

Missing Middle Housing - Homeowner Overview

What is missing middle housing?

Missing middle housing (MMH) is a range of housing types and scales, from ADUs and twin homes to townhouses and small apartment buildings, that help create more choices and build long-term flexibility and affordability into the housing marketplace.

What is the City considering?

In mid-2025 the City began studying opportunities, barriers, and potential outcomes of allowing MMH to be built in more places across the city. Research indicates that MMH is expensive to build, but increasing the City's housing supply provides many benefits.

The City decided to complete the Missing Middle Housing Study to:

- *Advance the City's strategic housing objective*
- *Increase housing options for current and future residents*
- *Embrace an inclusive spirit of innovation*
- *Address some of the historic housing harms inflicted on marginalized people*
- *Give the City more local control over housing outcome*

Recommendations are being finalized in early 2026 that would give property owners more freedom, and clarity, to build MMH in more places across the city. Both new design flexibility and guardrails are being proposed to encourage quality MMH in the city.

Can't we build middle housing today?

Most middle housing construction is prohibited. Today, only 1 ADU per property is allowed in most city neighborhoods. Very few places in the city allow construction of the broader spectrum of MMH types.

How might this affect me?

Easing restrictions on MMH construction would allow homeowners more options for the type and quantity of housing units they can have. This could help build home value equity, generate income from renting MMH units, or providing a place for friends and family to live.

Due to the cost of MMH construction, the City is not anticipating a high number of new MMH projects in the near term.

