

# What is Missing Middle Housing?

Missing Middle Housing (MMH) is a range of house-scaled buildings with multiple units in walkable neighborhoods.



The concept of Missing Middle Housing was conceived by Opticos Design, Inc. For further information, visit [www.missingmiddlehousing.com](http://www.missingmiddlehousing.com)

## MMH is not a new concept.

These types were common in many places that were developed before World War II. They have provided more attainable housing options and a path towards homeownership.

## They are called “Middle” for several reasons.

Missing Middle types are “middle” in scale and form between a single-family house and large, multi-unit buildings. Smaller sized units are also more attainable to middle-income households.

## Why are they Missing?

For the past 50-60 years, zoning ordinances in many cities have restricted these types, as the housing market prioritized larger single-family homes, creating financial and other obstacles to producing these types.

**While Prince George’s County does have a few types, primarily duplexes and small apartments, they are often seen in areas developed before the 1940’s; they can be designed to fit seamlessly into most neighborhoods.**





## Missing Middle Housing types have unique characteristics that make them compatible with single-family neighborhoods.

These include a range of types, including duplexes, small apartments and cottage courts. Their design features depend upon the context, but important core features are:

- Height is typically 1-2.5 stories
- Small to medium building footprints
- Multiple units within one building, or multiple buildings on a lot
- Entrances are street-facing
- Shared and private open spaces



## What are the benefits of Missing Middle Housing?

### Promotes walkable, healthier, and safer communities

Active lifestyles, shared open spaces promotes social interaction and supports transit investments.



### Provides more housing choices

Missing Middle Housing types are compatible with the scale and form of existing neighborhoods.

### Supports sustainability

Smaller scale units have a lower carbon footprint and compact walkable development patterns reduce commutes, which helps respond to climate change.



### Supports local businesses and promotes

Missing Middle Housing helps support existing and new local businesses with frequent foot-traffic.

### Expand housing access

These types provide more options for different incomes, household configurations, and lifestyle choices, including aging in place options for seniors.



### Creates pathways to homeownership

Housing can provide small "starter homes" for first-time homebuyers.

