



SB2 – Missing Middle Housing Initiative

Purpose: The purpose of the Missing Middle Housing Initiative is to amend the City’s housing codes, policies, standards and fees to accommodate by right construction, replacement or conversion of standard single-family homes and remodels to produce “missing middle” infill housing.

Quantifiable Impact on Housing Production: The Missing Middle Housing initiative will increase the production of housing units of varying types, levels of affordability and densities in areas currently designated Residential Medium Density (8-18 units per acre) or Medium Low (8-13 units per acre).

Criteria for these new units would include form-based design standards that ensure a scale compatible with single family neighborhoods. Sites eligible for the missing middle incentive would be limited to sites located within a Priority Development Area (PDA) and within ¼-mile walking distance to:

- transit corridors with a 30-minute headway; or
- a SMART rail station; or
- a transit transfer facility; or
- a major shopping center

Of the approximately parcels in the City currently designated Residential Medium and Medium Low Density, a total of 87 undeveloped parcels (80 acres) and 2785 developed parcels (600 acres) would meet the above locational criteria. See attached map.

Background: “Missing middle” is a phrase coined by Daniel Parolek of OPTICOS in Berkeley California and is defined as a range of multi-unit or clustered housing types compatible in scale with single family homes. Missing middle housing types are those that fit within the two extremes of single family detached homes (typically 2-8 units per acre) and mid-rise apartment buildings (typically 18-30 units per acre). Examples of missing middle housing types include: duplexes, triplexes, fourplexes, courtyard apartments, bungalow courts, townhomes, and small to medium scaled multiplexes and live/work units.

Missing Middle housing offers greater choice in housing types that still blend into existing single-family neighborhoods, unlike mid-rise apartment buildings. They are typically more affordable than a single-family home because they are smaller and share communal parking and yards. Missing middle building types typically have a residential unit density in the range of 16 to 30 units per acre but are often perceived as being less dense because they are smaller in scale and designed to fit in among single family residences. The most prevalent demographic groups attracted to missing middle type housing tend to be single women, empty nesters, and young professional couples. Residents are looking for a detached or attached housing option that is smaller in size than a traditional single family home and requires less maintenance and offers a more independent living arrangement than an accessory dwelling unit (ADU).

Goals: The Missing Middle Housing Initiative will accomplish the following:

- Produce hundreds of new rental housing units in the low to moderate income range in the City's standard, often owner-occupied, single family residential neighborhoods.
- Create a new and diverse market for affordable by design housing types.
- Add diversity in resident type and income level to standard single-family neighborhoods
- Add infill density to low density areas of the City in a design and scale compatible to single family neighborhoods
- Increase the types of housing units available to meet demographic and cultural needs

Scope of Work: The Missing Middle Housing Initiative will involve the following steps:

1. Identify and evaluate existing conditions and opportunities using GIS and outreach research
2. Analyze codes, policies, standards, and fees such as the City's General Plan, Zoning Code, Design Standards, and Fee Schedules
3. Develop a White Paper that summaries the key issues and opportunities for the initiative
4. Conduct education and outreach with the public, technical advisory committee, community advisory committee, and the reviewing boards and commissions, and council
5. Prepare a Draft Ordinance; conduct environmental review in compliance with CEQA
6. Conduct public hearing process with reviewing boards and council
7. Adopt Missing Middle Ordinance and monitor implementation

Budget: The Missing Middle Housing Initiative will require the following budget support:

- White Paper - \$20k
- Education and Outreach - \$10k
- Draft Ordinance and Design Standards - \$15k
- CEQA Compliance - \$35k
- TOTAL = \$80k

Timeframe: Timeframe is estimated to be 12 months from initiation to ordinance adoption.

Medium Residential

- Undeveloped
- Developed

