

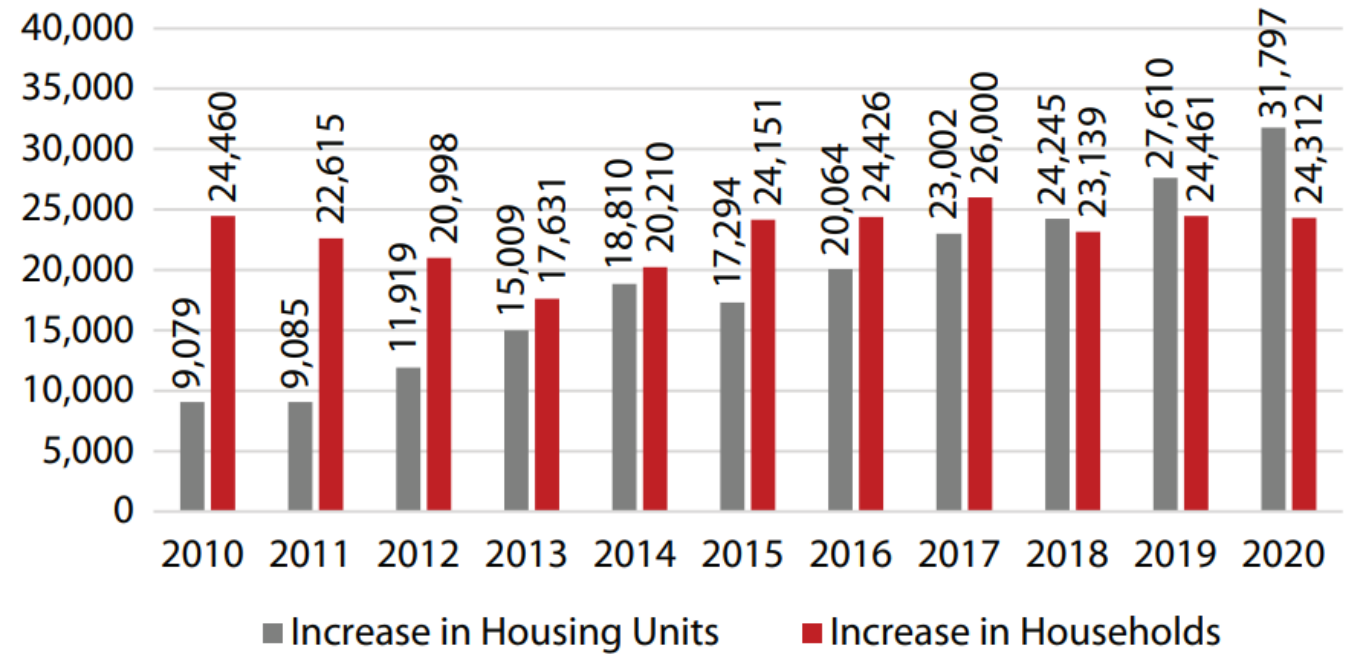
Missing Middle Housing

Jake Young, Citi Design



Utah's Housing GAP

Figure 5: Annual Increase in Housing Units and Households in Utah, 2010–2020



Source: Kem C. Gardner Policy Institute, University of Utah



Four Strategies for a Healthy Housing Market

- 1. Single-family Homes w/ **ADUS**.**
- 2. Density in centers (downtowns, mixed-use, etc).**
- 3. **Middle housing** blended into neighborhoods & part of centers.**
- 4. Assistance & education for low income (to elevate).**

What is Middle Housing?

Premium

Search

Missing Middle Housing

Will the Boom in Interest Make These
Housing Choices Less Missing?



Presenter:
Daniel Parolek
Founding Principal
Opticos Design

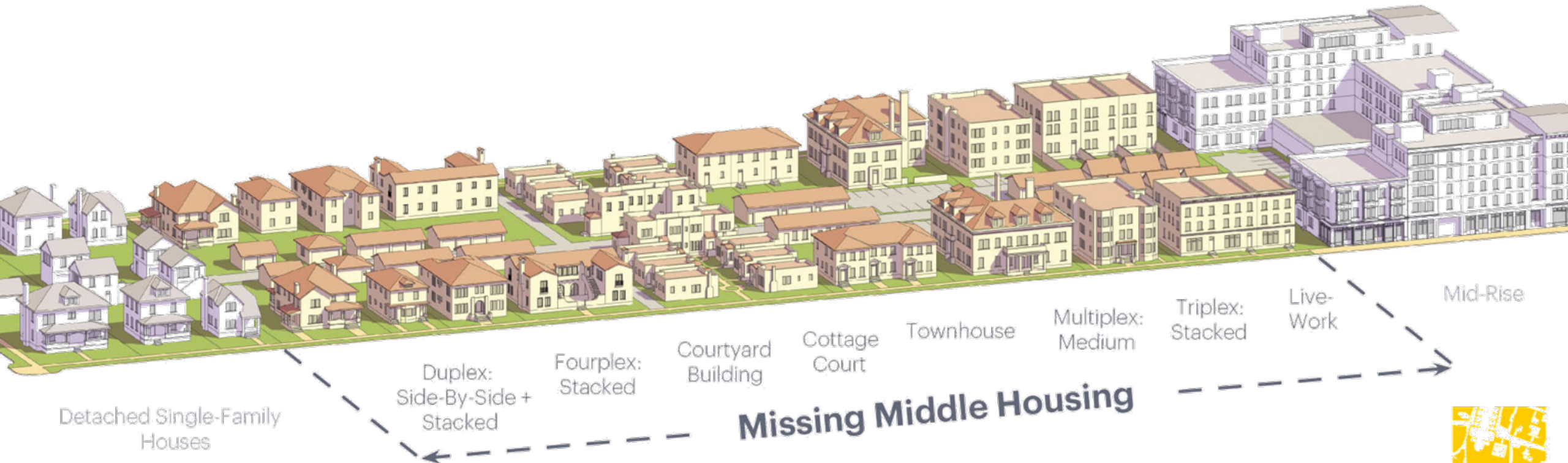
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SALT LAKE COUNTY

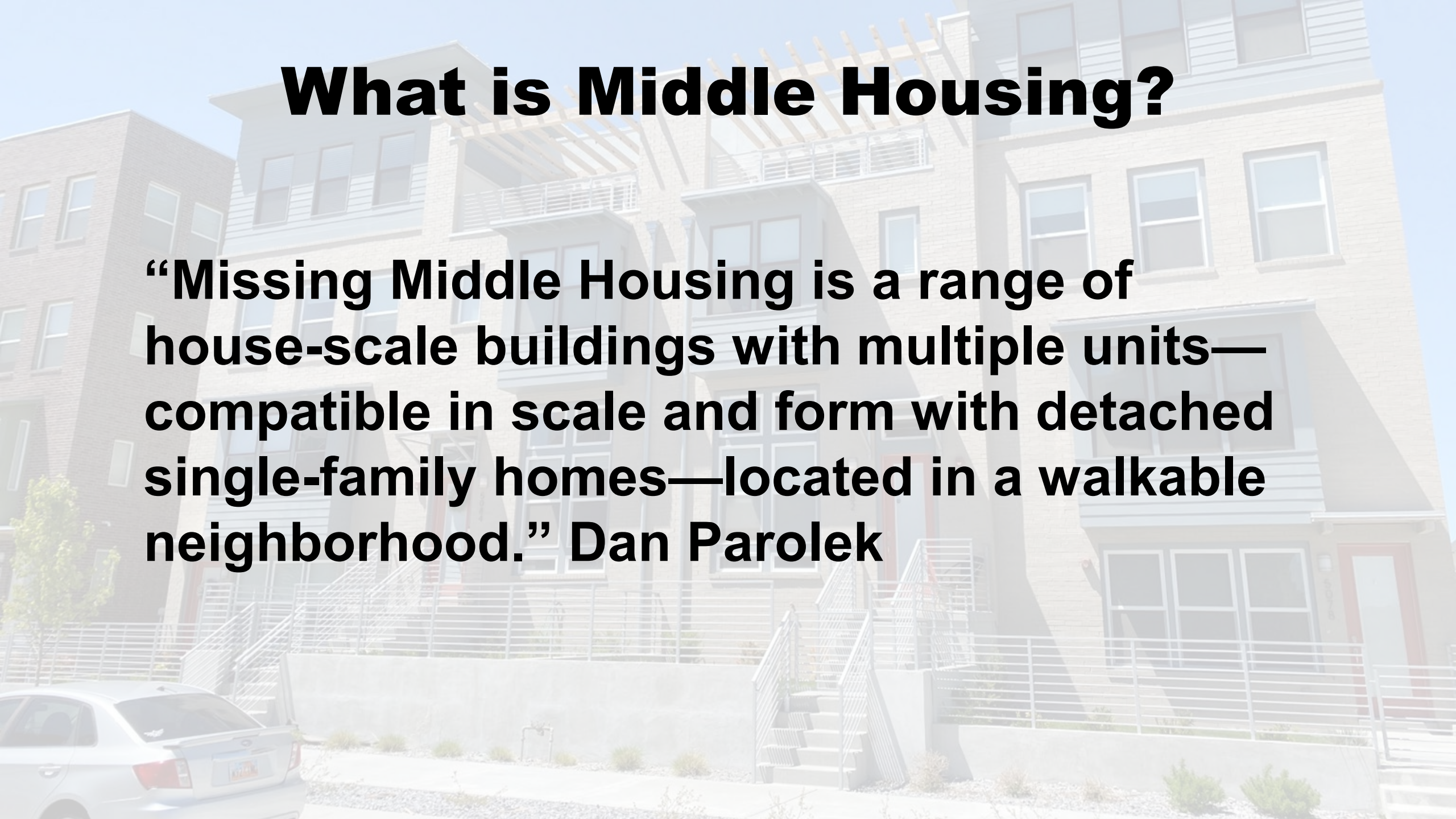
What is Missing Middle Housing?

What is Middle Housing?



What is Middle Housing?

“Missing Middle Housing is a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood.” Dan Parolek



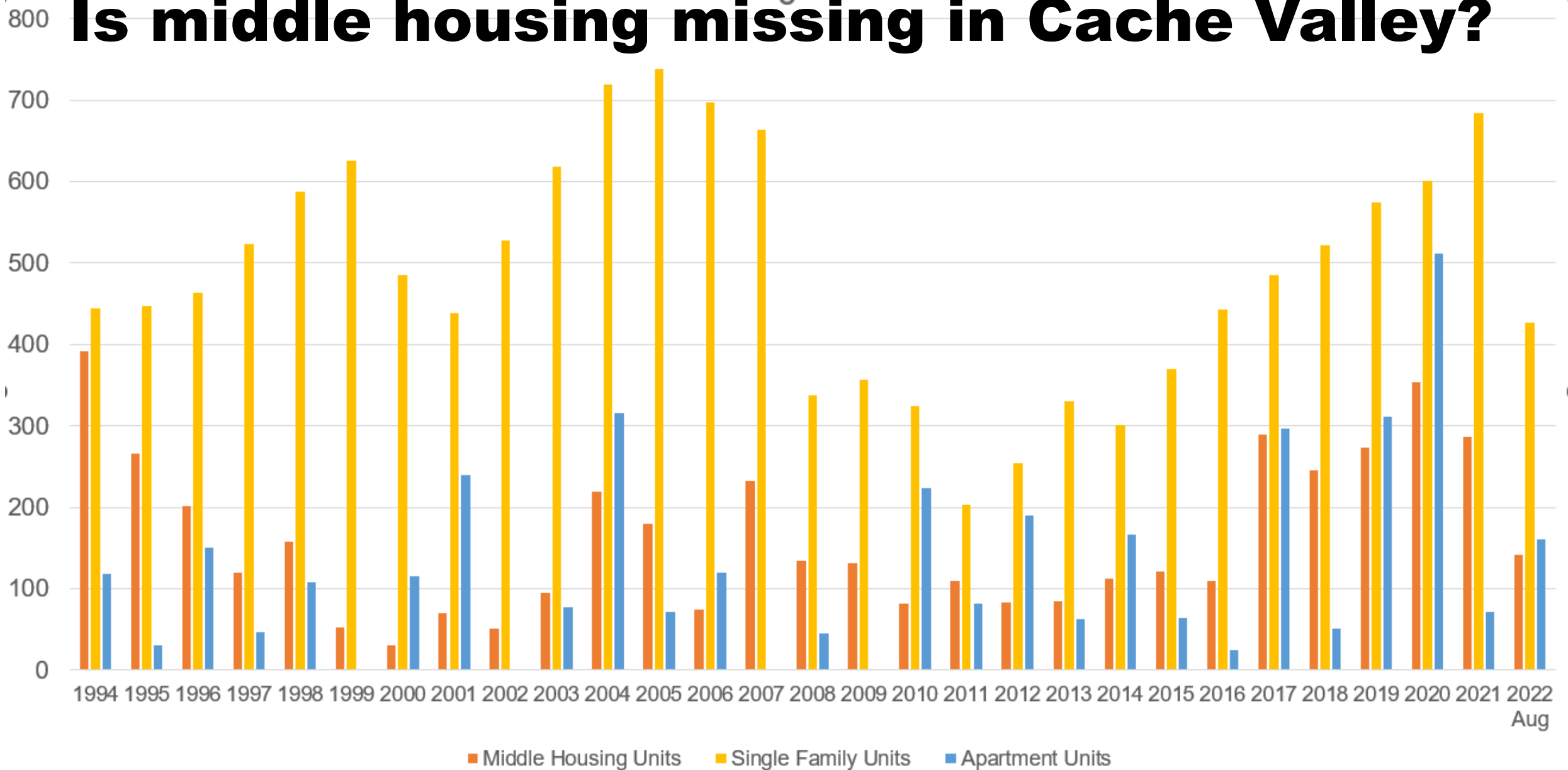
MMH part of HB 462

“create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones”

Utah Examples



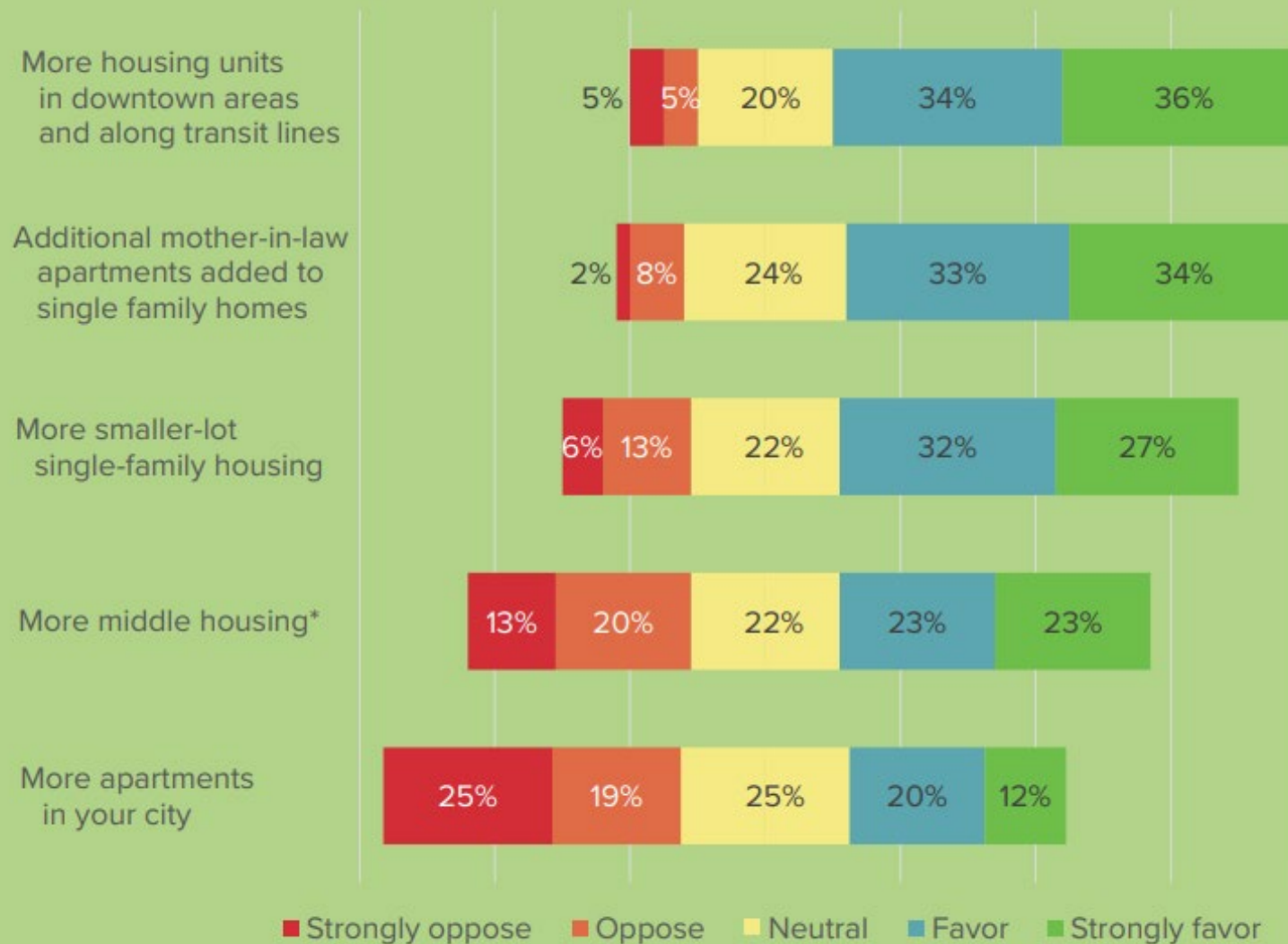
Is middle housing missing in Cache Valley?



What is so special about middle housing?



Figure 8: Question: “To help bring the overall cost of housing down, please indicate your level of support for each of the following.”



Source: Utah Foundation

Utahns prefer developments that look like single-family homes, rejecting a garage-heavy row of attached houses.

Figure 3: Most and Least Chosen Residential Building (Other than Large Apartment Complexes); Question: “Please click on the picture(s) that would make a good addition to your neighborhood (within a five-minute walk from your house)”



Most Chosen Residential Building



Least Chosen

Source: The Utah Foundation Middle Housing Survey.

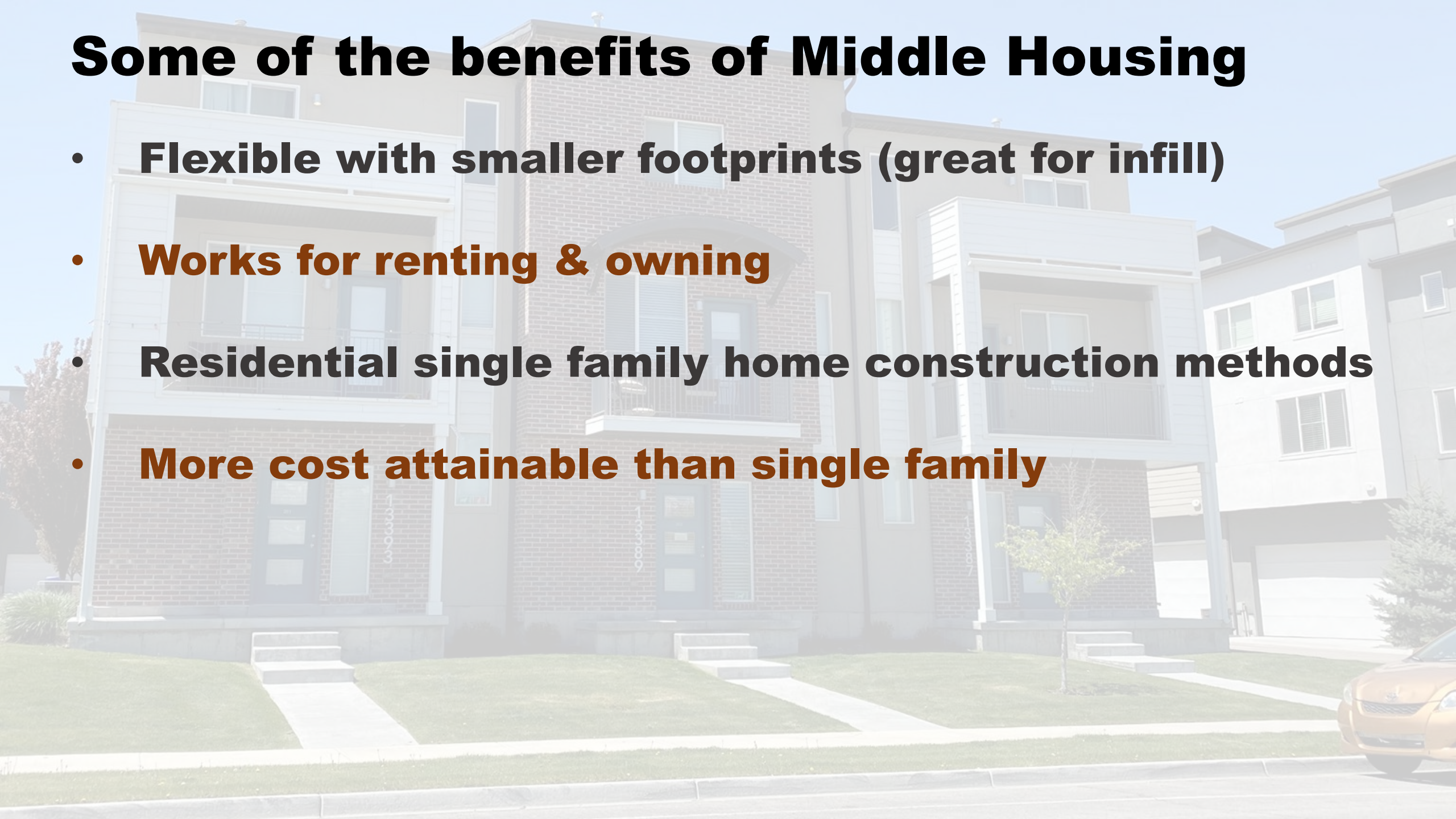
**Source:
Utah
Foundation**

Some of the benefits of Middle Housing

- **Lower perceived density, but enough to support services & transit**
- **Compatible with walkable neighborhoods**
- **Compatible with single family & small downtown/MU**
- **Creating sense of place in neighborhood and village centers**

Some of the benefits of Middle Housing

- **Flexible with smaller footprints (great for infill)**
- **Works for renting & owning**
- **Residential single family home construction methods**
- **More cost attainable than single family**



Missing Middle Housing (MMH) in Utah



Housing

Five unit types, ranging from 960 to 1,400 square feet



Building Types

Mews townhouse



Economics

\$180,000 - \$220,000 price points

Missing Middle Housing (MMH) in Utah



Missing Middle Housing (MMH) in Utah



**Historic
SLC
8plex**

Barriers

- **Unknown opportunities**
- **Not in my backyard!**
- **Ordinances and zoning**
- **Single family or apartments**
- **Parking**
- **Lending**
- **Condos**

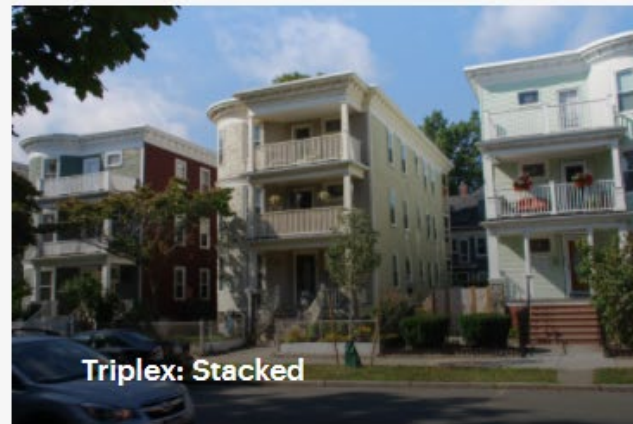
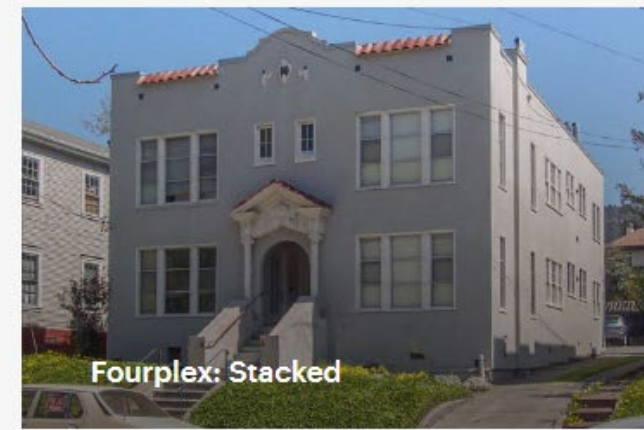
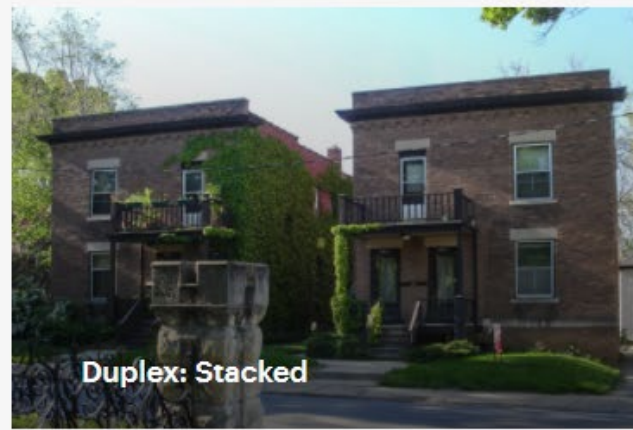
Best Practices

- **Master planning**
- **Overlay zones**
- **Form-based code**
 - **Focus on design quality**
 - **Involve residents, builders, developers**
- **Pilot projects**
- **Mix in with residential, transition zones, and centers**
- **Use Missing Middle Housing as placemaking**

Zoning is the DNA of our communities & housing



MMH Building Types



Zoning opportunities & existing MMH

LEGEND

Estimated Existing Middle Housing Land (5,038 acres)

Municipal Boundaries

Missing Middle Housing Analysis

- SIGNIFICANT OPPORTUNITIES:** Four or more types of Missing Middle housing types are permitted.
- MODERATE OPPORTUNITIES:** Four or more types of Missing Middle housing types are conditional and permitted.
- LIMITED OPPORTUNITIES:** Three or fewer types of Missing Middle housing are permitted and/or conditional.
- MIDRISE+:** ≥ 19 units/building, but allows for some "Missing Middle" housing types.

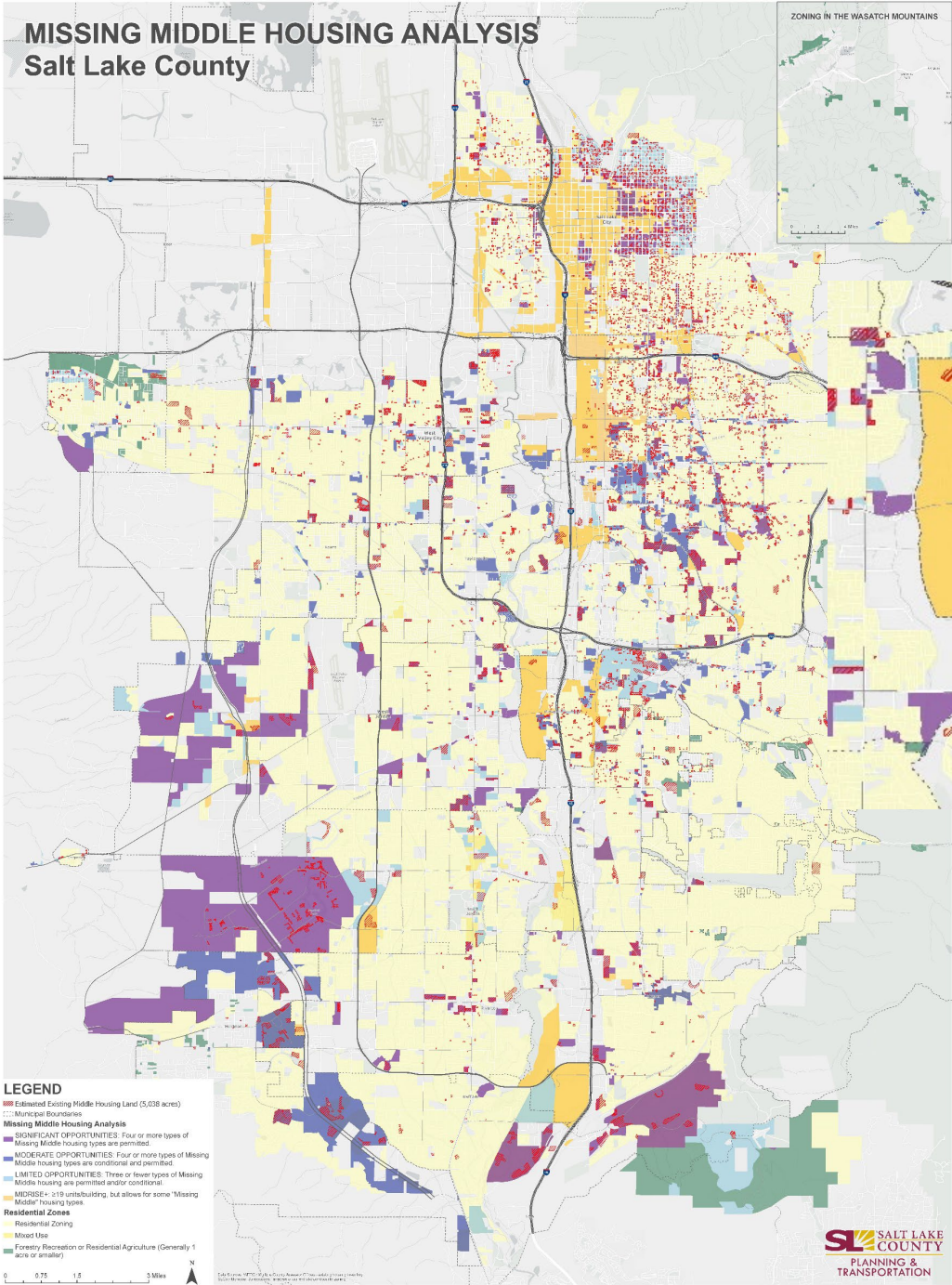
Residential Zones

- Residential Zoning
- Mixed Use
- Forestry Recreation or Residential Agriculture (Generally 1 acre or smaller)

0 0.75 1.5 3 Miles



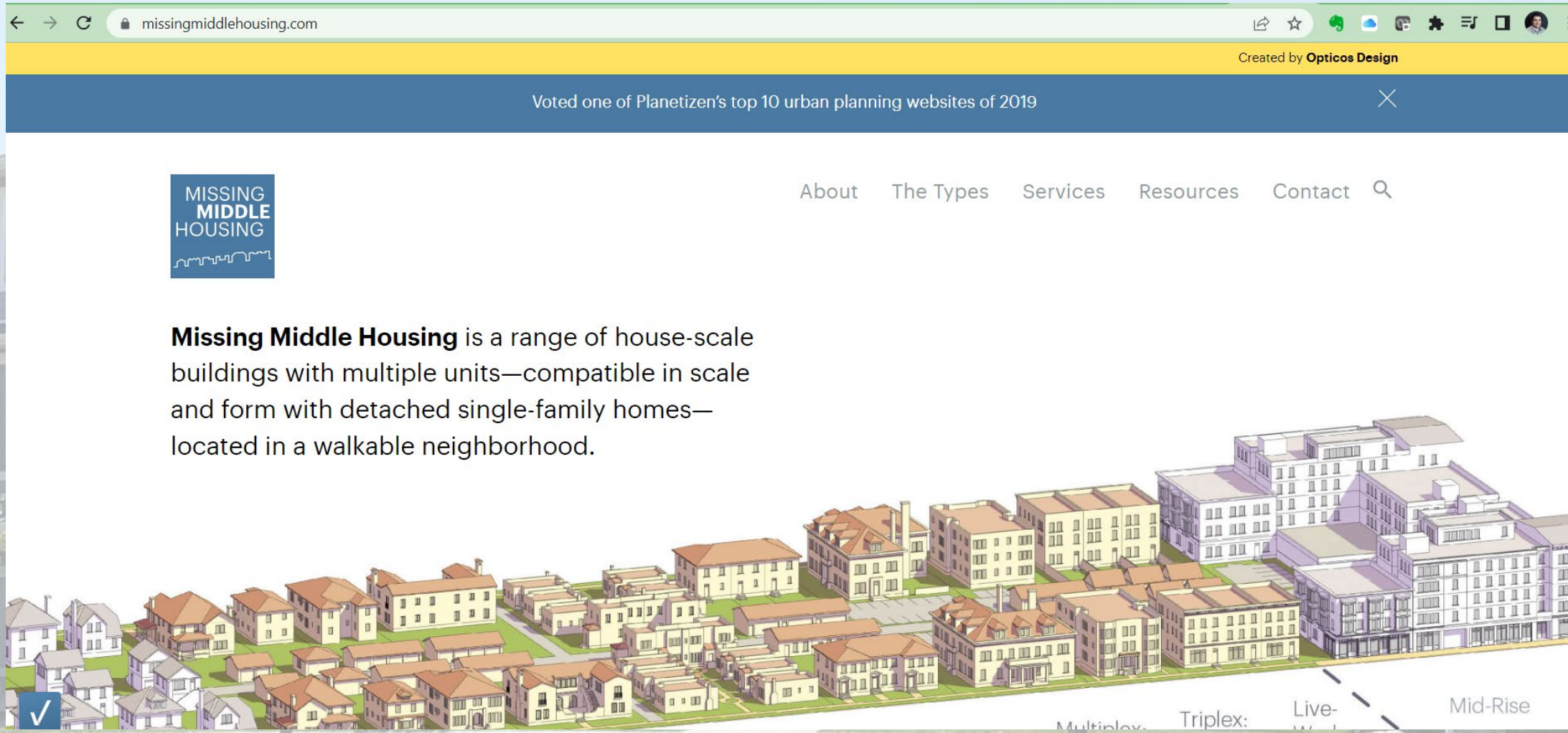
MISSING MIDDLE HOUSING ANALYSIS Salt Lake County



Zoning Review for MMH opportunities

- **Review of zoning in all of Cache Valley cities and towns.**
- **Looking at opportunities of current zoning for MMH building types.**

Resources



Resources



<https://www.utahfoundation.org/middle-housing/>

Regional Solutions / Missing Middle Housing in Salt Lake County

Missing Middle Housing

Middle housing is a neighborhood-centric strategy centers on diverse housing options, such as duplexes, fourplexes, cottage courts, and multiplexes.

"House-scale buildings
with multiple units
in walkable neighborhoods"



<https://slco.org/planning-transportation/regional-solutions/missing-middle-housing/>



Creating more attainable and affordable housing will require teamwork, creativity, and effort.

Jake Young, Citi Design
Jake@citidesign.us

