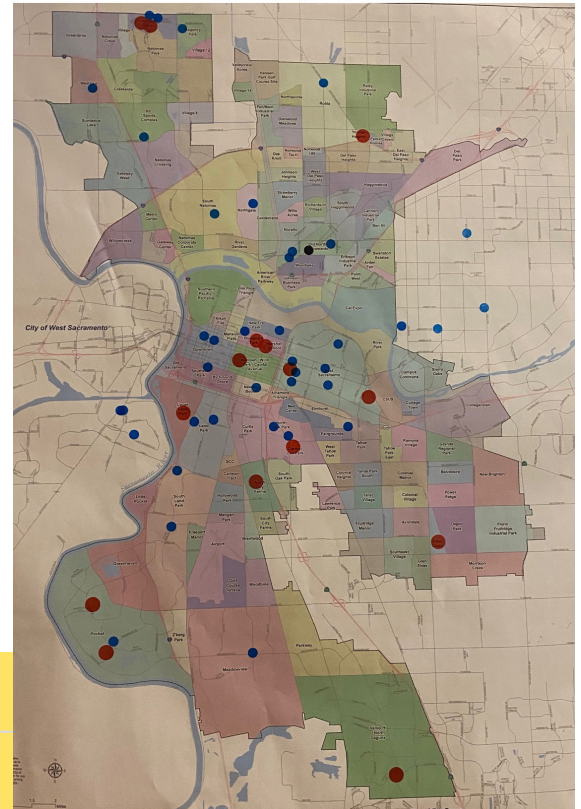


Welcome Station

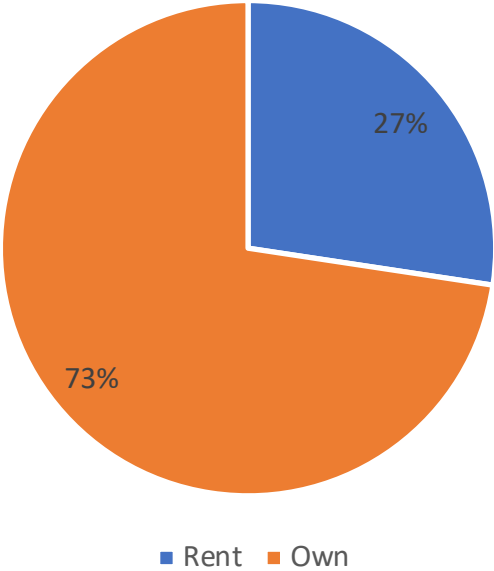
The Welcome station consisted of 3 questions that help staff to better understand key background characteristics of participants.

1. Where in the city do you live? Please provide your zip code of residence.

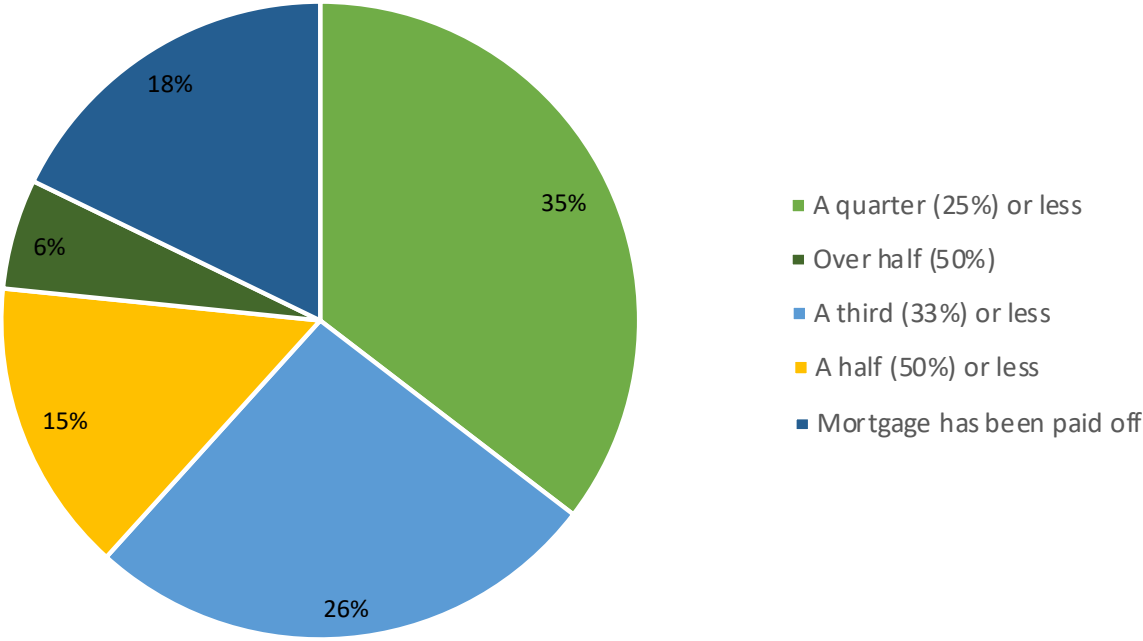
For the in-person open houses, a map of city neighborhoods was on display and participants were asked to place a sticky dot on their neighborhood of residence.



2. Do you own or rent your home?



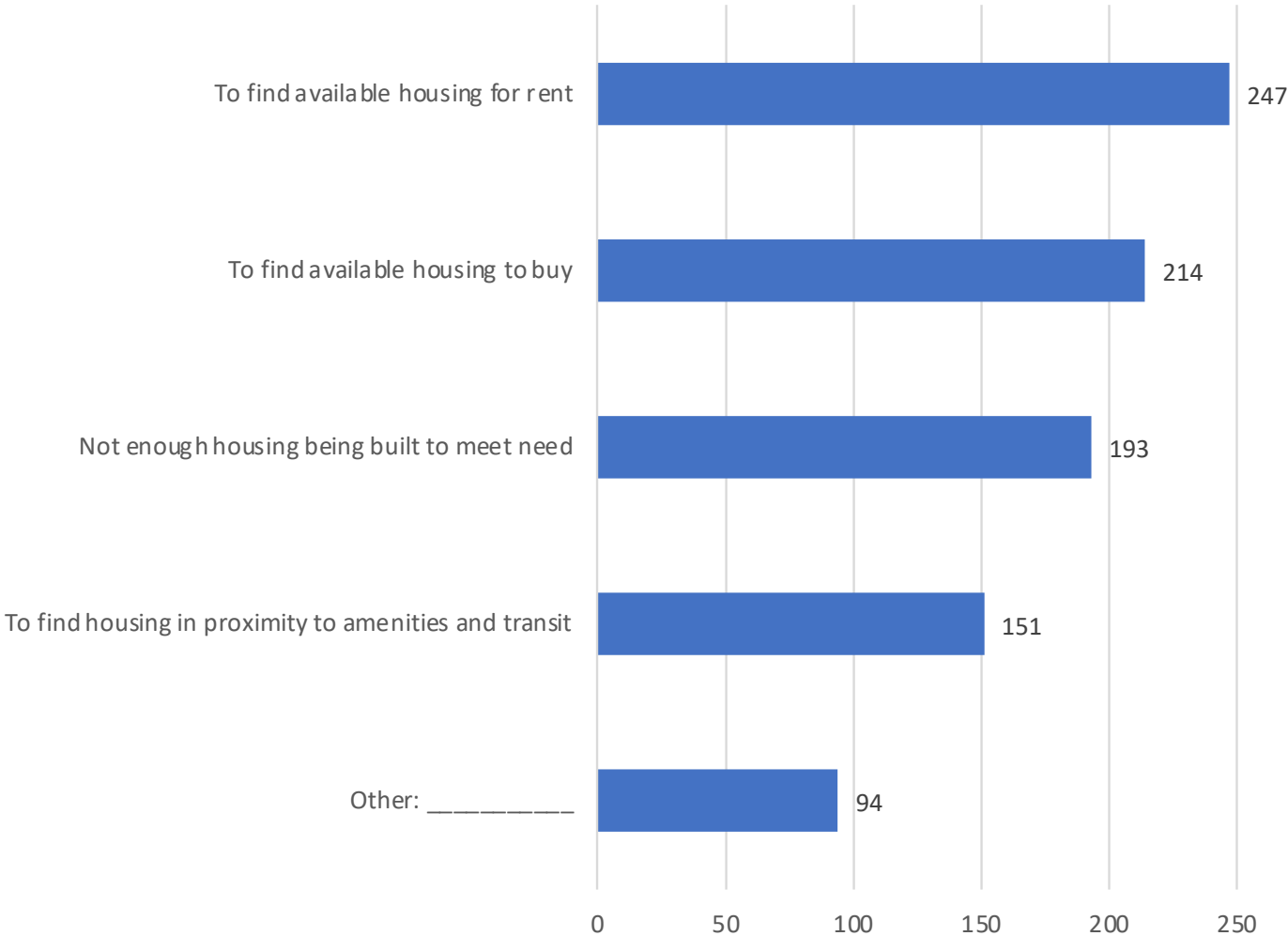
3. Approximately what percentage of your income would you say you spend on rent or mortgage payment?



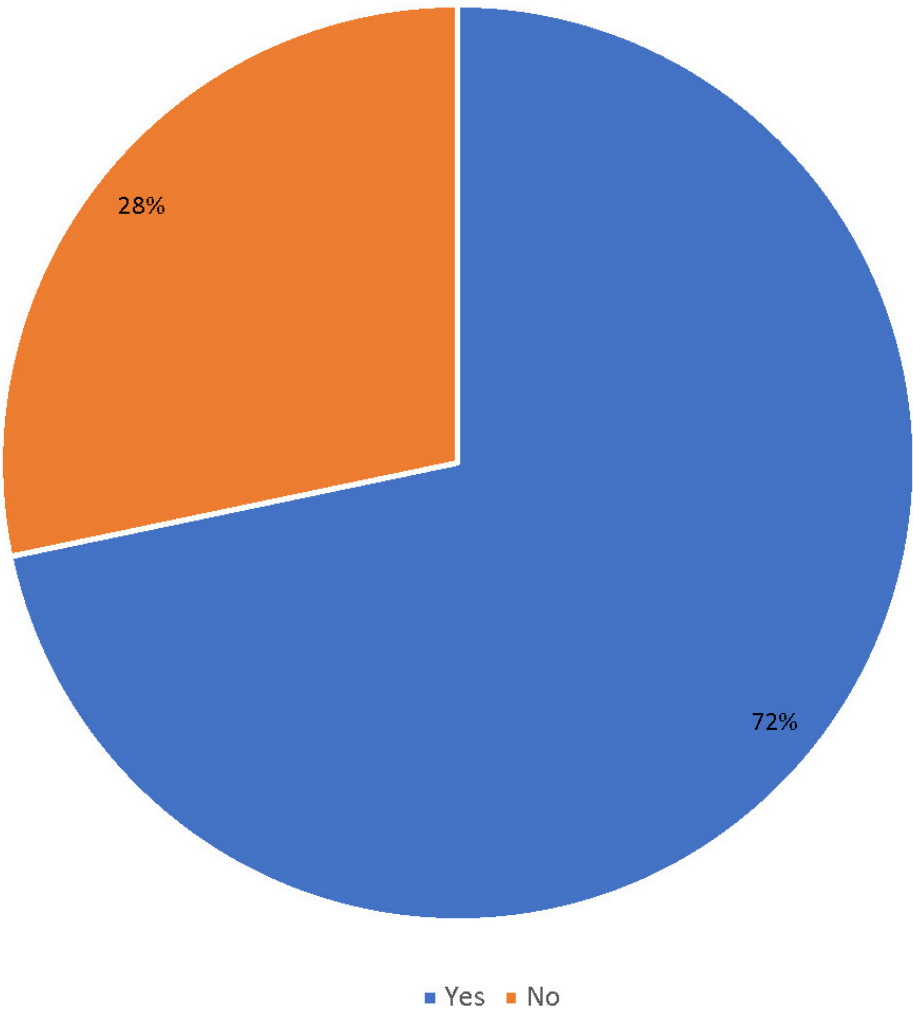
Station 1: Housing in Sacramento

The first station, Housing in Sacramento, highlighted some of the critical housing issues that the City faces and introduces the idea of incremental, homegrown development as part of the solution.

1. What are the biggest housing challenges facing Sacramento?



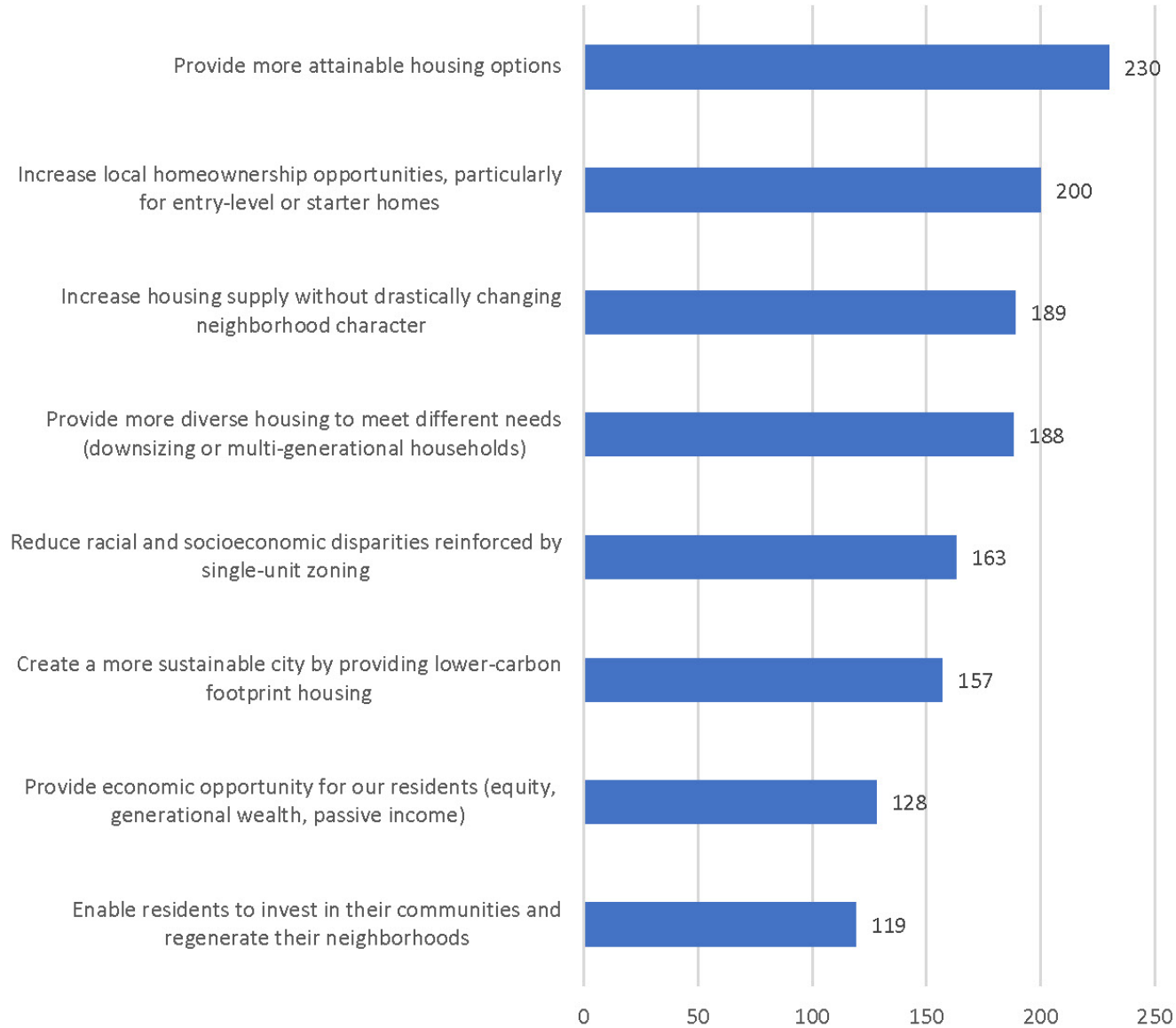
2. Missing Middle Housing can enable residents like yourself to build small-scale housing projects such as converting an attic or garage or adding an attached unit to the back of your house. Do you think homegrown development like this can play a role in fixing our housing shortage?



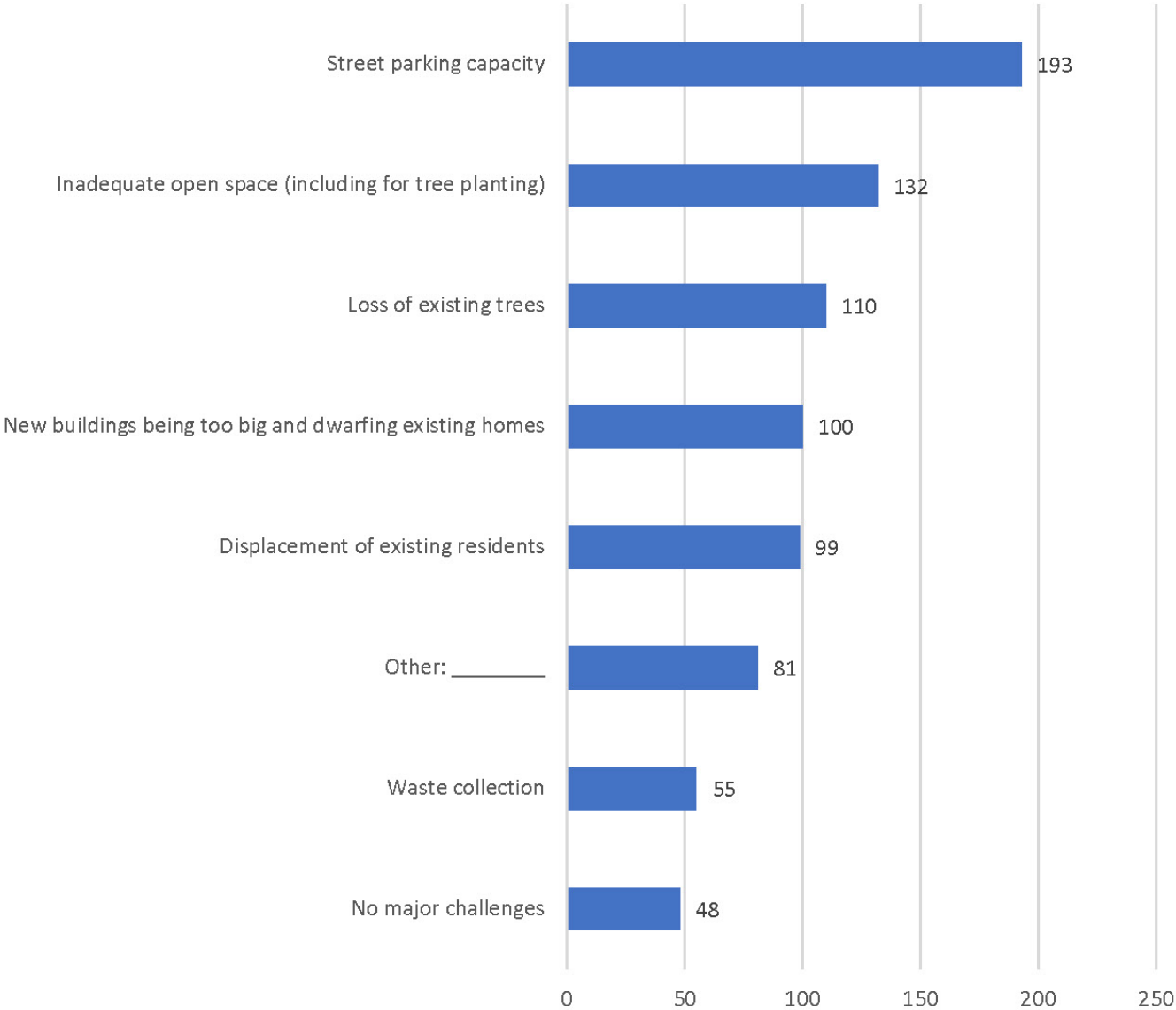
Station 2: Housing in Sacramento

The second station, Missing Middle Housing, shared information on what MMH is, the benefits they can bring to Sacramento, and some of the barriers and challenges that need to be considered for thoughtful implementation.

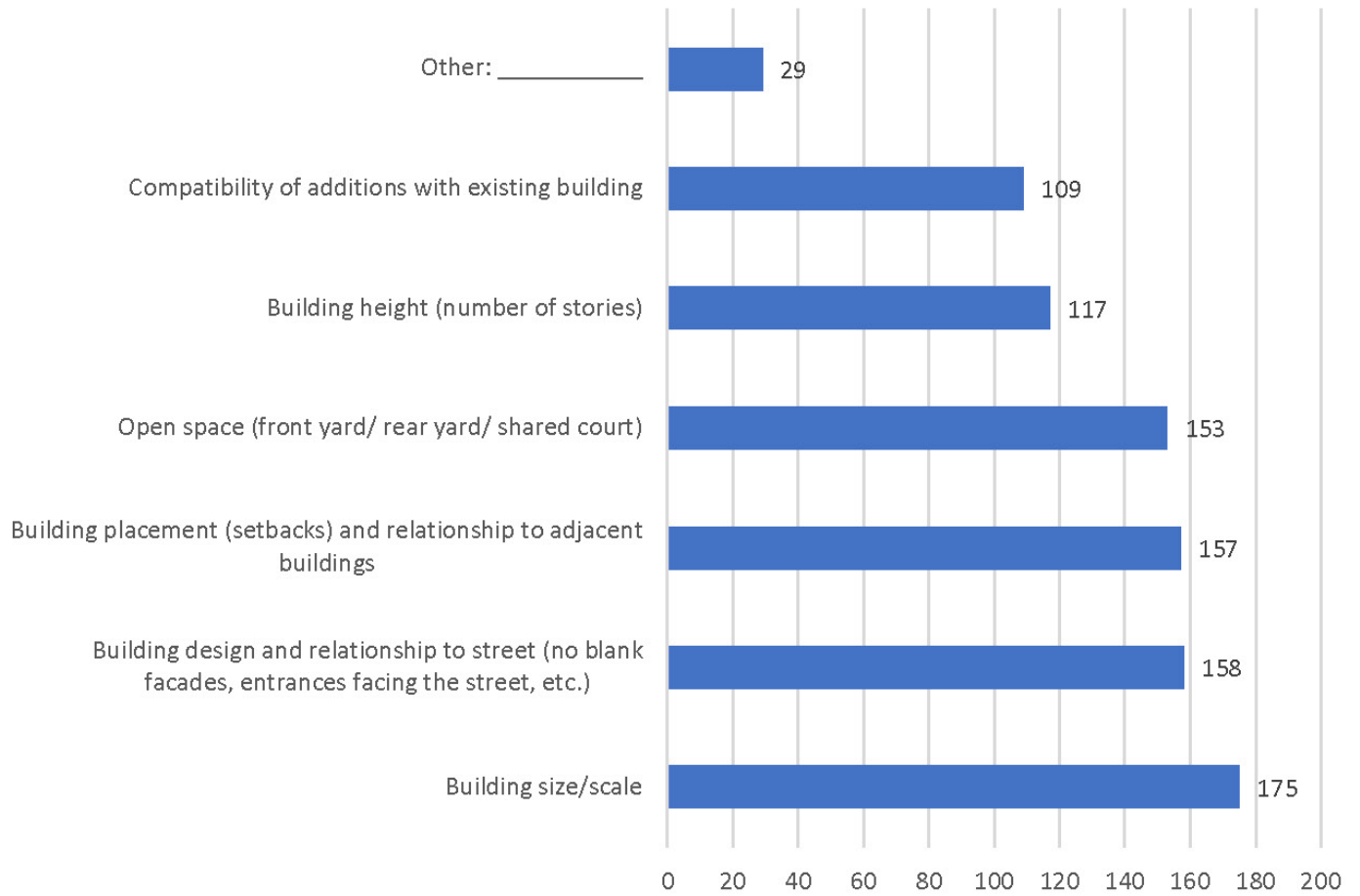
1. Select the top 5 benefits of MMH which you feel are most important.



2. What challenges, if any, do you foresee in allowing more MMH in Sacramento? (Choose top 3 or No major challenges)



3. What building and site design elements do you think are most important for MMH (for both new construction and conversions)? Note that a priority is to ensure that new MMH are “house-scaled” to fit well into existing residential neighborhoods. (Choose top 3)

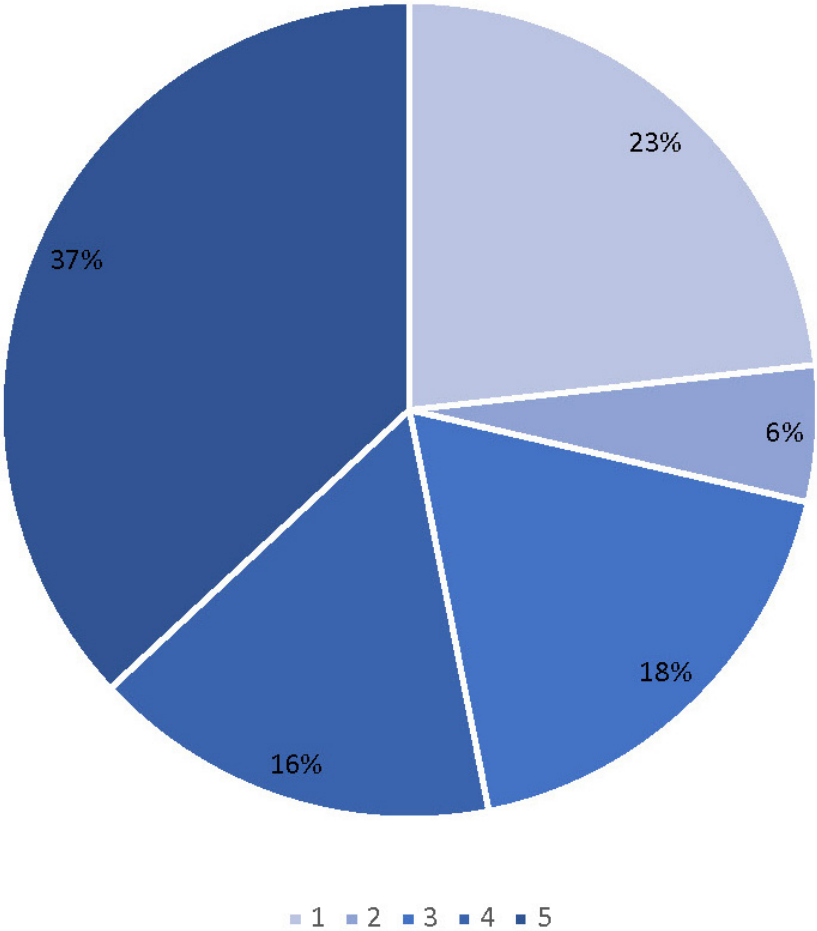


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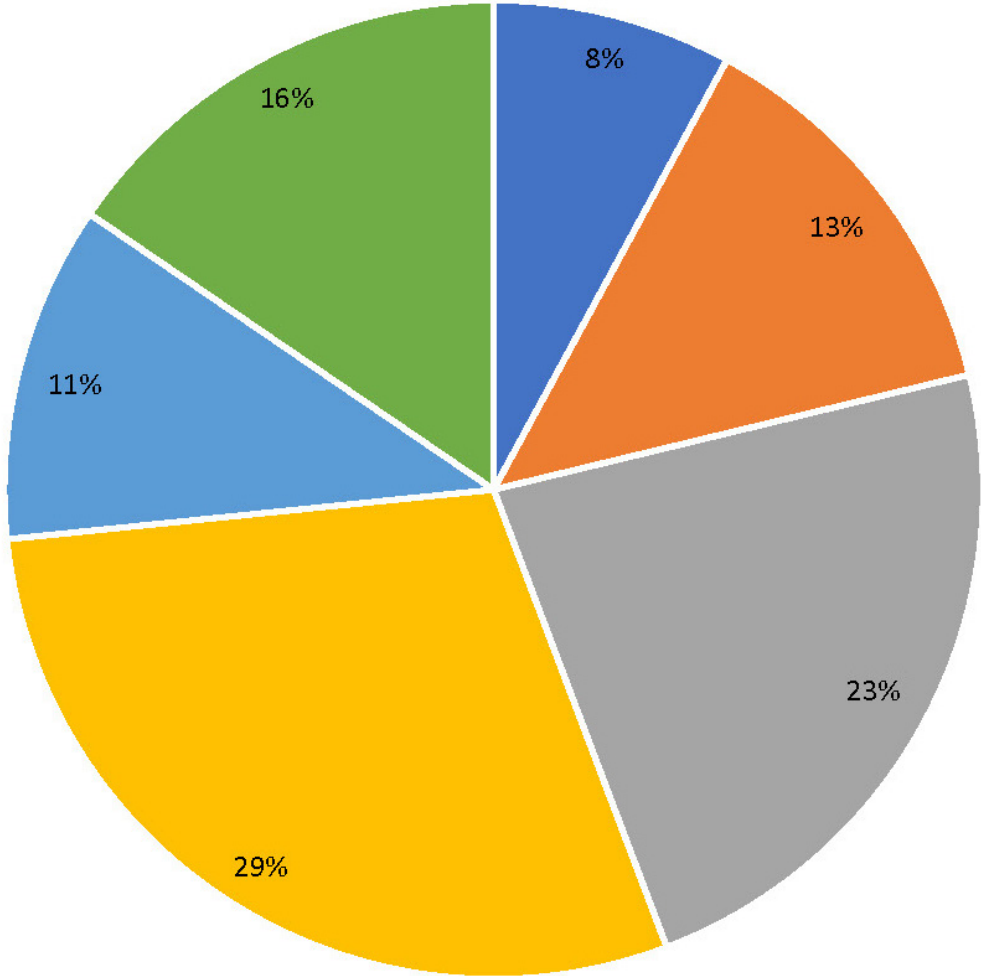
Station 3: Neighbors as Builders

The third station, Neighbors as Builders, explored the potential of small-scale, incremental housing development and the role that individual residents and/or groups of neighbors can play in tackling the housing shortage.

1. If you could invest in your neighborhood by building an accessory dwelling unit (ADU), converting your garage or attic, or adding an attached unit to the back of your house, from a scale of 1-5 with 5 being the most interested, describe your level of interest.

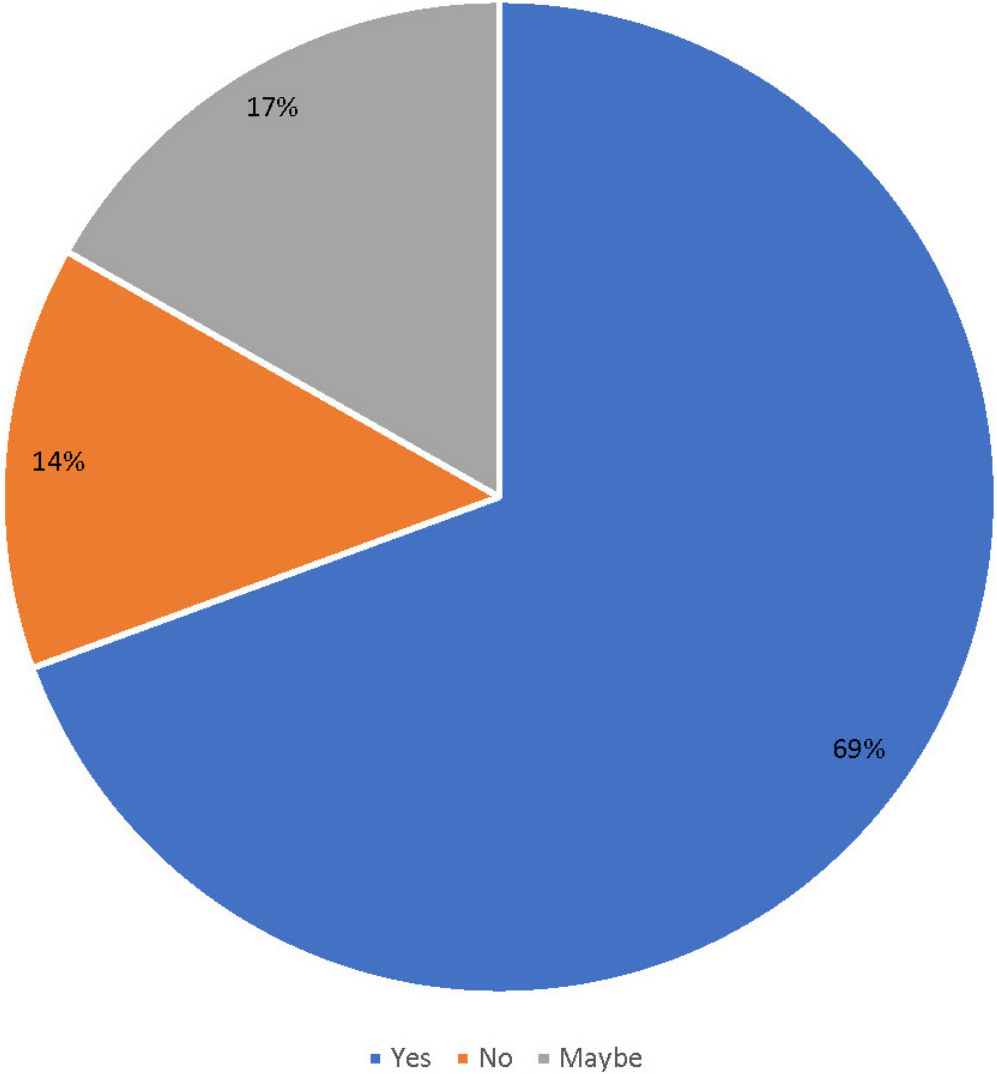


2. If interested in developing MMH, which of the below reasons best describes your motivation? (Choose 1)



- I would be interested in building generational wealth
- I would be interested in renting to other residents
- I would be interested in having family live near me
- I would be interested in creating passive income and reducing my housing costs
- I would be interested in regenerating my neighborhood
- Other: _____

3. Do you feel MMH can help provide more housing opportunities for residents even if you are not interested in building or investing in MMH?

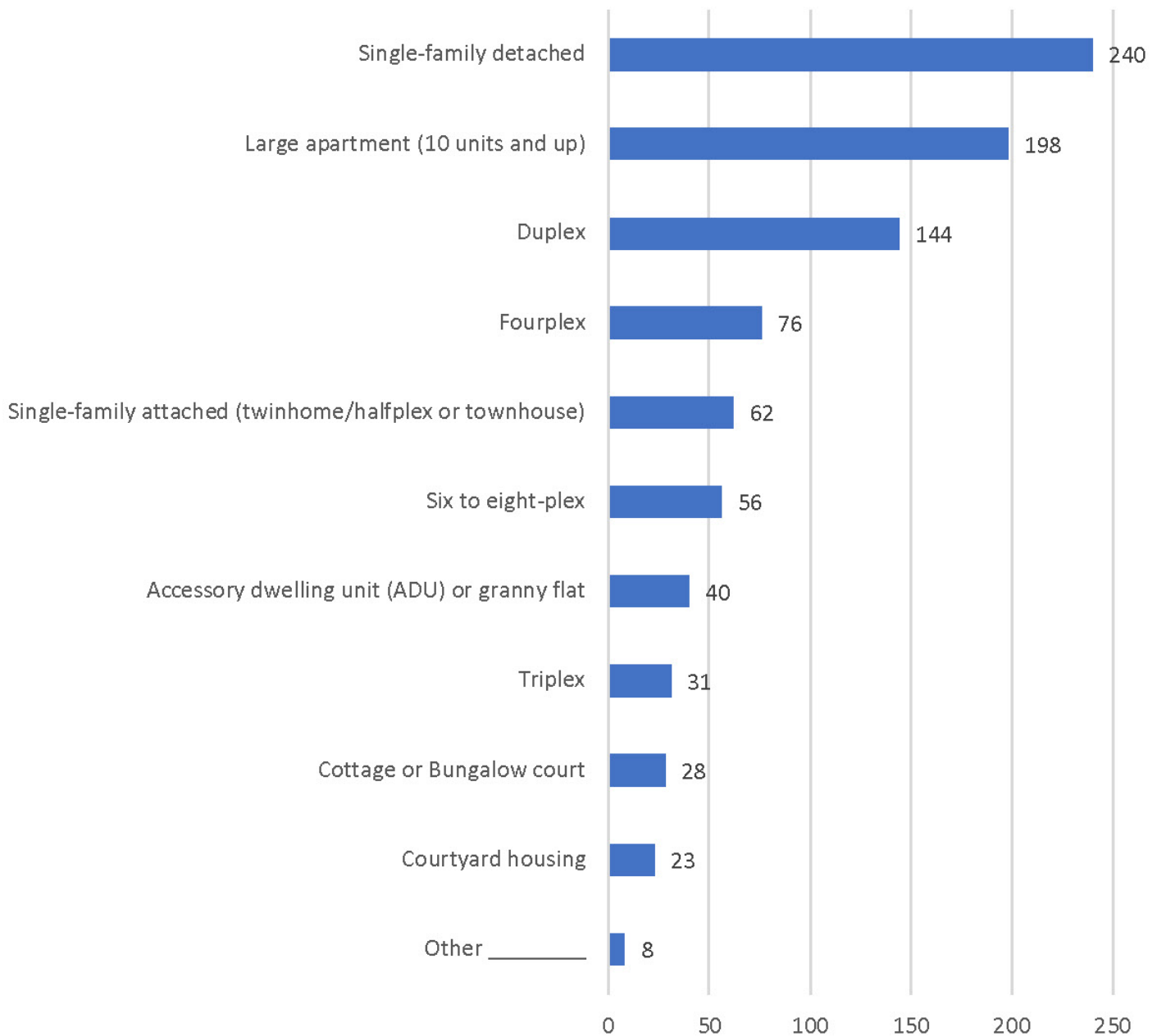


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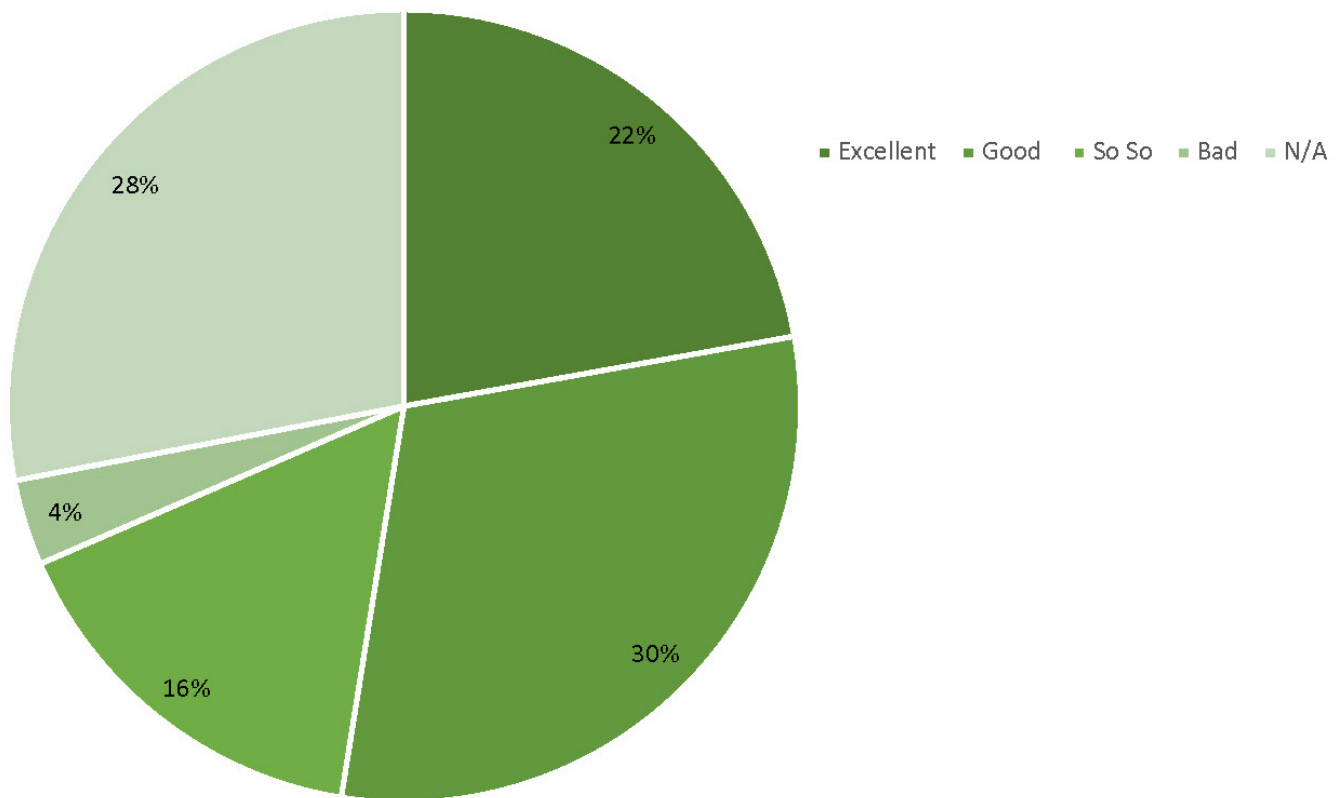
Station 4: Share Your Story

The fourth station, Share Your Story, showcased a visual preference survey where participants could learn more about the different MMH types and select their preferences. Additionally, participants that have experience living or owning a MMH type were asked to share their experiences with the project team.

1. Out of the following housing types, select all that you have lived in.



2. If you've lived in MMH, what was your experience like?



3. Use dots to indicate MMH types that you prefer.

Townhouse (4)

Duplex (17)

Triplex (9)

Fourplex (10)

Cottage Court (21)

Live Work (17)

Courtyard (15)

Multiplex (5)

Highlights + Key Takeaways

Summary statistics and key takeaways are summarized below, that will guide next stages of the MMH Study.

Outreach Summary: Participation and Viewpoints

Missing Middle Housing:

We Build Sacramento

In-Person: 16 hours of Open House + 4 Presentations

Wed Oct 12 (Del Paso) + Thurs Oct 13 (Florin Creek)

Virtual: 8 hours of Zoom workshops

Fri Oct 21 + Sat Oct 22

Online Questionnaire + Survey

Fri Oct 21 to Nov 6

57 in-person workshop participants

45 virtual workshop participants

388 online questionnaire responses

56 hours of open house, public meetings and interviews (incl. 24 workshop hours)

750+ people hours dedicated to meetings and questionnaire (including staff, consultants and participants time)

Viewpoints for Phase 1

- **Neighborhood leaders**
- **Neighborhood residents**
- **Housing advocates**
- **Business leaders**
- **Community-based organizations**
- **Community and government partners**
- **Local builders**

Additional Groups to be prioritized for Phase 2

- **Older adults**
- **Youth**
- **Under-represented populations**

Key takeaways

69% think MMH can increase housing opportunity

70% of the participants who have lived in MMH reported a “good” or “excellent” experience

53% are highly interested in building MMH and of those, over **50%** would do it for additional income or housing family

Key design elements are building size, scale, placement on lot, façade design and open space

Key concerns are street parking, open space, trees

