

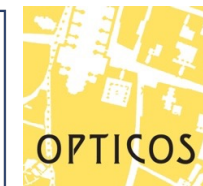


# Missing Middle Housing Study: Webinar 1

## Built Form Recommendations



MISSING  
MIDDLE  
HOUSING  
SACRAMENTO



# Welcome to Webinar 1!

## What to Expect Today

First, there will be a 30 to 40 minute presentation on the preliminary Built Form Recommendations for the Missing Middle Housing study.

We'll take a short break for clarifying questions on what was presented (please save your feedback comments for later).

Next, we'll give a demonstration on how to provide us feedback using the online self-guided workshop.

After this, we'll have discussion and Q&A on the Built Form recommendations. Please use the zoom "raise hand" feature and we'll take questions in the order they were asked. You can also use the Chat feature at any time.

**This meeting will be recorded. Everyone will be muted on entry.**

**Thank you!**

## Group Agreements

Managing a conversation over Zoom where everyone can participate is a challenge! By entering this workshop, you agree to the following:

- **Be concise when speaking (about 2 minutes)**
- **Stay on topic to the meeting purpose**
- **Allow others time to participate**
- **Listen respectfully**
- **No personal attacks**
- **Give us feedback through the online self-guided workshop**



# Contents

<b>Project Overview</b>	<b>01</b>
<b>Phase 2 Outreach: 3 Key Questions</b>	<b>02</b>
<b>Built Form: Preliminary Recommendations</b>	<b>03</b>

# 01. Project Overview



# The Missing Middle Housing study

A citywide study to provide **land use, zoning and policy recommendations** to implement Missing Middle Housing in Sacramento.



02.2019

General Plan and Climate Action and Adaptation Plan Update initiated

01.2021

Unanimous City Council direction to proceed with Key Strategies

04.2022

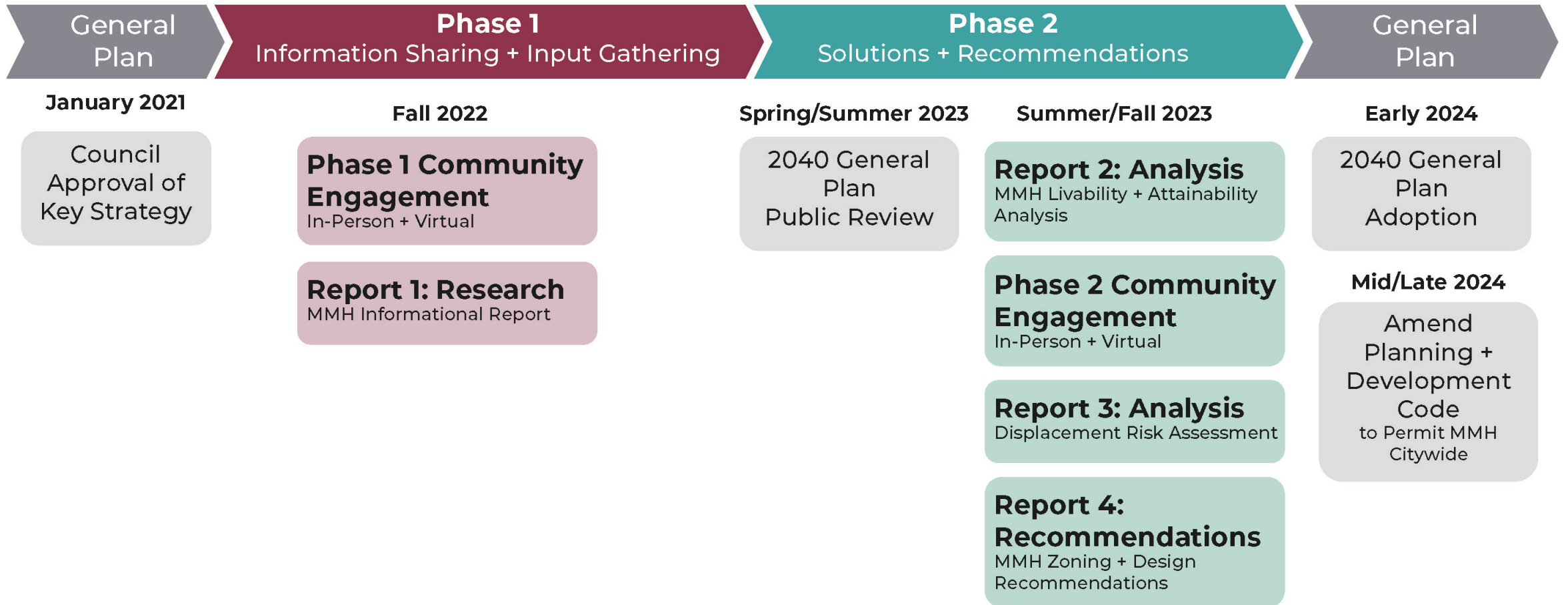
Missing Middle Housing Study initiated

Early 2023

Draft General Plan 2040 for public review

GP 2040 adopted + Zoning Code updated [2023]

# Timeline + Milestones



# MMH Study's Key Reports

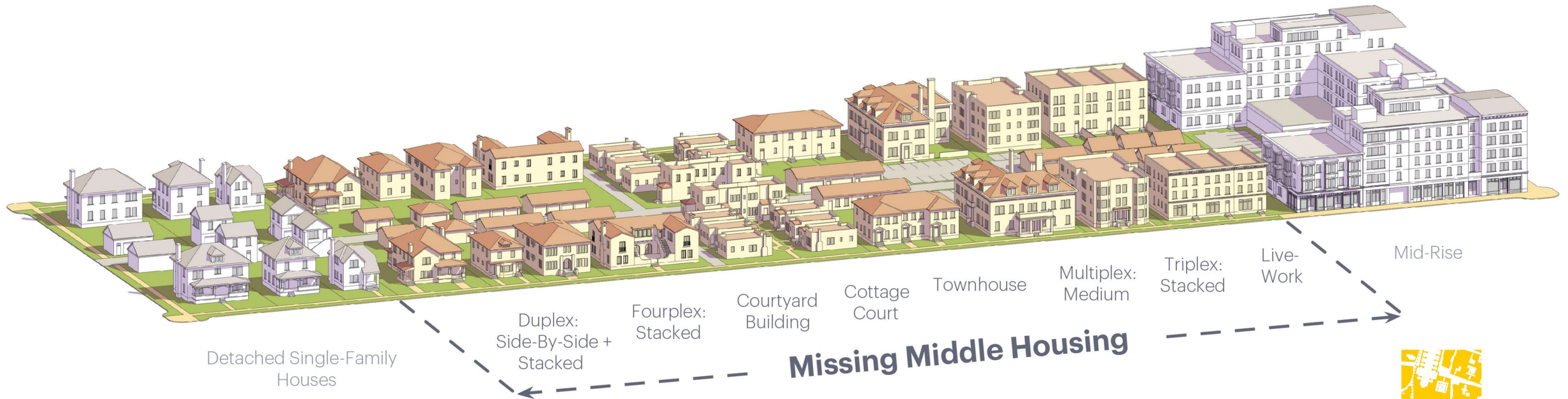
Findings shared as four key reports:

- 1. Missing Middle Housing Informational Report**  
Facts about Missing Middle Housing and case studies  
Published in Oct 2022
- 2. Attainability and Livability Report**  
Citywide place-based and feasibility analysis  
Published in Sep 2023
- 3. Displacement Risk Assessment Report**  
Citywide assessment and strategies  
Targeted for Dec 2023
- 4. Missing Middle Housing Recommendations Report**  
Zoning and policy recommendations for MMH  
Targeted for Dec 2023



With consultants:  
**Cascadia Partners**  
Collaborative Design + Innovation  
Unseen Heroes  
Konveio

# What is Missing Middle Housing?



House-scale buildings  
with multiple units  
in walkable neighborhoods

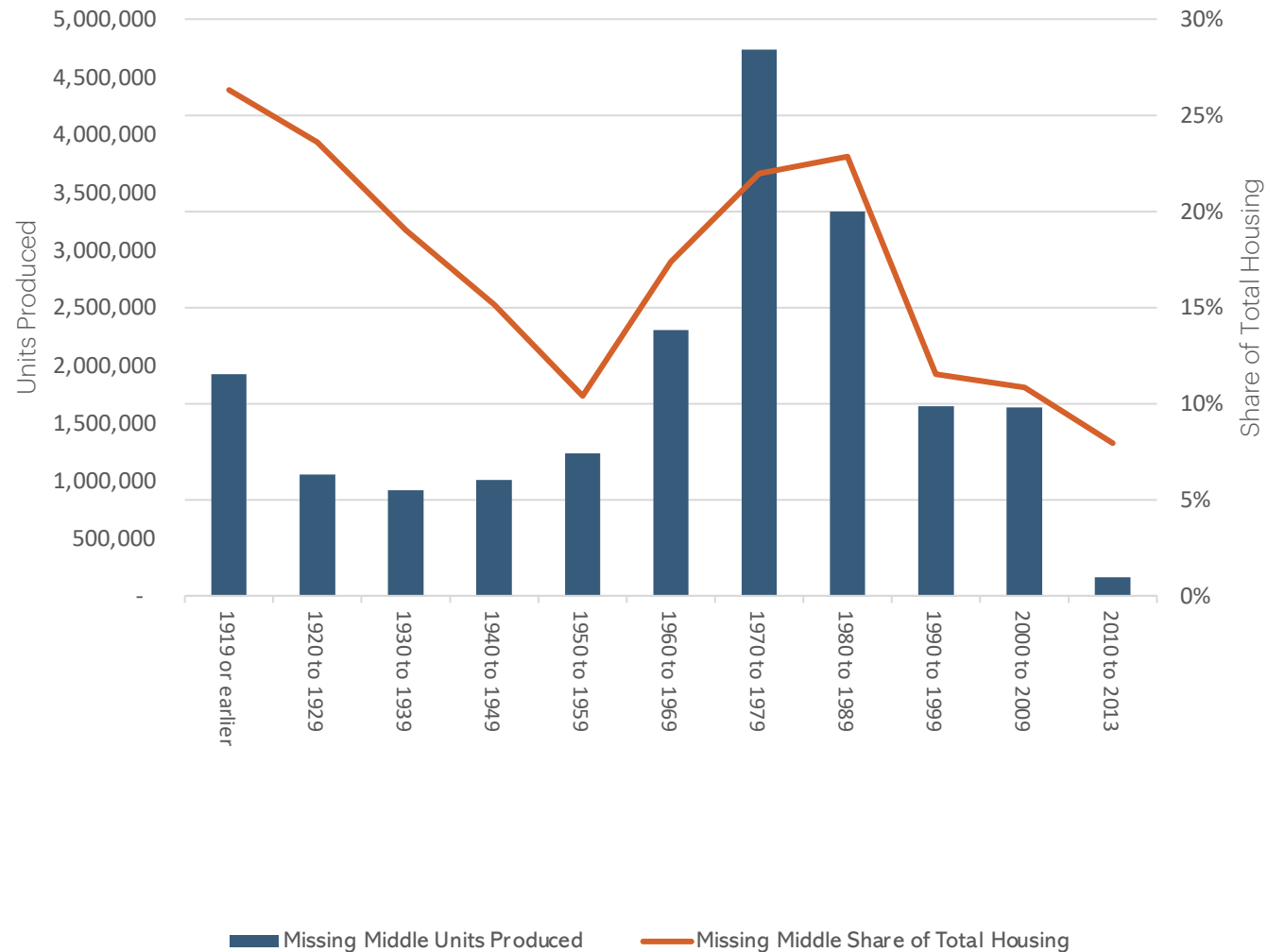


# Why is it “Missing”?

Less than **10%**  
of all housing units  
produced between 1990  
to 2013 were Missing  
Middle.

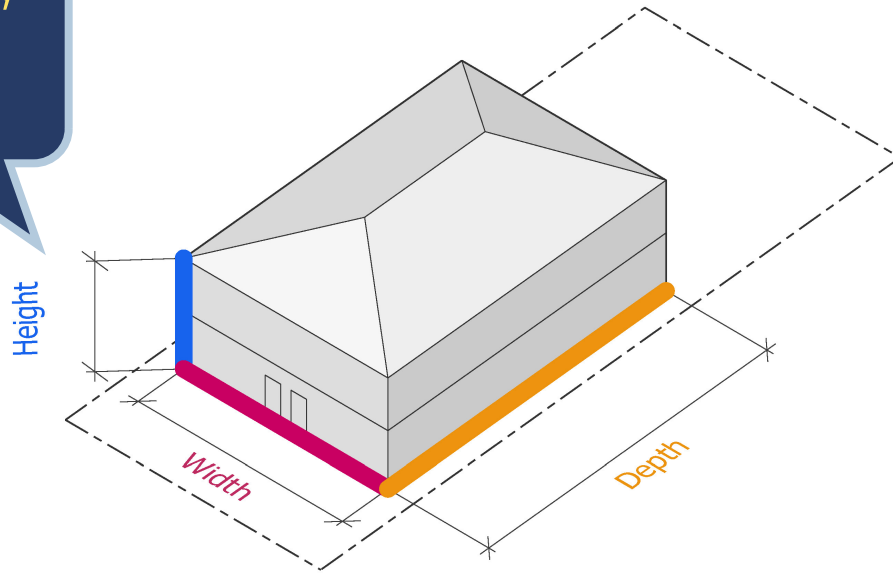
~ American Housing Survey

These types were once the building blocks of cities all over the US but have since been restricted by post-war zoning.



# “Middle” in two different ways

“house”  
scale



lower cost  
by design



The Alliance for Housing Solutions

1. A **middle form and scale** between single family and multifamily buildings.
2. Can deliver **attainable housing choices** to middle-income households.

# Typical Missing Middle types



Duplex side-by-side



Courtyard



Multiplex small



Duplex stacked



Cottage Court



Multiplex medium



Triplex + Fourplex



Townhouse



Live-work

Did you know Sacramento has **3,500+** Missing Middle Housing units? Here are a few examples

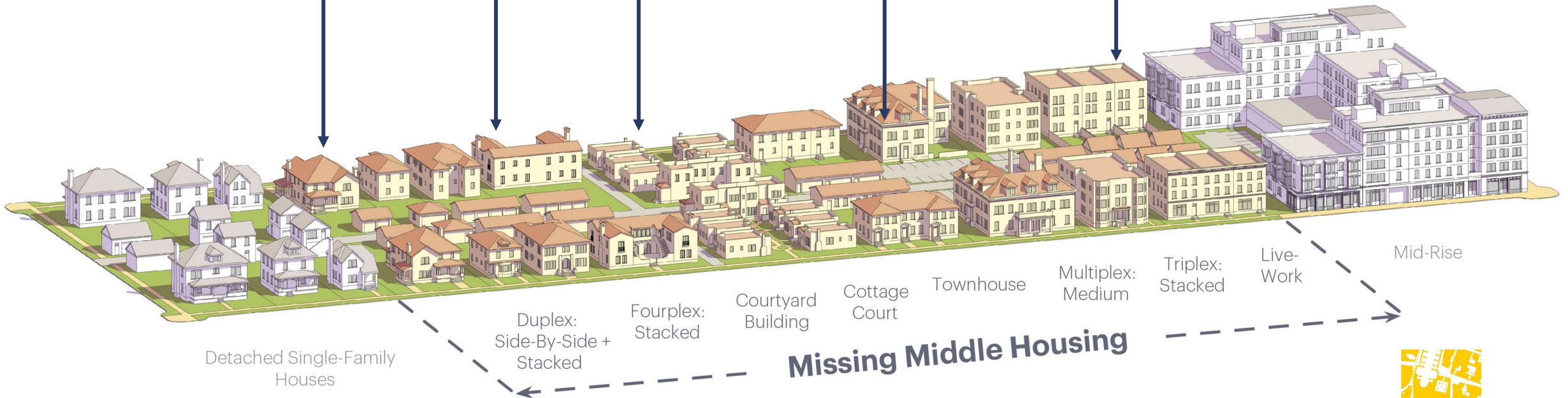
# Typical Characteristics

Smaller, well-designed units in house-scale buildings

Private and shared open spaces create community

Support walkable environments, less car-dependance

Accommodate a wide range of lifestyles and household types



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# Why should you care about MMH?

- Why is housing so expensive?
- Can I ever buy my own home?
- Why are my options so limited: single-family vs apartment?
- With limited attainable options, how am I supposed to downsize or age-in-place?
- What if I want my aging parent nearby but not in the same house?
- What if I don't need a lot of space, just an affordable home?
- I want to invest in my neighborhood, where can I start?

Do any of these comments on the left resonate with you? If so, learn how **Missing Middle Housing (MMH)** plays a part in the solution.

MMH can:

- **Increase housing choice and attainability for current and future residents**
- **Build equity for local residents**
- **Strengthen local economy**

# State of housing today

In 2017, **39%** of Sacramento households spent more than one-third of their household income on housing.

19% were “severely house-burdened”, spending more than half of their household income on housing.

*~American Housing Survey*

Median wealth of white households is **11 times** that of black households.

*~US Census*

**27%** of Baby Boomers and **59%** of Millennials want more housing choice.

*~www.realtor.com*

# 02. Phase 2 Outreach: 3 Key Questions



# Key takeaways from Workshop 1



**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. Of those,

**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



# Phase 2 Addresses **3 Key Questions**

## **1. What could MMH look like in Sacramento?**

Built form recommendations for compatibility with existing residential neighborhoods.

## **2. Will MMH be lower-cost and attainable?**

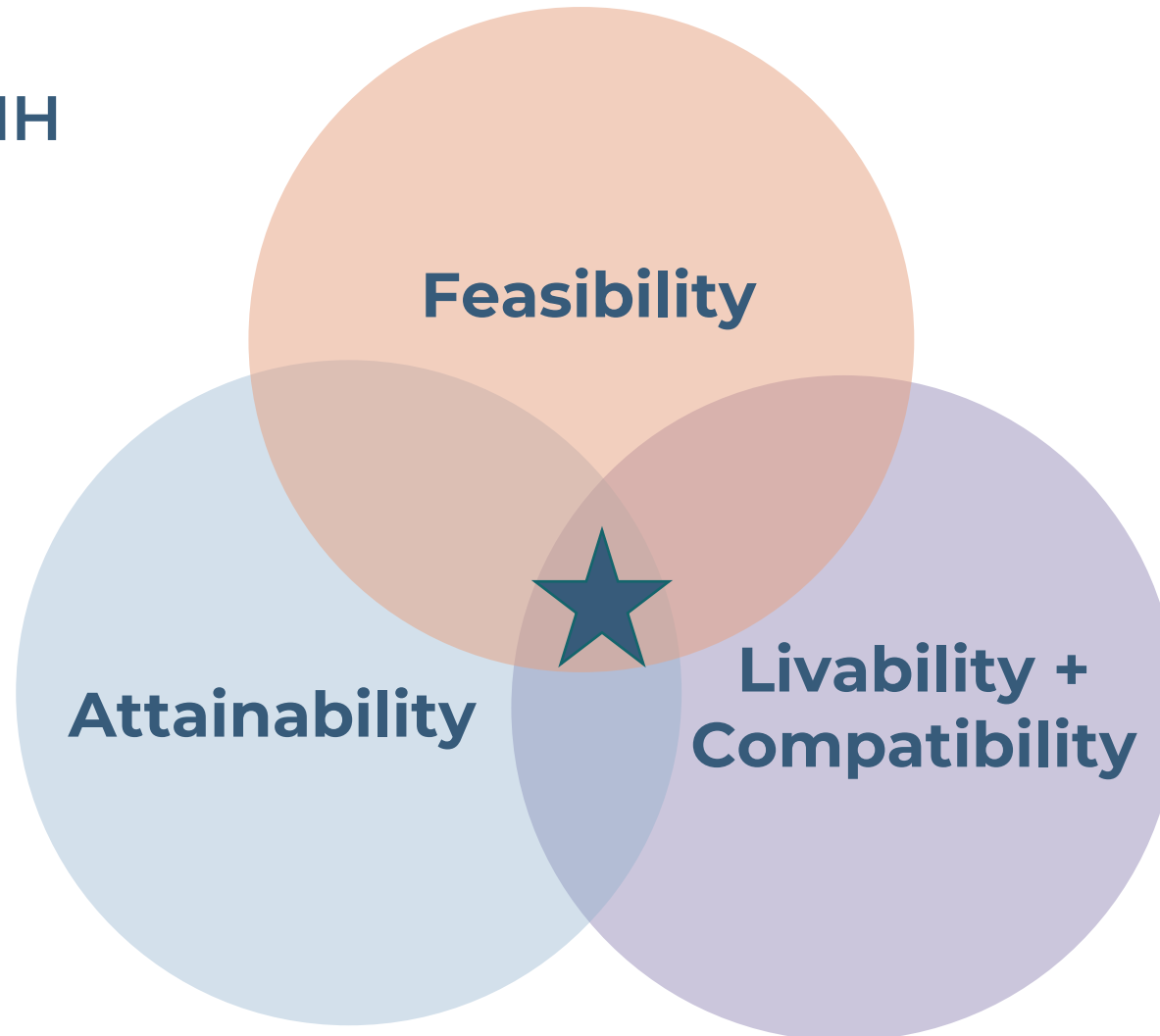
Recommendations to incentivize the production of both attainable and regulated affordable units

## **3. How can the City promote homeownership and address potential displacement through MMH?**

Strategies to address displacement pressures, create new homeownership opportunities and preserve existing affordable housing.

# The Missing Middle Sweet Spot™

**3 criteria for  
assessing the  
success of MMH**



Place-based  
MMH toolkits  
based on three  
key criteria

# Workshop: Connecting the Dots!

on Housing

**Oct 4th at the CLTRE Club in downtown Sacramento**





# What's next?

Join us for two “deeper dives”

- **Thurs Oct 5, 5.30 – 7 pm**

***What could Missing Middle Housing look like in Sacramento?***

**Zoom Webinar 1: Built Form Recommendations**

- **Thurs Oct 19, 5.30 – 7 pm**

***How could Missing Middle Housing provide lower-cost housing and promote homeownership opportunities?***

**Zoom Webinar 2: Recommendations for Attainability + Ownership**



# What's next?

- **Thurs Oct 12, 5.30 pm**  
**Planning Commission Meeting** (Preliminary Recommendations)
- **Thurs Oct 24, 5 pm**  
**City Council Meeting** (Preliminary Recommendations)
- **Dec 2023**  
**Reports 3 + 4** (Final Recommendations)
- **Early 2024**  
**2040 General Plan Adoption**
- **Mid-Late 2024**  
**Amend Planning + Zoning Code** (to permit MMH citywide)

# Recommendations for Missing Middle Housing



# Recommendations: **3 Key Questions**

## **1. What could MMH look like in Sacramento?**

Built form recommendations for compatibility with existing residential neighborhoods.

Focus of the discussion today

## **2. Will MMH be lower-cost and attainable?**

Recommendations to incentivize the production of both attainable and regulated affordable units.

Webinar on Oct 19th

## **3. How can the City promote homeownership and address potential displacement through MMH?**

Strategies to address displacement pressures, create new homeownership opportunities and preserve existing affordable housing.

# Citywide Analysis

## The first step is understanding the “DNA” of Sacramento’s neighborhoods

- The focus of the MMH Study are four zoning districts: **R-1, R-1A, R-1B, R-2.**
- Citywide analysis looked at existing land uses, connectivity and access and built form patterns.



Zoning + Land Use



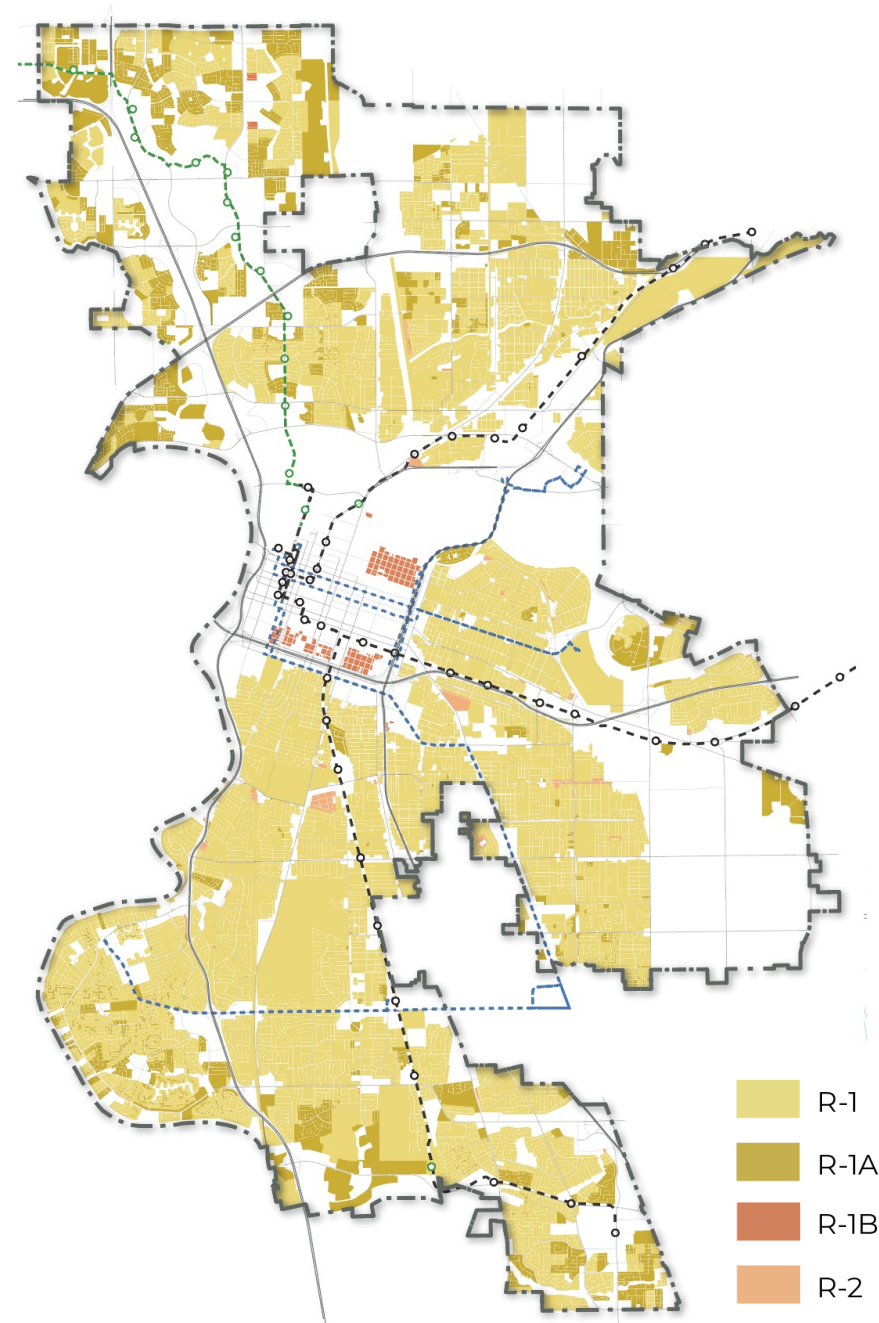
Connectivity + Access to Amenities



Built Form



Lot Sizes





# Citywide Analysis

## The citywide analysis established six context types

Of these, the MMH study focuses on **three context types** that occur in R-1, R-1A, R-1B, R-2.



Downtown Core



Large Infill Sites



Corridors + Centers



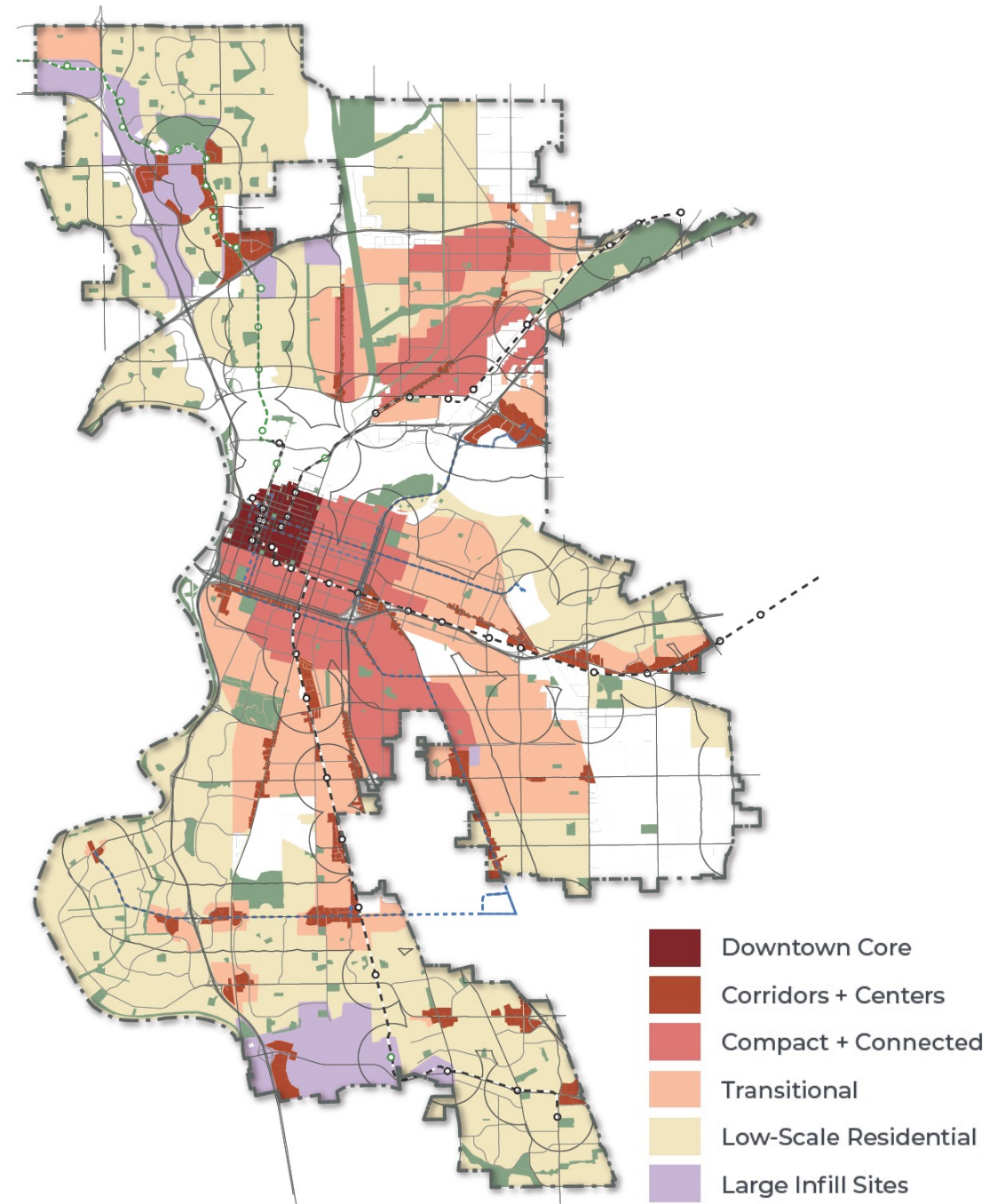
Compact + Connected



Transitional



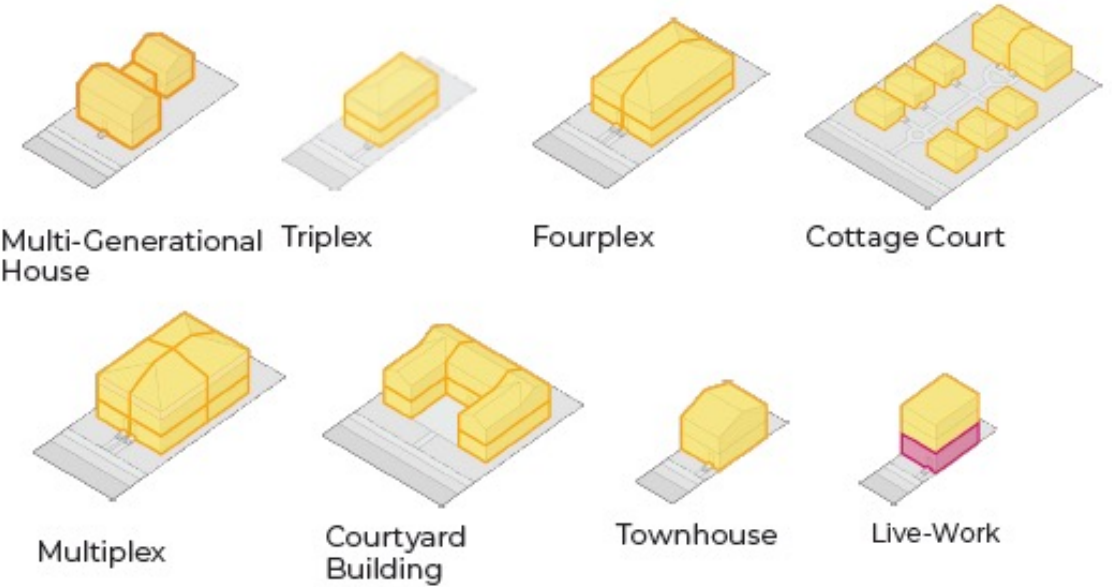
Low-Scale Residential



# Citywide Analysis

## Understanding household needs

- Which MMH types work best in terms of **financial feasibility and compatibility** - in each context type?
- Which **household types** would typically choose to live here?



**I'm 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 roommates.**  
We're looking for a three-bedroom unit with space to host. We're not into yard work and do not need a backyard.

**We are retirees.**  
We need a smaller home that is easier to maintain. We prefer to avoid driving and be close to stores and parks.

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

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

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





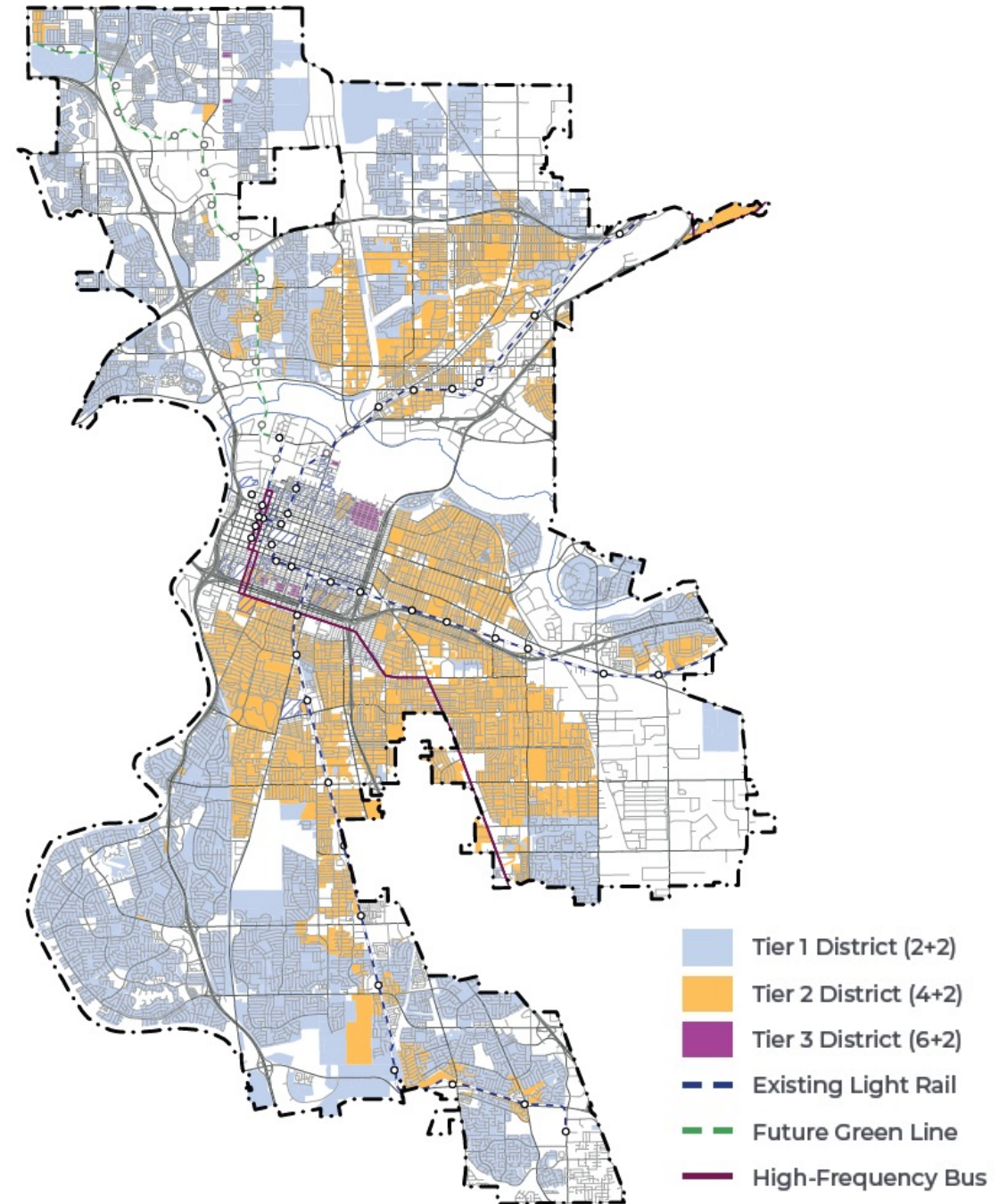
# Built Form Recommendations

- 1. MMH Districts**
- 2. On-Site Open Space (+ Tree Protection)**
- 3. Front Setbacks + Street Frontages**
- 4. Minimum Lot Sizes**
- 5. Building Envelope (Bulk Control + FAR)**
- 6. Driveway Design**
- 7. Waste Collection**
- 8. Privacy**
- 9. Approval Process**

# 01. MMH Districts

Three MMH districts are proposed, each calibrated to existing conditions

Proposed MMH Districts <sup>1</sup>	Tier 1	Tier 2	Tier 3
	<b>4</b> (2 primary units + 2 ADUs)	<b>6</b> (4 primary units + 2 ADUs)	<b>8</b> (6 primary units + 2 ADUs)
	48% of residential-zoned land in Sacramento	30.8% of residential-zoned land in Sacramento	0.26% of residential-zoned land in Sacramento
What is currently allowed? <sup>1</sup>	R-1A <b>4</b> (2 primary + 2 ADUs) 14%	R-1 <b>3 to 4</b> (1-2 primary + 2 ADUs <sup>2</sup> ) 30%	R-1B <b>4</b> (2 primary + 2 ADUs) 0.26%
	R-1 <b>3 to 4</b> (1-2 primary + 2 ADUs <sup>2</sup> ) 34%	R-2 <b>4</b> (2 primary + 2 ADUs) 0.5%	
		R-1B <b>4</b> (2 primary + 2 ADUs) 0.3%	



# 01. MMH Districts

## What will MMH look like in Sacramento?

Even though MMH means more units will be allowed per lot, the buildings will still be **house-scaled**.



**Tier 1 District (2+2)**  
(48% of City's residential land)  
**2 Primary Units + 2 ADUs**  
Typical MMH: Duplex



**Tier 2 District (4+2)**  
(31% of City's residential land)  
**4 Primary Units + 2 ADUs**  
Typical MMH: Fourplex



**Tier 3 District (6+2)**  
(0.26% of City's residential land)  
**6 Primary Units + 2 ADUs**  
Typical MMH: Sixplex

# What could MMH look like?



# What could MMH look like?



- Shared Open Space
- Tree Protection and Planting
- Driveway Width
- Projection into Front Setback
- Functional Porch as an Active Frontage
- Shared Waste Receptacles
- Modified Bulk Control Envelope
- Additional Units with Street-Facing Entrances
- Dormers to Provide More Usable Roof Space

# What could MMH look like?





# 02. On-Site Open Space

## What are current standards?

- Single-unit/duplex dwellings do not have open space requirements.
- For 3+ units, 100 sf open space per unit, setback areas not counted.
- Deviations from standards to protect existing trees require a public hearing, which add to project cost and time.

## Why is this a barrier?

The amount of required open space not a barrier. Standards need updating to ensure **functional shared open space**, tree protection and new trees.



Existing single-family home in Sacramento



Existing duplex in Sacramento



Small courtyard



Cottage court

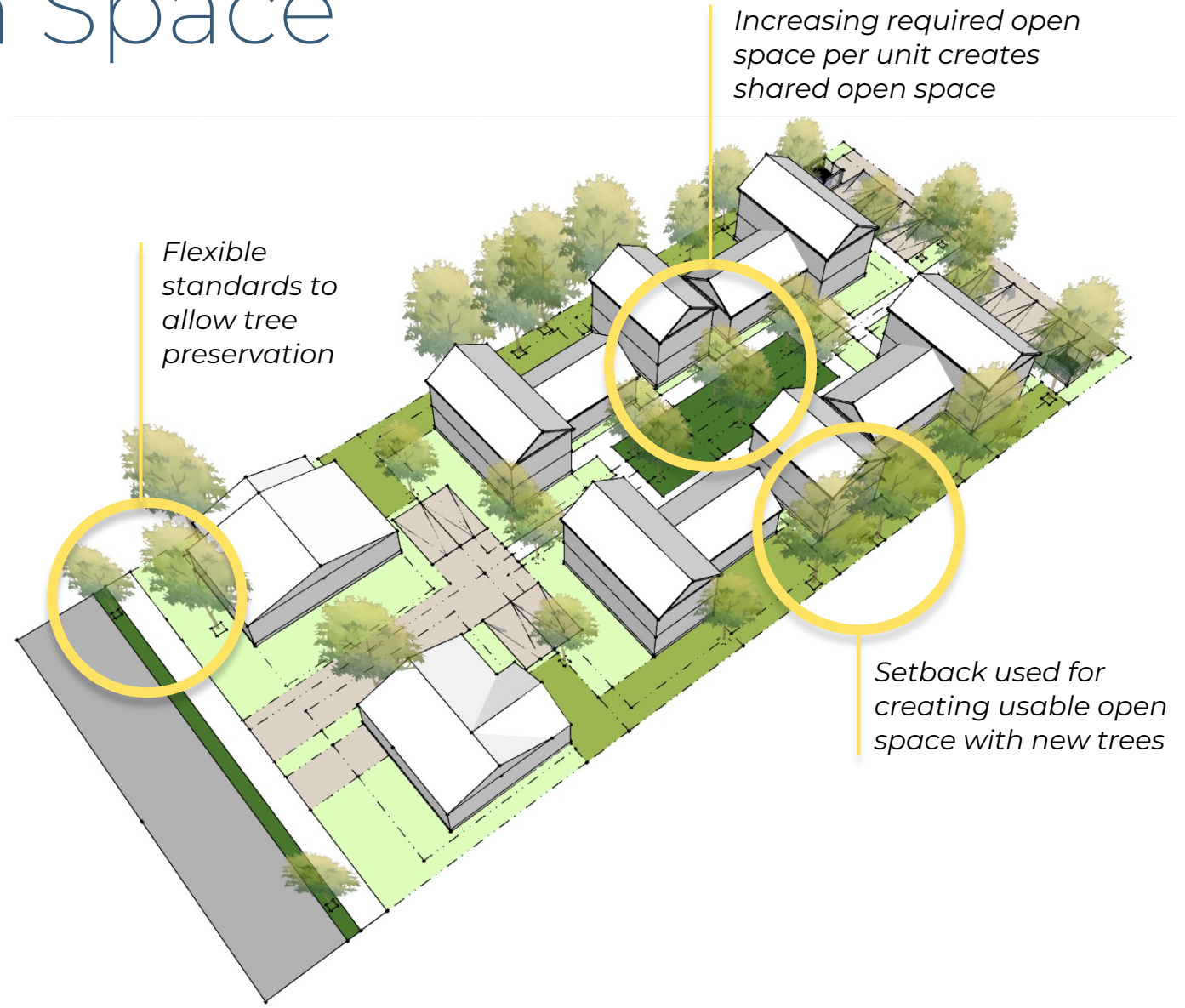
# 02. On-Site Open Space

## What is being recommended?

- For 3+ units, increase open space requirement from 100 to **125 sf per unit**.
- Allow overlap of open space into setbacks if a **well-sited and functional shared open space** is provided, measuring at least 10' x 20' with good tree canopy.
- Provide flexible development standards for the purpose of **protecting existing trees**.

## What are the benefits?

- Provides functional shared open space.
- Promotes tree preservation, encourages planting of new trees.



# 03. Front Setbacks + Street Frontages

## What are current standards?

- Front setbacks must match those of adjacent buildings in infill conditions, **20' front setback as a default** in other cases.
- Lack of guidance/incentives for the design of front setbacks.
- Deviation from standards to protect trees requires a public hearing.

## Why is this a barrier?

- Currently, front setbacks can take up almost **20% of an infill lot**, preventing optimal use of the lot.
- Public hearings **add to project cost and time.**



*Typical condition with 20 ft setback. Not all front setbacks have active frontages.*

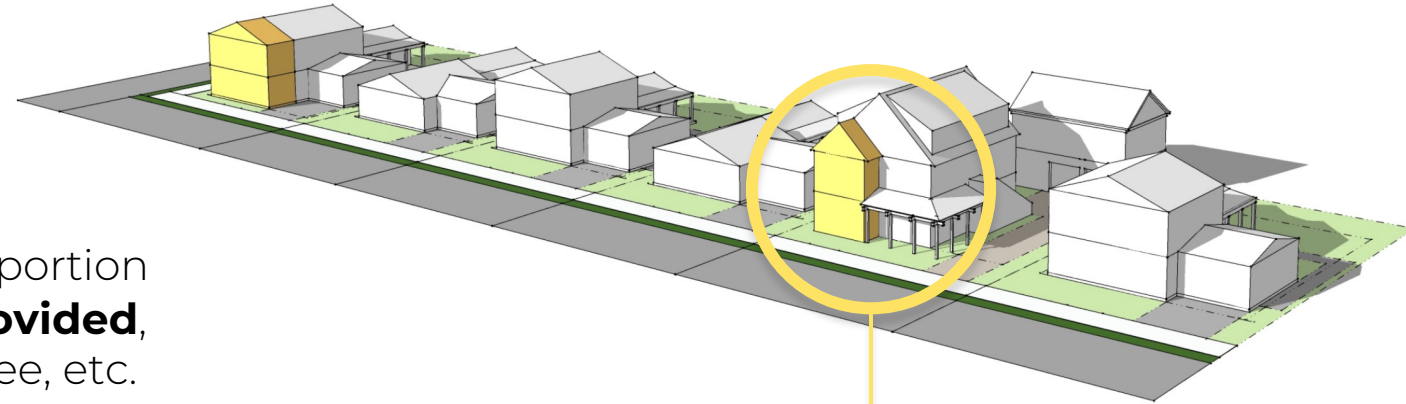
# 03. Front Setbacks + Frontages

## What is being recommended?

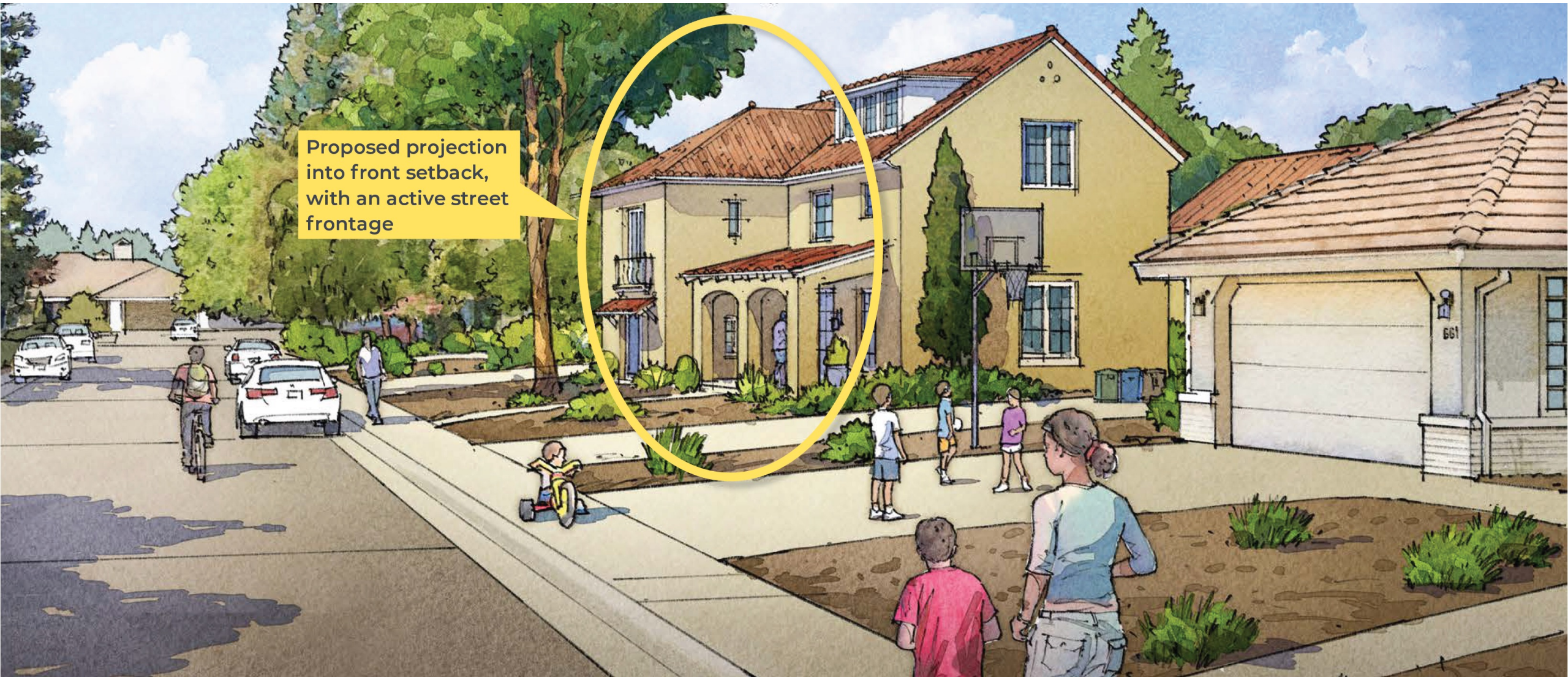
- **Reduce default 20' setback** by 25-50%.
- Allow **projections into front setback** for a portion of the façade **if frontage amenities are provided**, such as a 6'-deep front porch, new shade tree, etc.
- Allow **larger projection for corner lots with similar conditions**, but with greater incentives for planting trees in the side setback (typically 12.5').
- Provide flexible development standards for the purpose of **protecting existing trees**.

## What are the benefits?

Encourages **good façade design, active frontages** and entrances facing the street that foster **everyday interaction with neighbors**.



# 03. Front Setbacks + Frontages



# 04. Minimum Lot Sizes

## What are current standards?

Minimum Lot Widths			
R-1	R-1A	R-1B	R-2
52' interior; 62' corner or lot containing duplex	20' interior, except when abutting R-1, then 25'; 38' corner	40' interior or corner	52' interior; 62' corner or lot containing duplex
Minimum Lot Areas			
R-1	R-1A	R-1B	R-2
5,200 sf interior; 6,200 sf corner or duplex	2,900 sf per dwelling unit	3,200 sf	5,200 sf interior, 6,200 sf corner. Per duplex unit: 2,600 sf interior, 3,100 sf corner.

## Why is this a barrier?

Minimum lot width and area regulations limit for-sale townhouse and small homes. In these areas **high land and construction costs are already limiting ownership opportunities** for middle-income earners and working-class families.

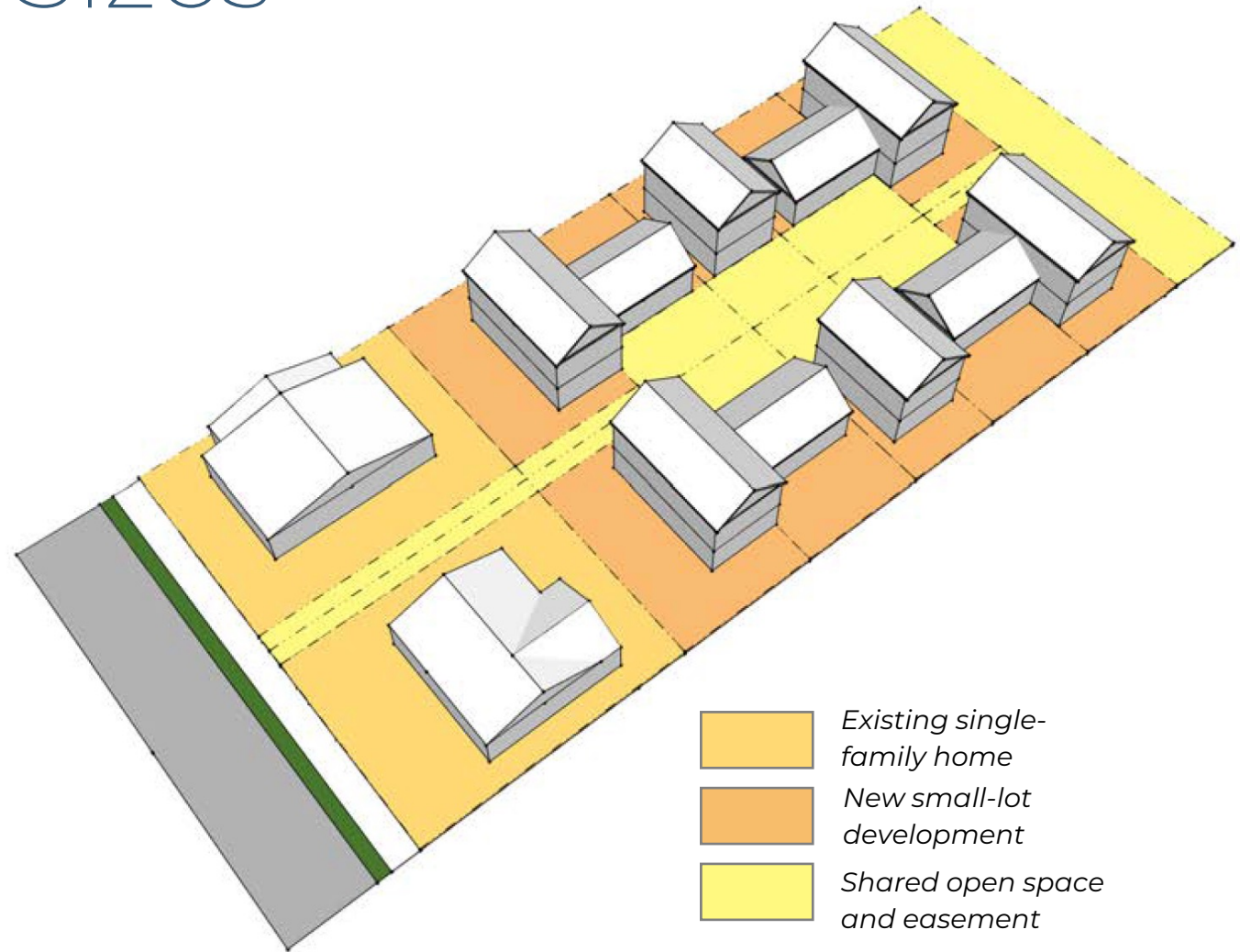
# 04. Minimum Lot Sizes

## What is being recommended?

- Allow lots as small as **1,300 sf for homes** **1,000 sf** or less in area.

## What are the benefits?

- Smaller homes on smaller lots would promote attainability and can **create new ownership opportunities**, particularly new lower-barrier, entry-level housing products, that are not allowed with current zoning rules.



# 05. Building Envelope (Bulk Control + FAR)

## What are current standards?

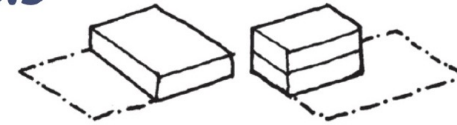
- Single-unit and duplexes required to fit within a **bulk control “tent”** aiming to **avoid out-of-scale massing** by requiring greater setbacks for upper stories.
- Projections such as dormers are allowed to a certain extent.
- **Floor Area Ratios (FARs)** currently apply only on mixed-use and non-residential projects.

## Why is this a barrier?

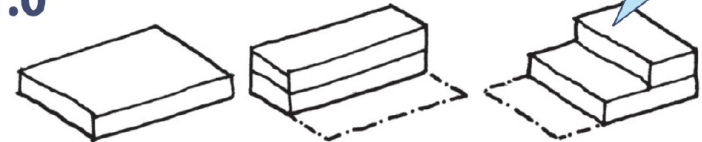
- Many MMH types are two-storied without the upper story being set back. MMH types are small-footprint, house-scale structures because of **efficient internal layouts** that may not work if upper stories are set back.

### What is Floor Area Ratio (FAR)?

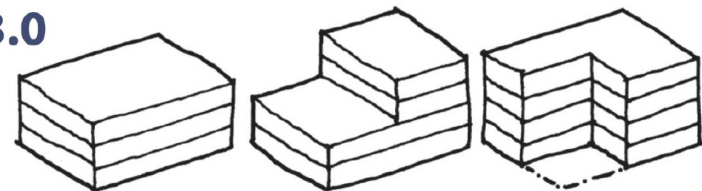
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1.0



3.0



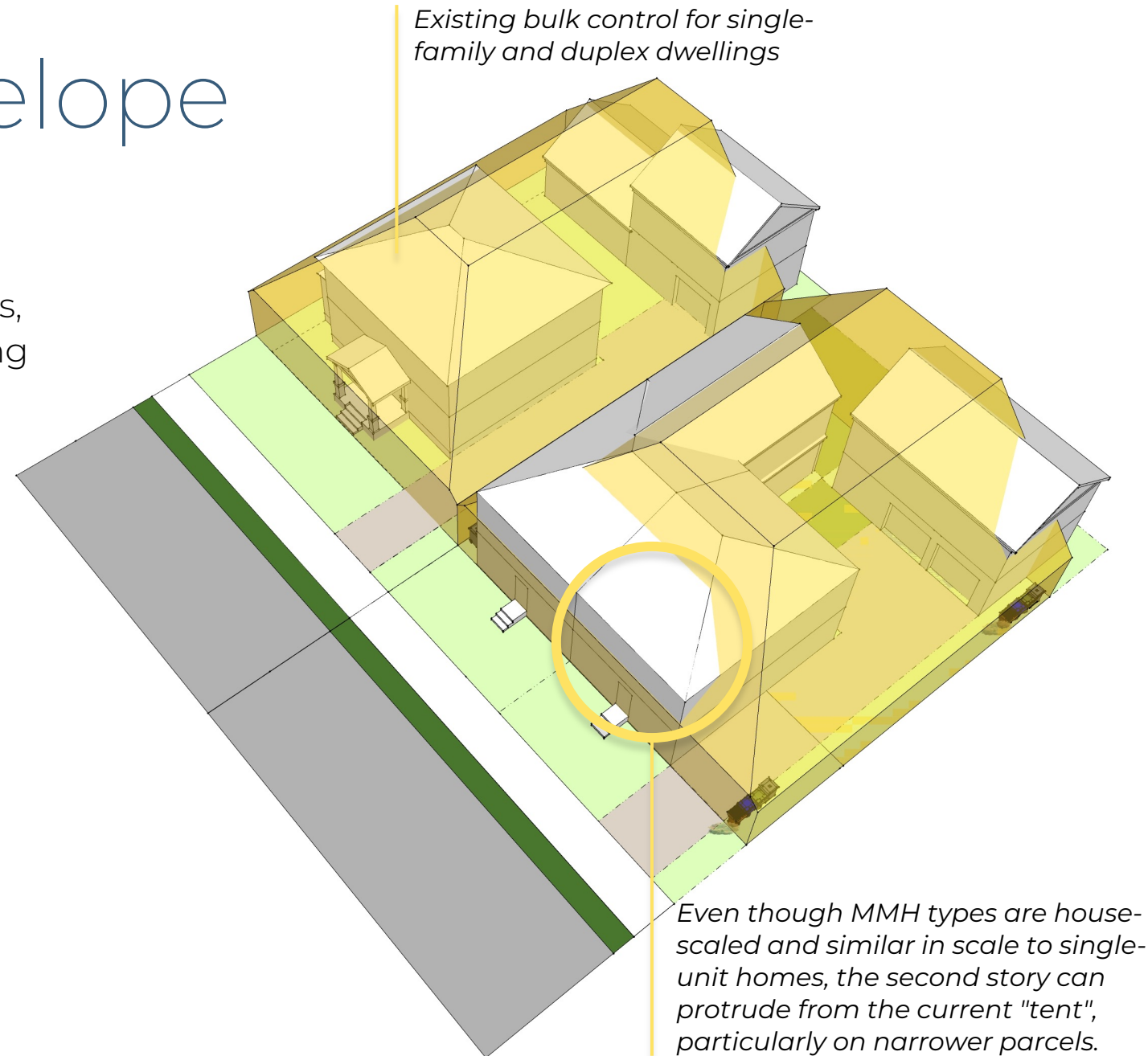
*Floor Area Ratio (FAR) is calculated as the ratio of the total square footage of a building to the total area of the lot that the building is located on.*



# 05. Building Envelope

## What is being recommended?

- Modified bulk control for MMH with 3+ units, that aims to be **less restrictive** than existing rules, while still promoting **human-scale building design**. Existing standards will remain for single-unit and duplexes.
- Allow zero-lot line exemptions for townhouses, semi-detached, and small homes on small lots.
- As proposed by the 2040 General Plan, **maximum FARs** will apply to residential projects.
- No changes to current height limit, maximum allowed lot coverage, and side and rear setback requirements.



# 06. Driveway Design

## What are current standards?

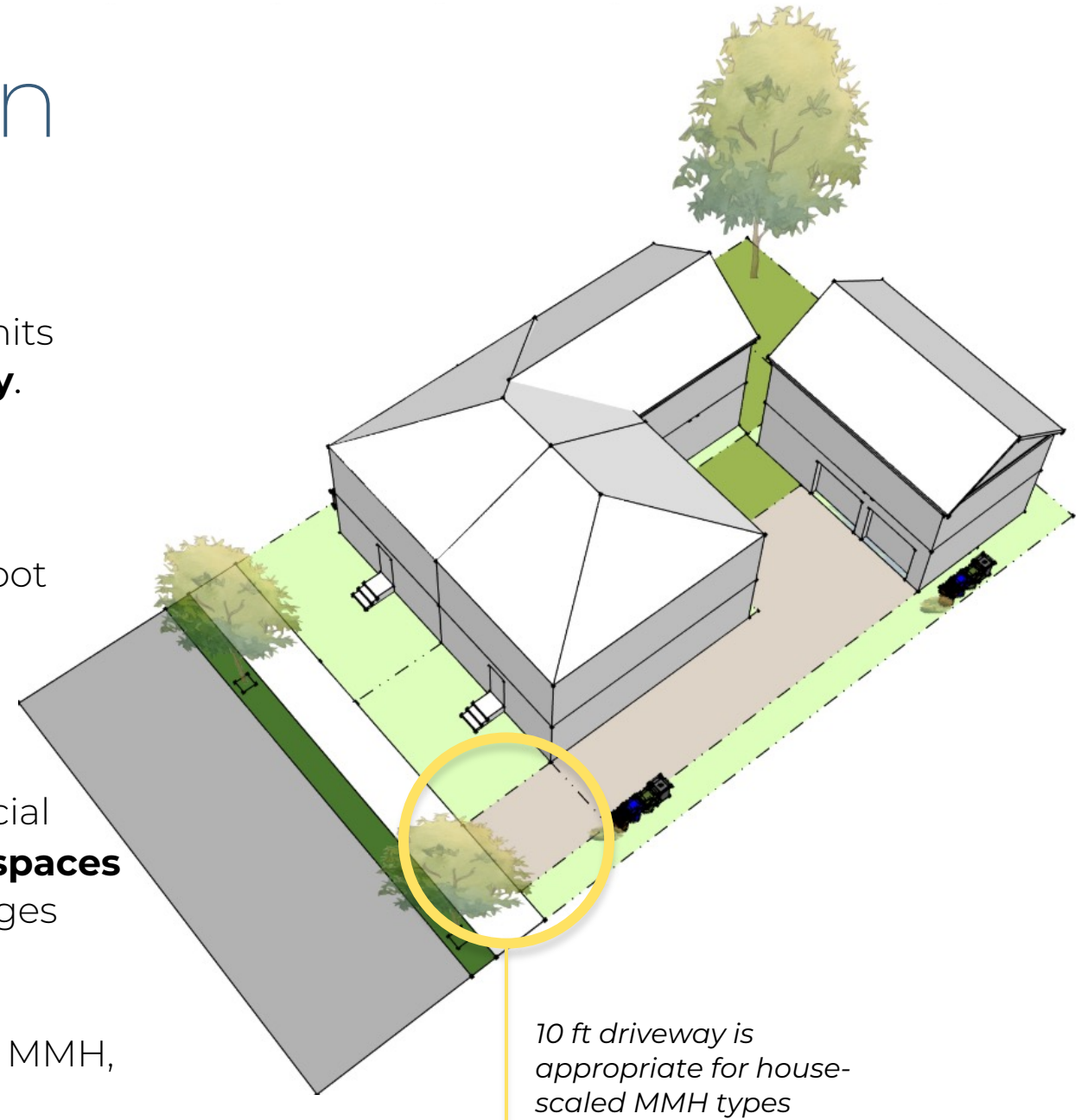
- Any development with more than two primary units **requires a 24-foot wide "commercial" driveway.**

## Why is this a barrier?

- Most **infill lots are not wide enough** to fit a 24-foot driveway alongside a house-scale MMH building.

## What is being recommended?

- General proposal to redefine residential/commercial driveways based on **number of on-site parking spaces rather than number of housing units.** (No changes proposed to off-street parking requirements).
- Consider allowing a residential driveway for small MMH, reduce required width for larger MMH types.





# Waste Collection, Privacy, Approvals

## 7. Waste Collection

Concerns about waste collection for MMH. Currently, each unit must have their own garbage and recycling cans. One can for organics can be shared.

### Recommendations:

- Allow **sharing of larger garbage and recycling front-load bins** for up to 4 units on the same lot as long as minimum capacities and on-site storage and service requirements for garbage, recycling and organics are met.

## 8. Standards for Privacy

Concerns about potential loss of privacy.

### Recommendations:

- Review and **update standards** for clarity and objective review.
- Specify strategies to meet the goals of the standards (for example frosted glass, higher sills, criteria for "screening," offsetting windows from adjacent building's windows, etc.)

## 9. Approval Process

Concerns about adequate community review and input.

### Recommendations:

- **Discretionary design review** process will be required, allowing opportunity for community input.

# We value your feedback!

Please scan this QR code or use the link below to access the self-guided workshop and provide feedback on the preliminary recommendations.

The workshop is open **Oct 5 – Nov 3**

Link: <https://sacramentommh.konveio.com>

Visit the City's website or email us to get more information about Missing Middle:

Link: [www.cityofsacramento.org/mmh](http://www.cityofsacramento.org/mmh)

Email: [MissingMiddle@cityofsacramento.org](mailto:MissingMiddle@cityofsacramento.org)



# Thank you for joining us today!

- Why is housing so expensive?
- Can I ever buy my own home?
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- I want to invest in my neighborhood, where can I start?

Do any of these comments on the left resonate with you? If so, learn how **Missing Middle Housing (MMH)** plays a part in the solution.

- Please stop by the '**Recommendations**' station to chat with staff about the City's proposed approach to re-allow Missing Middle Housing citywide
- We also have **first-time home-buyer and ADU resources** and representatives here
- Stay for **brief presentations at 6pm**
- Don't forget to participate in our **Self-Guided Online Workshop**. We want to hear from you!