

Missing Middle Housing

A Case for Prince George's County



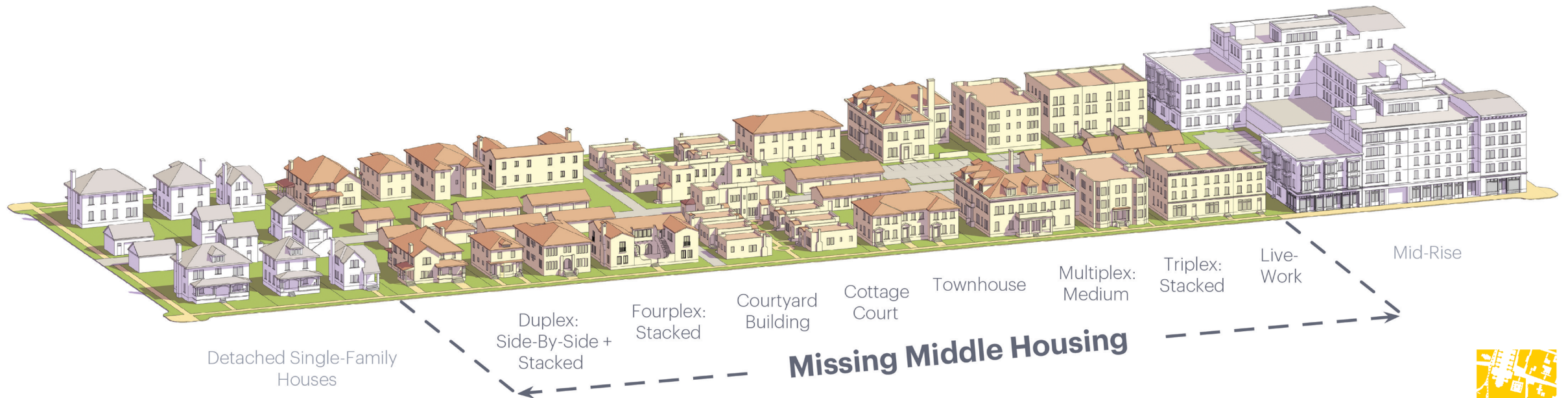
What is Missing Middle Housing?



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Missing Middle Housing

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



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Small building footprints
Simple construction
Well-designed
Low perceived density



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Nearly the Same Density, but Totally Different

30 du/ac

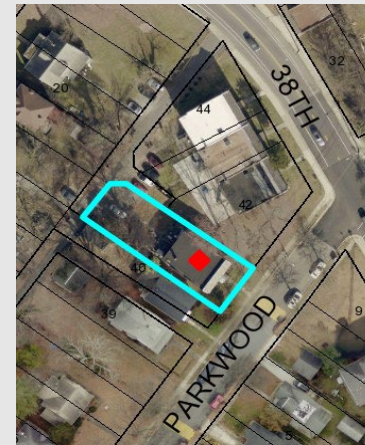
29 du/ac



164' X 57' and
252' X 63' buildings

8 stories

178 units

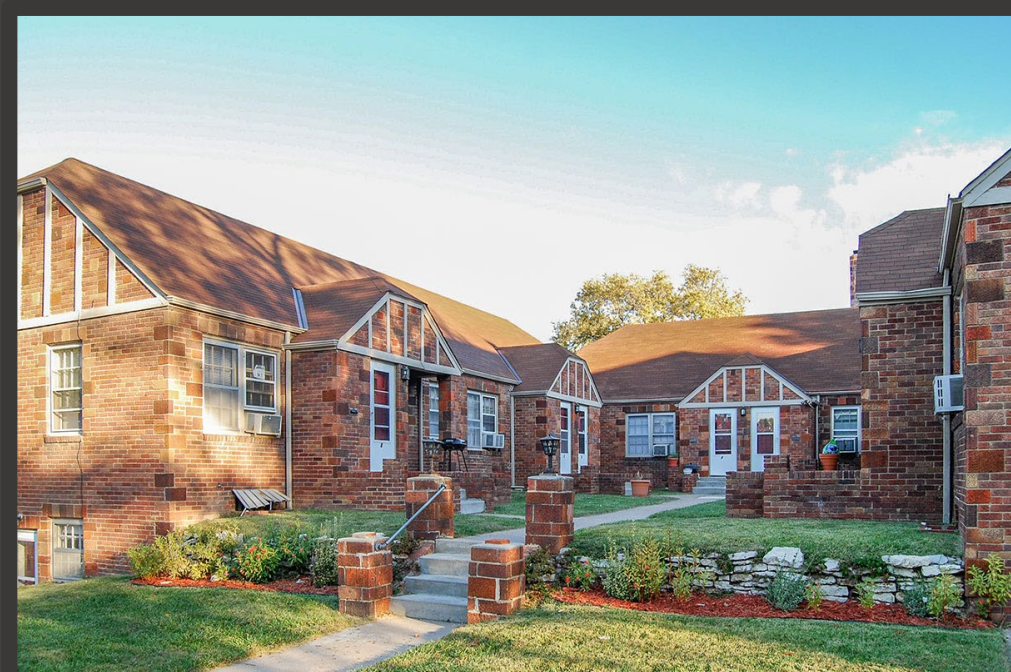


30' X 50' building

2 stories

5 units





Walkability
Less off-street parking
Community
Marketable



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How did we get here?

Historical policies like the Federal Highway Act and G.I. Bill fueled market demand for single family homes

Now Open!
Big new home in a great new community!



RICHMOND II
4 bedrooms, 2 1/2 baths—\$31,500 including central air conditioning.

7% mortgages now available!

 BELAIR VILLAGE *by Levitt and Sons*
1 Exhibit Lane, Belair Village, Bowie, Maryland
Phone: (301) 262-1100
OUR 40TH YEAR INCORPORATED

It's a promise!



JIM'S going away tomorrow . . . and there will be long, lonely days before he comes back.

But that little home sketched there in the sand is a symbol of faith and hope and courage. It's a promise, too. A promise of gloriously happy days to come . . . when Victory is won.

Victory Homes of tomorrow will make up in part at least for all the sacrifices of today . . . and that's our promise!

They will have better living built in . . . electrical living with new comforts, new conveniences, new economies to make every day an adventure in happiness.

Plan for your Victory Home now . . . the one sure way is to buy War Bonds. Every Bond you buy is an investment in your future happiness and security . . . every dollar you put into Bonds helps bring our boys back sooner—and safer. Buy another Bond today.

The General Electric Consumers Institute at Bridgeport, Conn., is devoted to research on wartime home problems such as Nutrition • Food Preparation • Food Preservation • Appliance Care • Appliance Repair • Laundering • Home Heating and Air Conditioning. Helpful booklets are available from your G-E Appliance Dealer, or General Electric Consumers Institute, Dept. L.S.-3.

APPLIANCE AND MERCHANDISE DEPARTMENT, BRIDGEPORT, CONN.

GENERAL ELECTRIC



There is an Electric Kettle and the Snow-melt Tumbler, Thermostat, Automatic Irrigation and C.P.S. The Snow-melt Tumbler is the "War of Chores" and N.E.C. See newspapers for times, dates.

Missing Middle in Prince George's County

Current policy

83%

Currently, most residential development is single-family detached and townhomes. While the new zoning code will provide added flexibility in housing types allowed, it still may not support the type of missing middle housing Prince George's County will need.



Current Zoning

P	Permitted
P (Edge)	Permitted (Edge)
P*	Permitted, but does not meet MMH specifications
X	Prohibited

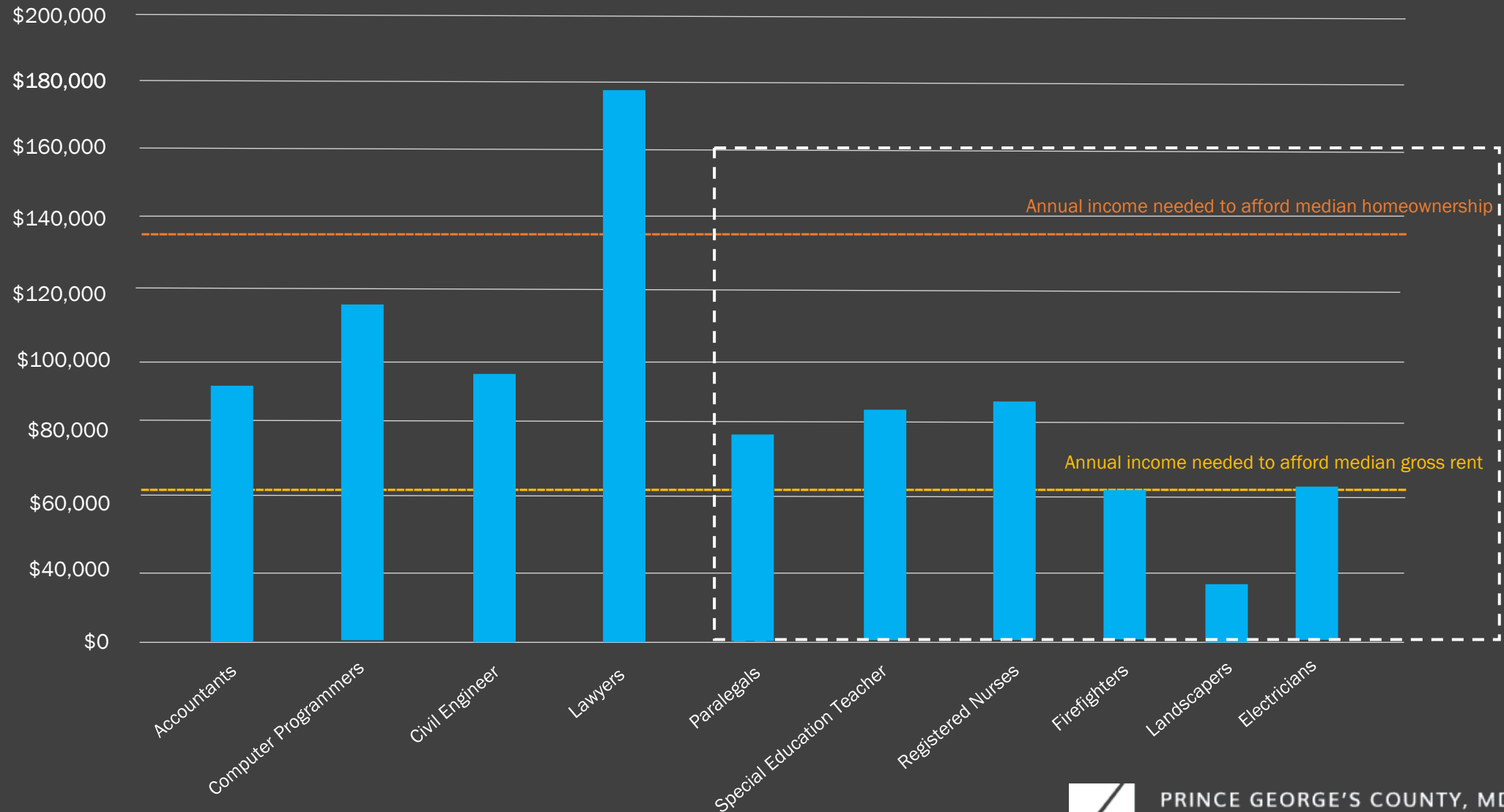
Zone	Duplex	Tri-Plex	Four-Plex	Multi-Plex	Courtyard Building	Live-Work	Cottage Court
R-65	X	X	X	X	X	X	P*
RSF-A	P	P*	X	X	X	P*	P*
RMF-12	P	P*	P*	P*	P*	X	P*
RMF-20	P	P*	P*	P*	P*	X	X
RMF-48	X	X	P	P	P	X	X
CN	P	P*	P*	P*	P*	P*	P*
CGO	X	X	P*	P*	P*	P*	X
CS	X	X	P	P	P	P*	X
NAC	X	P*	P	P*	P*	P*	X
TAC	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)
LTO	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)
RTO-L	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)
RTO-H	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)	P (Edge)



Why is the lack of Missing Middle Housing in Prince George's County a Problem?



Who Can Afford to Live in Prince George's County?

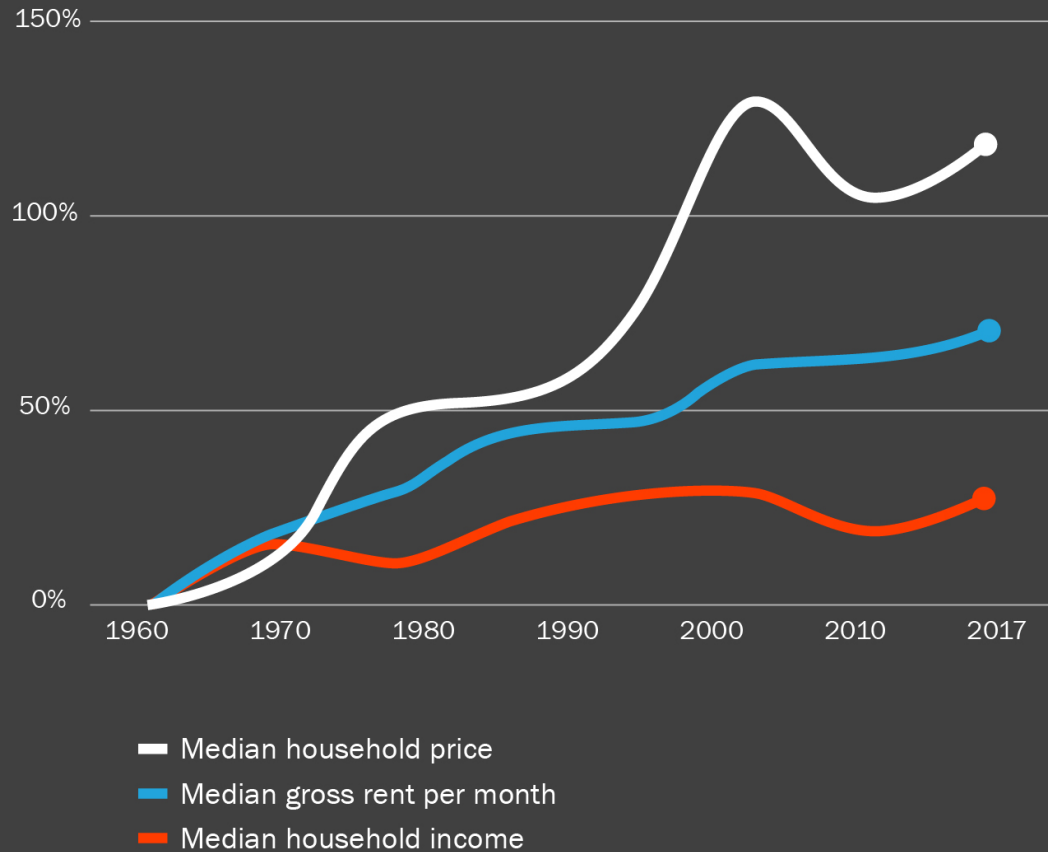


Source: National Housing Conference Paycheck -to- Paycheck 2023



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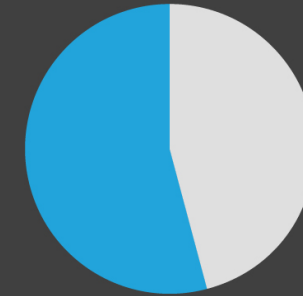
Growth Rate of Median Home Prices v. Median Rent v. Median Household Income Nationwide, 1960-2017



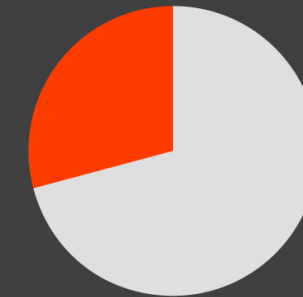
Source: 1950-2000 Decennial Censuses and 2008, 2010 and 2017 American Community Surveys

Cost-burdened households in Prince George's County, 2022

Renters:
54.1%
 cost-burdened



Homeowners:
32%
 cost-burdened



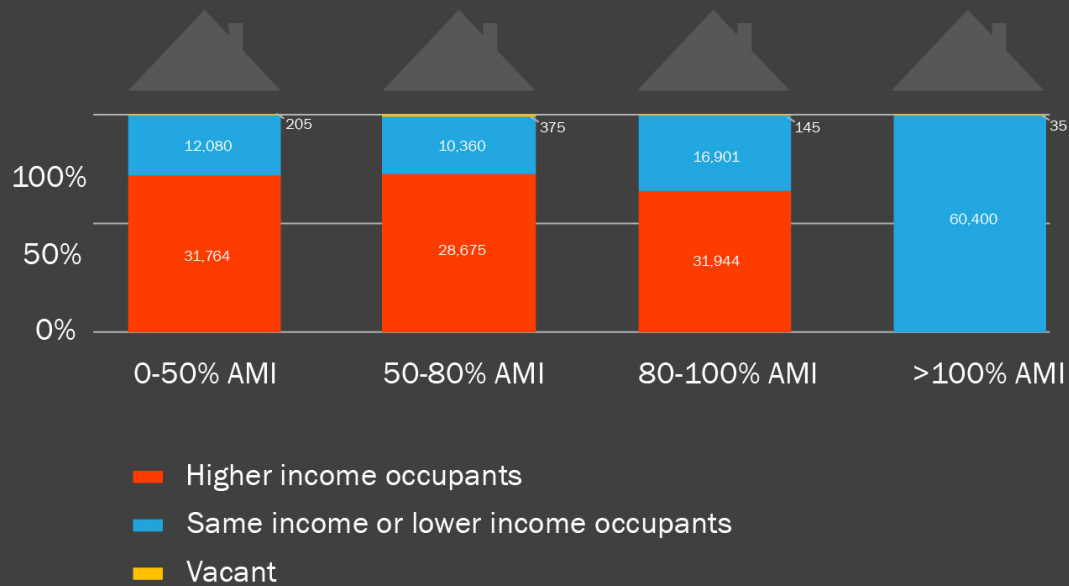
Source: U.S. Census Bureau, 2022 1-year ACS



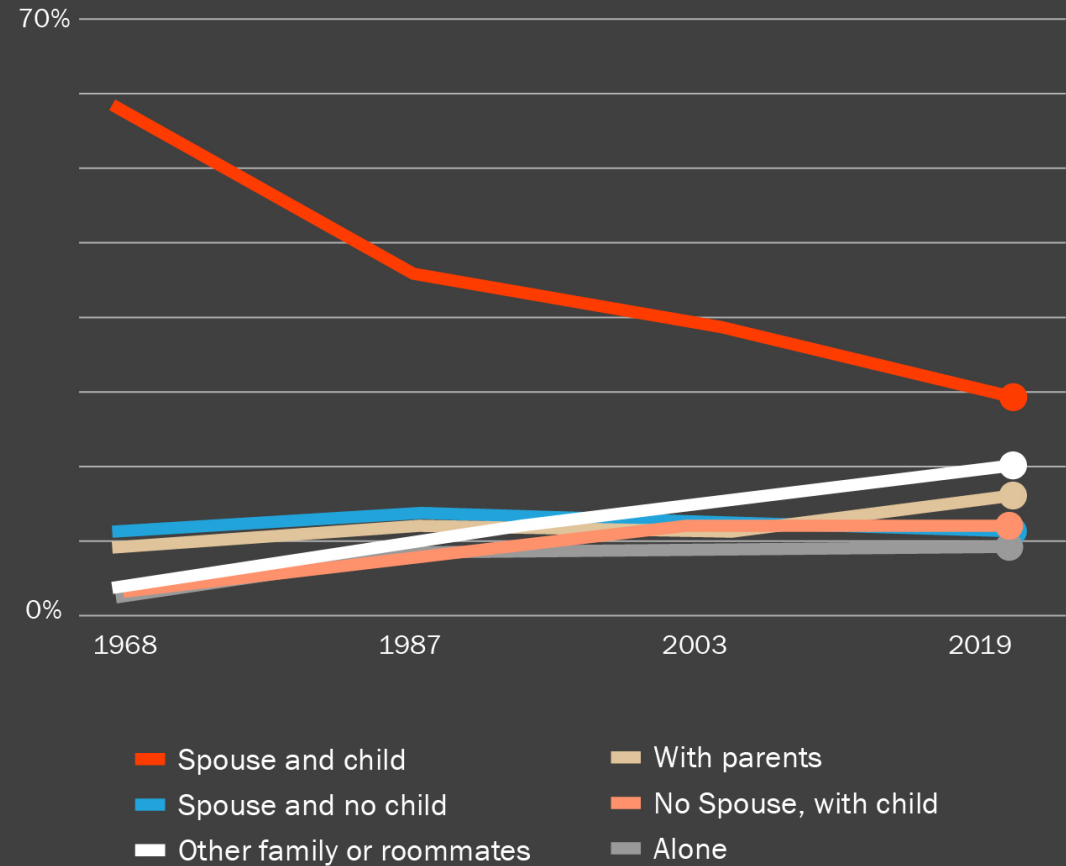
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Ownership Units by Occupancy Status and Income, 2018

High-income households occupy most of the County's less expensive ownership units



Household Arrangement of Americans aged 23-38, 1968-2019

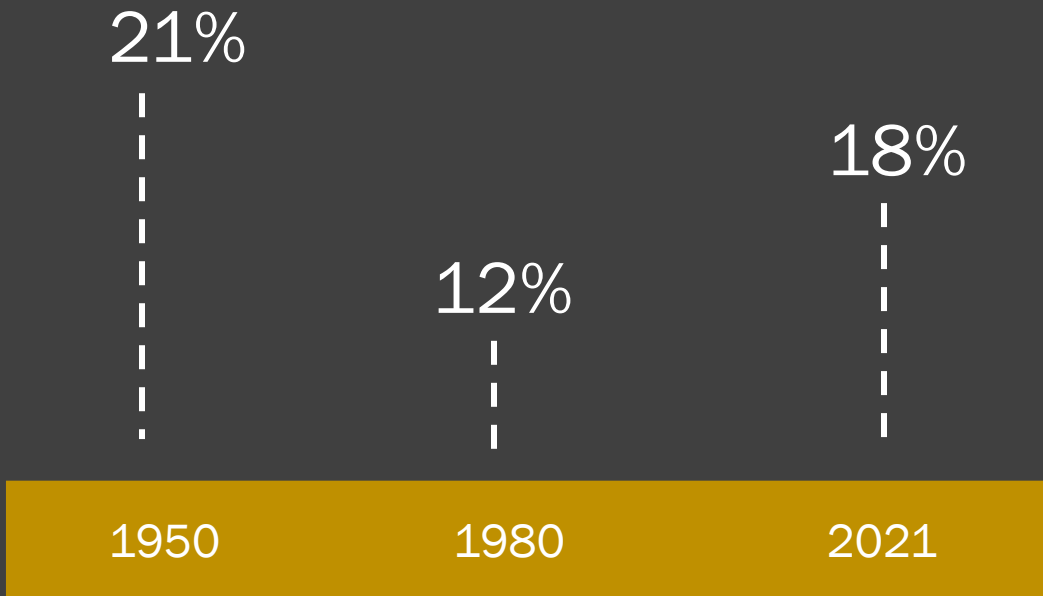


Source: 2014-2018 CHAS

Source: Brookings analysis of ACS and Census data via IPUMS USA, University of Minnesota, 1968-2019

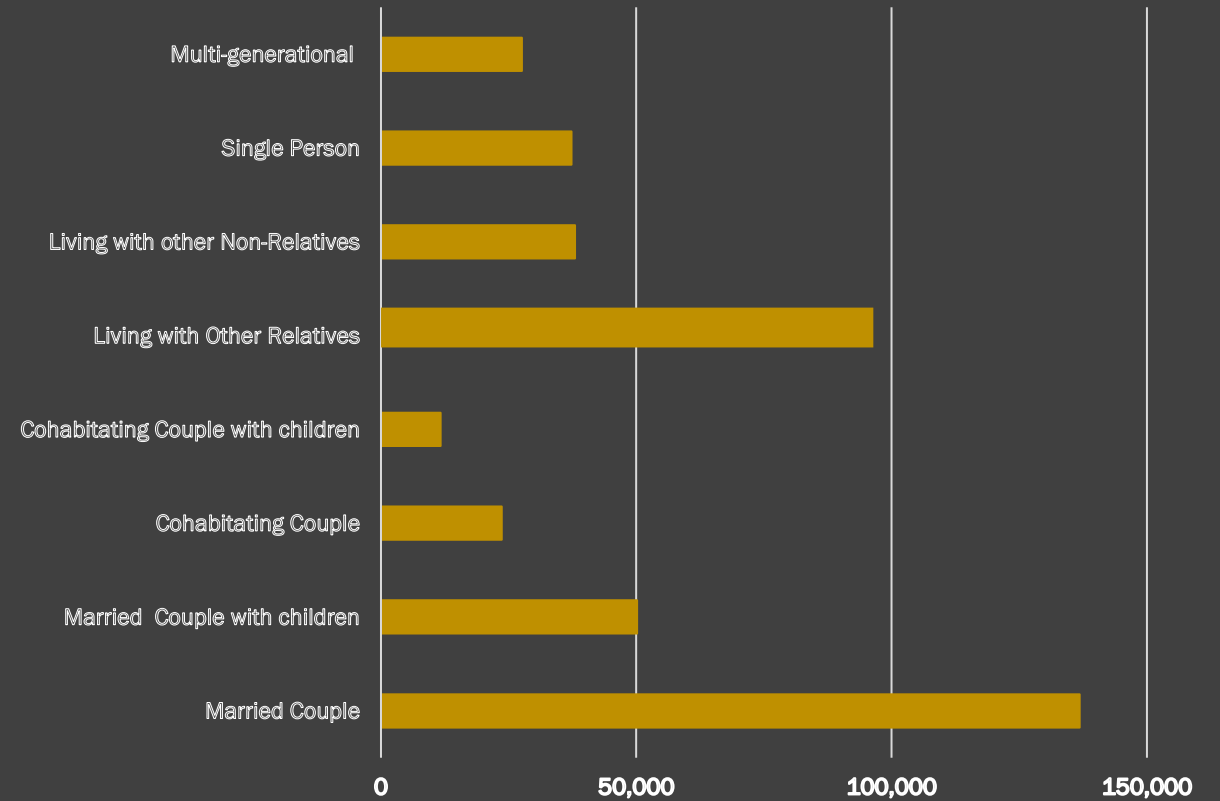


Multigenerational Household Trends in the U.S.



Source: Urban Land Institute, Making Multigenerational Communities Happen, 2024

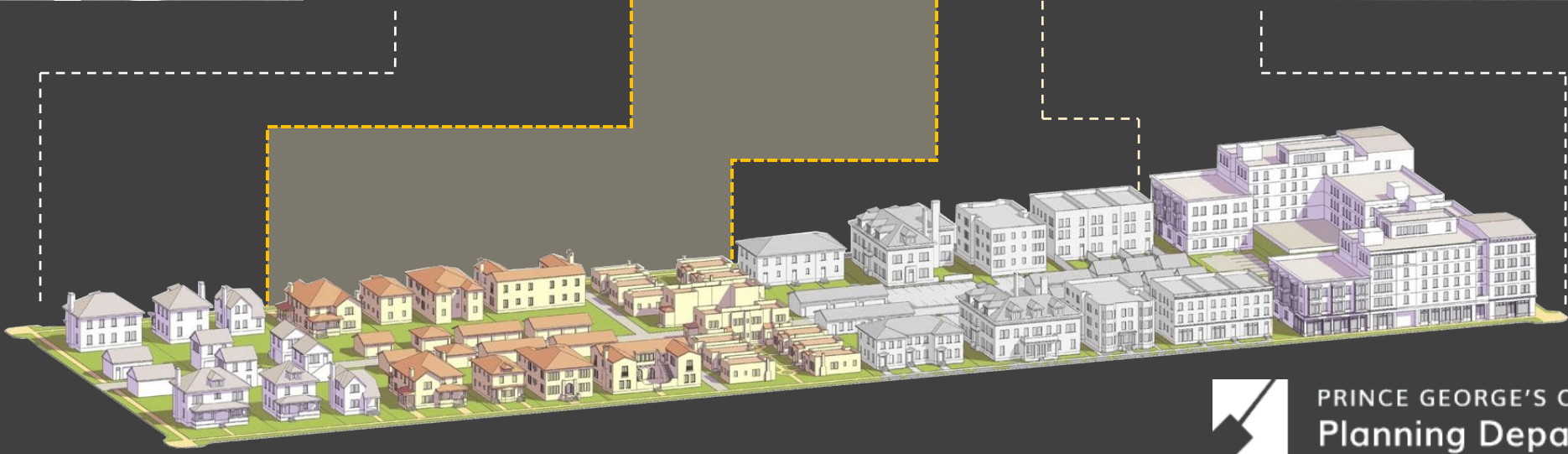
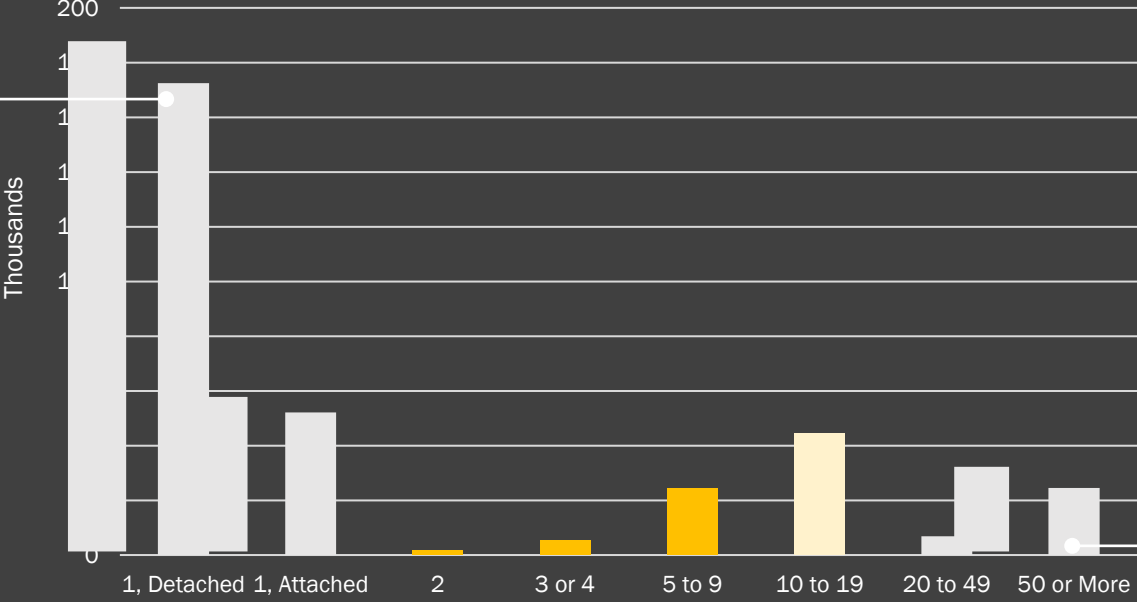
Household Arrangement of Prince Georgians in 2022



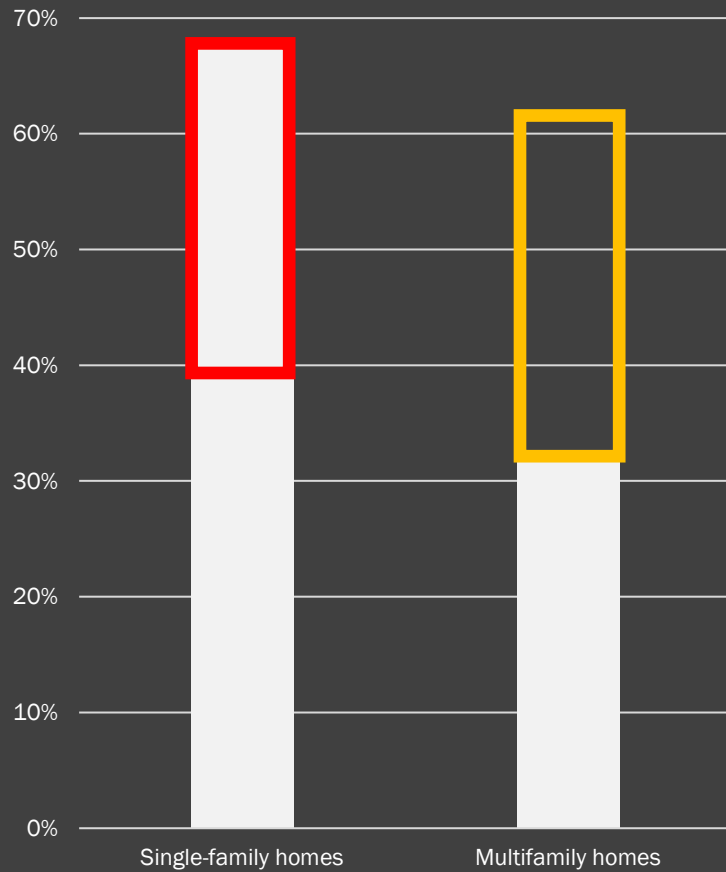
Source: U.S. Census Bureau, 2022 1 yr. ACS

Housing Types in Prince George's County

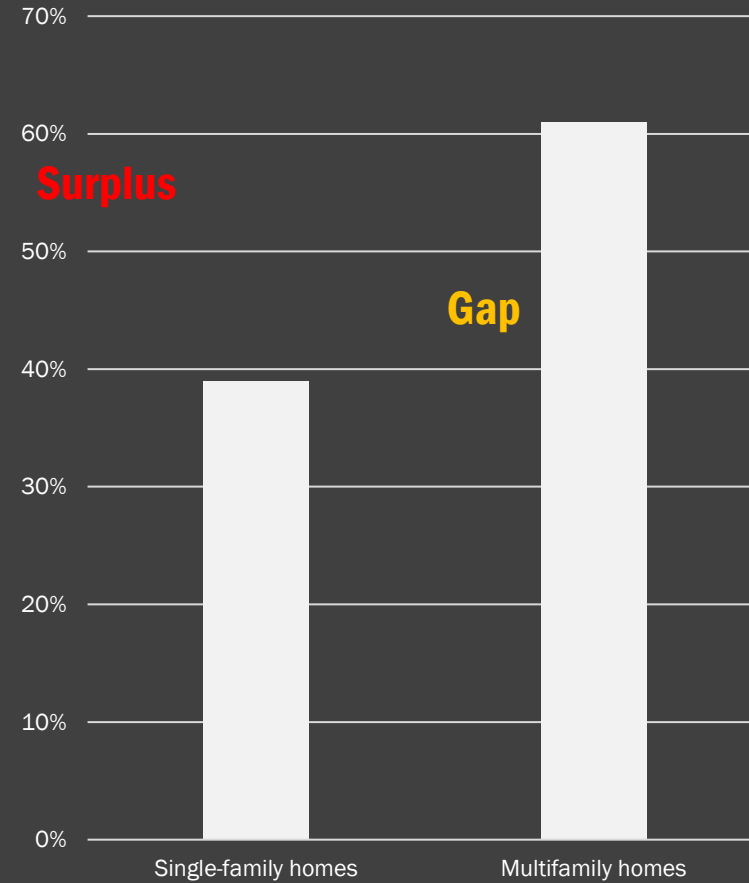
Housing Units in Structure, Prince George's County, ACS 2022



Current Housing Supply (2019)



Projected Housing Demand (2035)



“

Prince George's County is **not prepared** to meet the housing preferences of many of its seniors - a growing segment of its population and young professionals - a critical component of its workforce and **economic competitiveness**. Simply put, we are facing a **looming deficit** in multifamily housing.

”

—Plan 2035



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What are the benefits of Missing Middle Housing?



Equity and Economic Resilience

Flexibility in housing stock increases housing attainability and market stability



More options for different incomes and household configurations

Creates pathways to ownership

Provides potential income for homeowners

Economically resilient communities



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Sustainable Neighborhood Revitalization

Provides benefits of density while preserving neighborhood character and supporting healthy communities



Preserves the scale and built form of existing neighborhoods
Supports local businesses and greater neighborhood safety
Promotes walkability and public transit use
Reduces per unit energy consumption



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“

“Smaller households tend to eat out more, helping our neighborhood attract wonderful restaurants. Diverse households keep diverse hours meaning we have more people out walking our streets at more varied hours—keeping them safer.”

”

Ellen Dunham-Jones

Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs



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'Missing middle' homes could ease affordability squeeze, architect says



Posted on: March 15, 2021

f t in

BUILDER

ESSENTIAL WORKERS FACE A SHORTAGE OF ATTAINABLE HOMES

ULI Home Attainability Index finds gaps in available housing for health care workers, front-line staff, and workers at risk of income disruption.

By [Mary Salmons](#)



GREATER GREATER WASHINGTON

The Washington, DC region is great >> and it can be greater.

Prince George's new mixed-use zones need one thing: more homes

ZONING By [Bradley Heard](#) (Contributor) August 14, 2018 14

Forbes

Feb 17, 2021, 07:10am EST | 1,361 views

Missing Middle Housing Is A Huge Opportunity Offering Resilient Investment And High Demand



[Jennifer Castenson](#) Contributor
Real Estate
I focus on innovation in the built environment.



Bring Back Missing Middle Housing

For too many households, the right type of house, in the right location, at the right price point can't be found because it no longer exists

by Where We Live, [AARP Livable Communities](#)

BROOKINGS

Modernizing family: America's demographics are transforming, but our housing supply is not

Introduction

Separate and unequal

Modernizing family

Risky (housing) business

The office, reimagined

Retail revolution

The Great Real Estate Reset

Modernizing family: America's demographics are transforming, but our housing supply is not

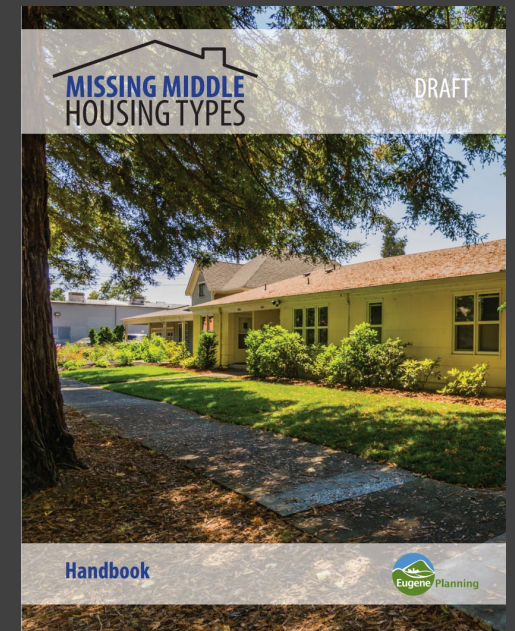
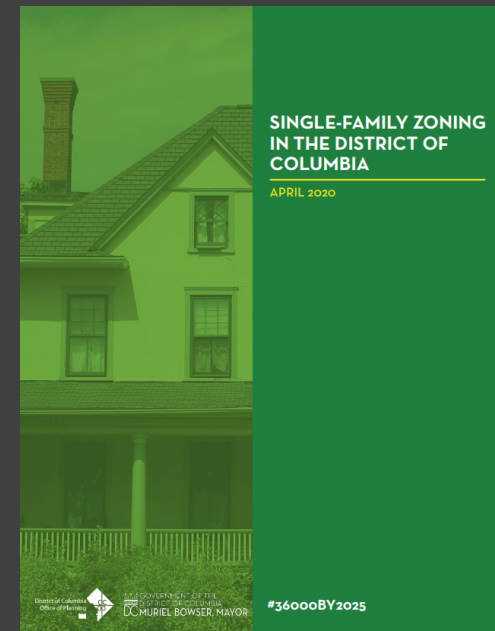
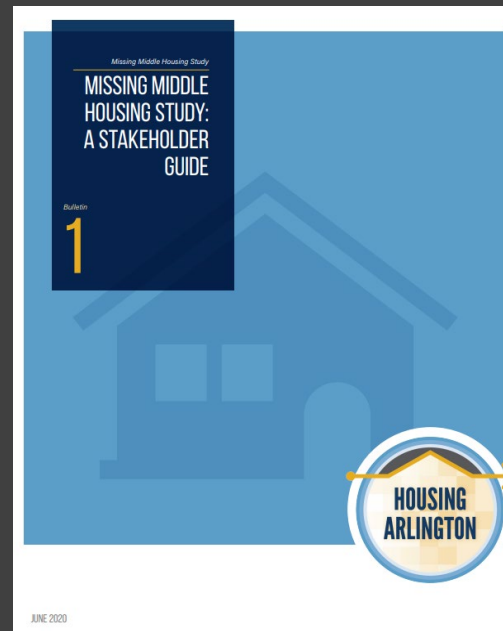
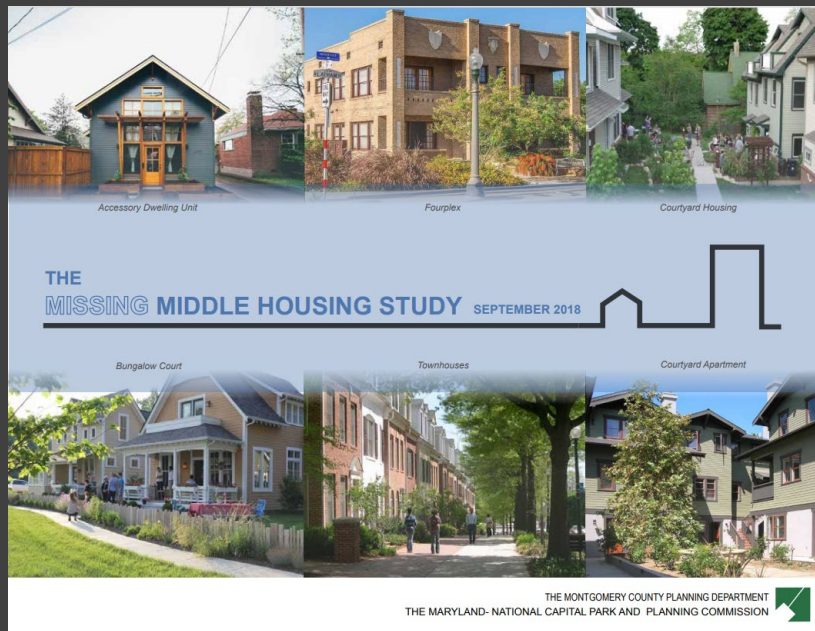
Tracy Hadden Loh and Eyan Farrar



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Toolkits, Guides, Studies & Pattern Books

Common theme: Strategically removing barriers to implement Missing Middle housing



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MMH Mission Statement

The Prince George's County Planning Department is committed to the development of a **greater diversity of housing types** to meet the needs of Prince George's County's growing and diverse population.

New **small-to medium-scaled house types** help respond to the need for attainable housing options and can contribute to more **character-rich, walkable neighborhoods** that appeal to a broad range of residents.

The Neighborhood Revitalization Section will engage partners and communities to understand the ways greater housing choices can address community needs, align with reinvestment goals, and identify strategies to support their implementation.



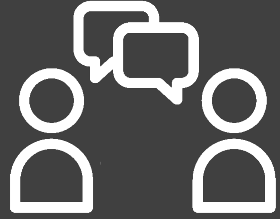
Our Approach



Targeted Outreach & Engagement
Community Presentations & Informational Videos
Ongoing Collaboration, Support, & Implementation



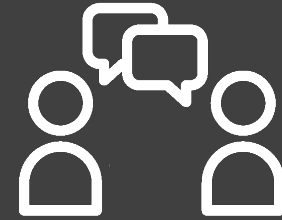
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2025



2025



2026 →

- **Anticipated Launch of Missing Middle Housing Study & Pattern Book**
- **Early Project Briefings and Stakeholder Engagement**
- **Housing Program Development**

- **Outreach and Engagement**

- **Complete Study & Pattern Book**
- **Ongoing Engagement and Support**



Missing Middle Housing Team

<https://www.mncppc.org/5179/Missing-Middle-Housing>



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**Thank you.
Questions?**



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