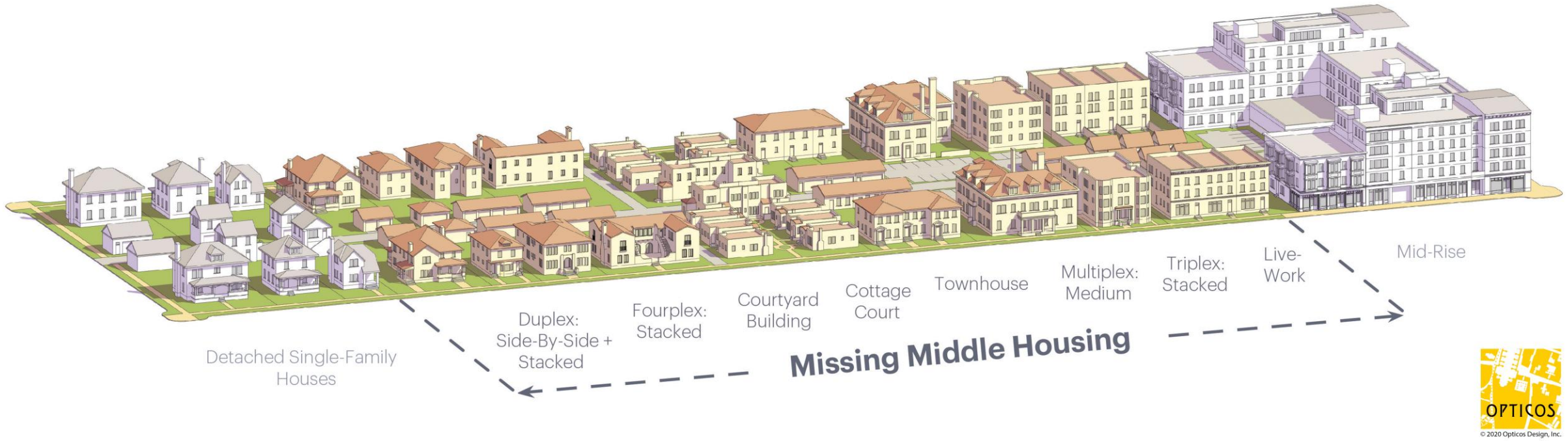
Missing Middle Housing

A Case for Prince George's County

What is Missing Middle Housing?

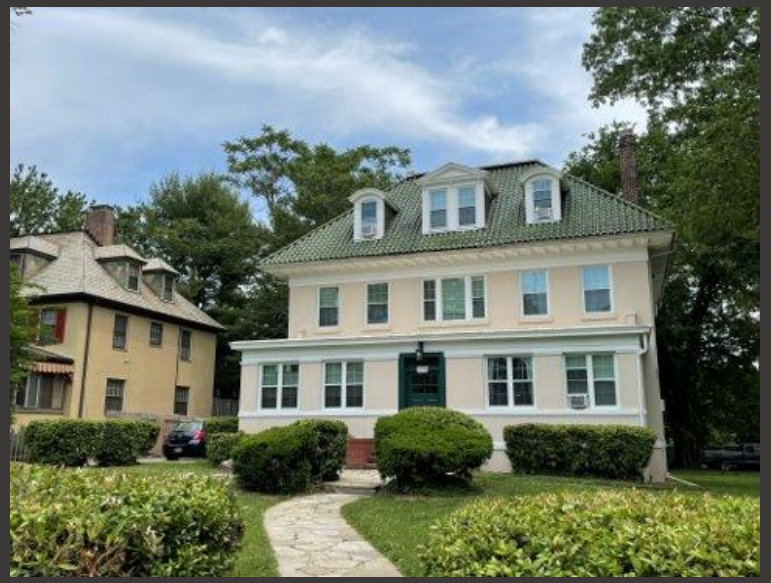
Missing Middle Housing

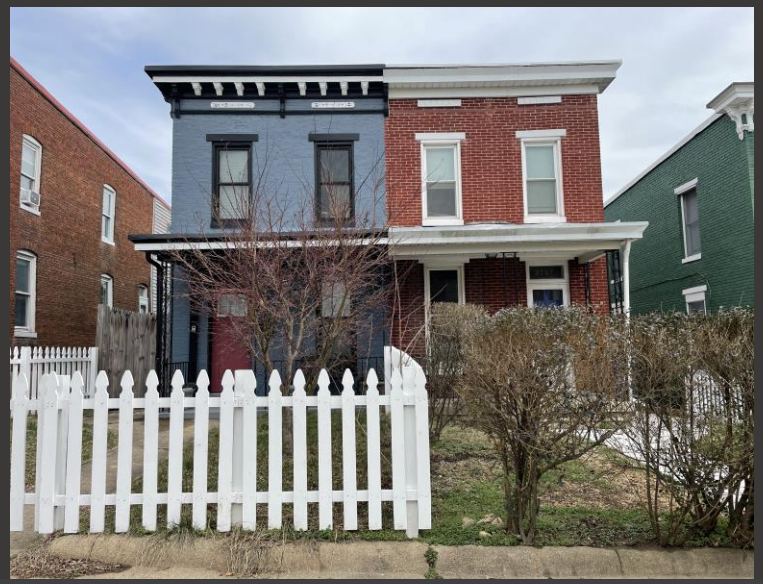
House-scaled buildings with multiple units in walkable neighborhoods



The concept of Missing Middle Housing was conceived by Opticos Design, Inc. For further information, visit www.missingmiddlehousing.com

Walkability
Less off-street parking
Community
Marketable

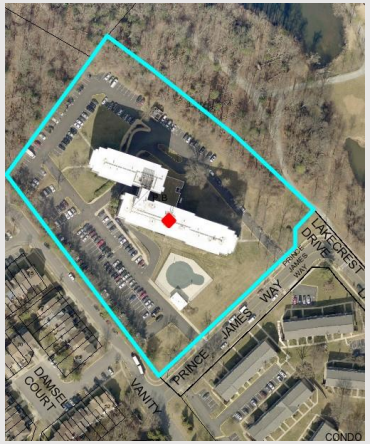




Small building footprints
Simple construction
Well-designed
Low perceived density

Nearly the Same Density, but Totally Different

30 du/ac



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

8 stories

178 units

29 du/ac

30' X 50' building

2 stories

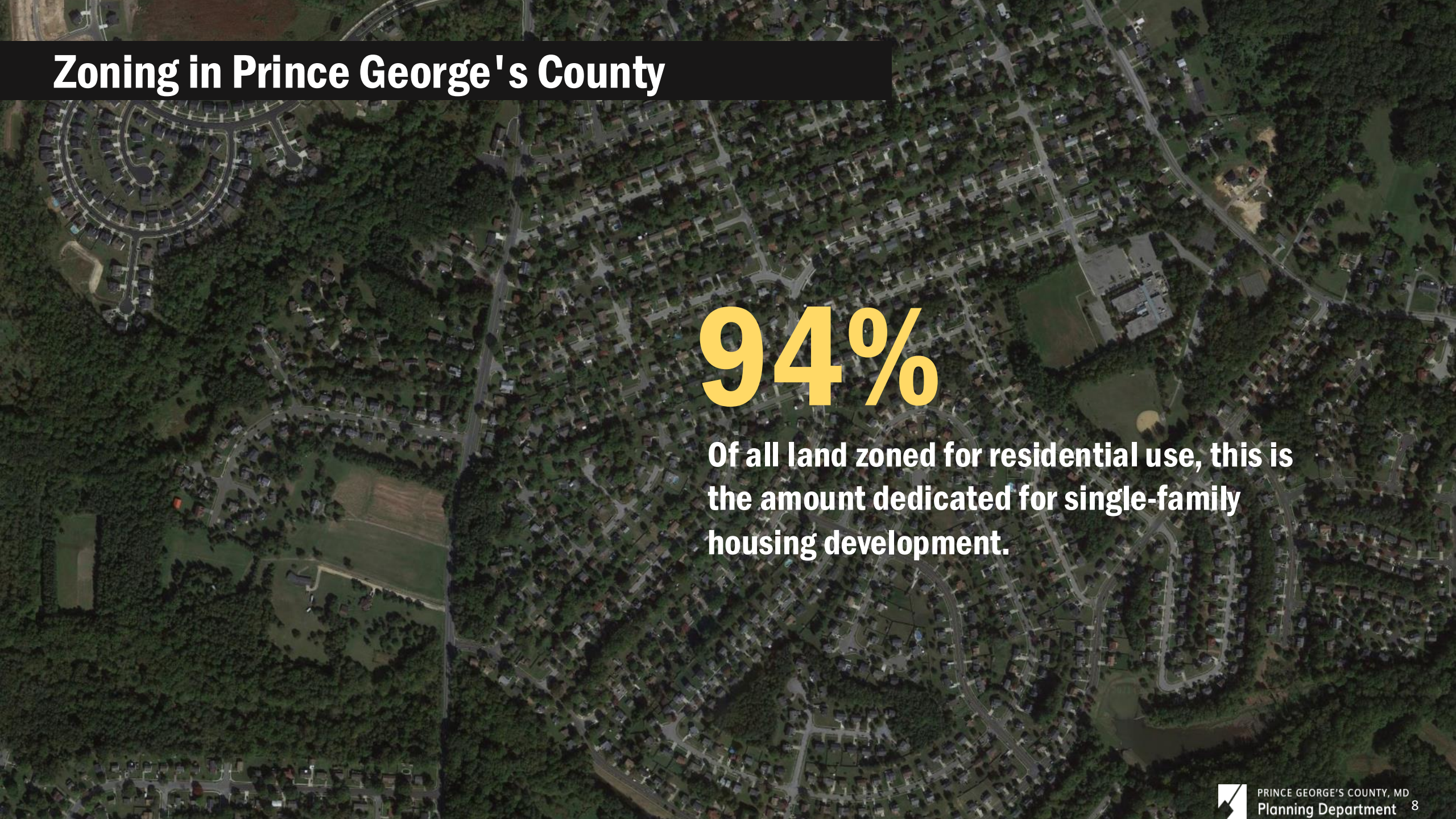
5 units

How did we get here?

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

Image: State Museum of Pennsylvania.

Zoning in Prince George's County



94%

Of all land zoned for residential use, this is the amount dedicated for single-family housing development.

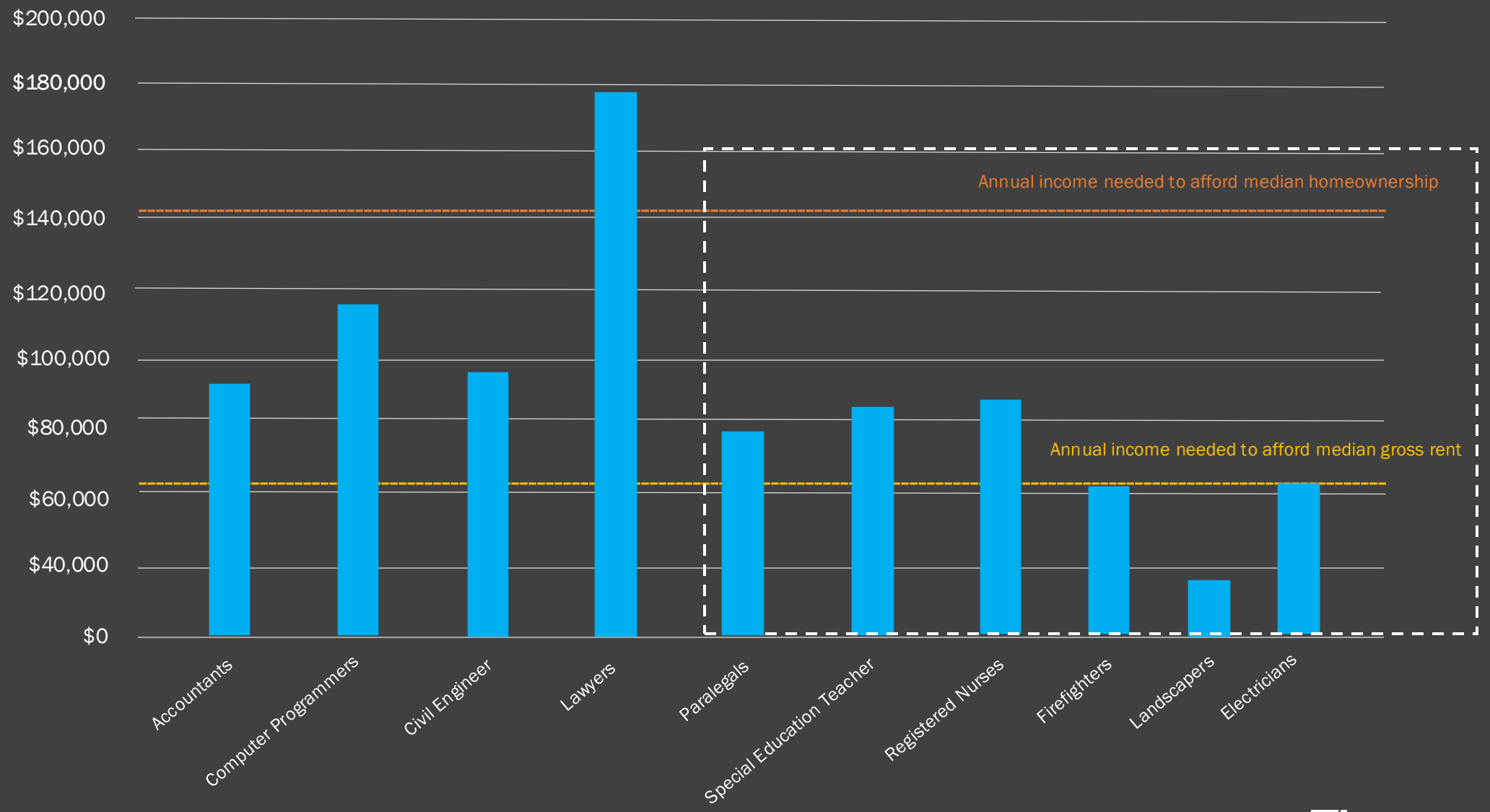
Current Zoning

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

Zone	Duplex	Tri-Plex	Four-Plex	Multi-Unit	Courtyard Building	Live-Work	Cottage Court
RSF-65	X	X	X	X	X	X	P*
RSF-95	X	X	X	X	X	X	X
RSF-A	P*	P*	X	X	X	P*	P*
RMF-12	P*	P*	P*	P*	P*	P*	X
RMF-20	P*	P*	P*	P*	P*	P*	X
RMF-48	X	X	P*	P*	P*	P*	X
CN	P*	P*	P*	P*	P*	P*	P*
CGO	P*	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)
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)
LTO-E	P*	P*	P*	P*	P*	P*	P*
PD	P (incl. conversions)	P	P	P	P	P	P

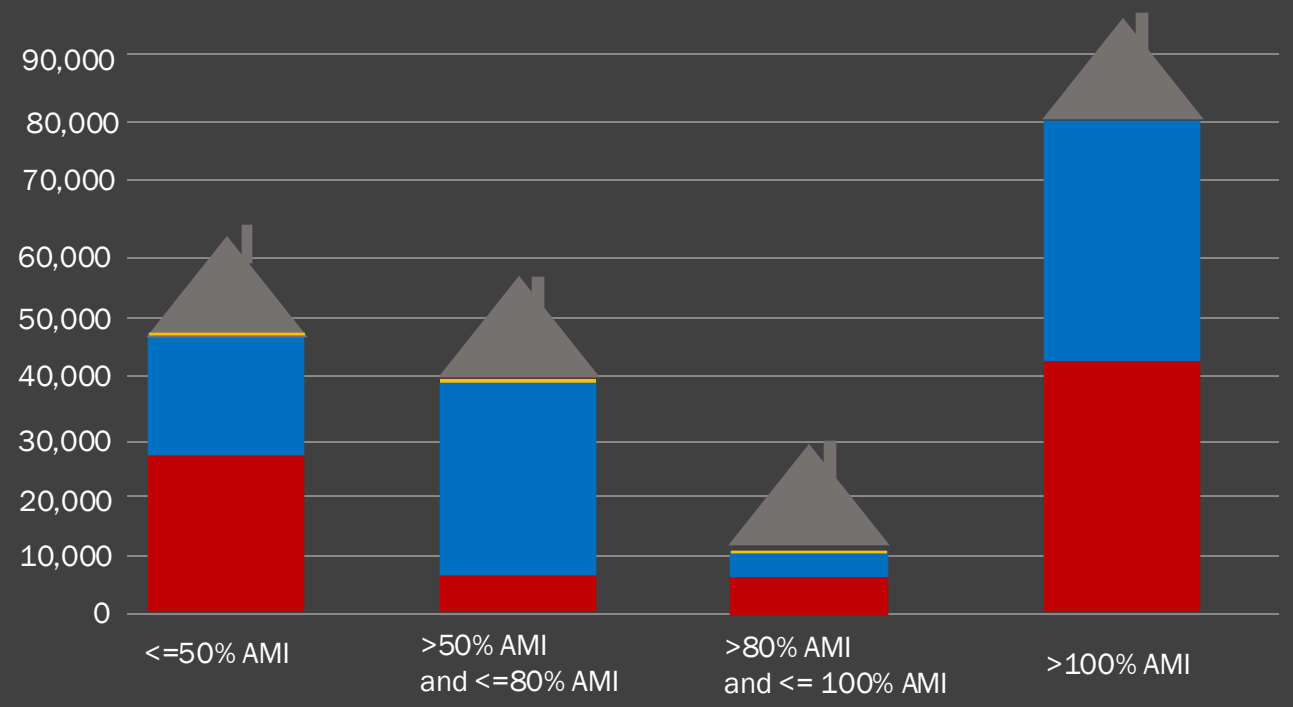
Why is the lack of Missing Middle Housing in Prince George’s County a problem?

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



Source: National Housing Conference Paycheck –to- Paycheck 2023/2023 1 yr. ACS

Ownership Units by Occupancy Status and Income

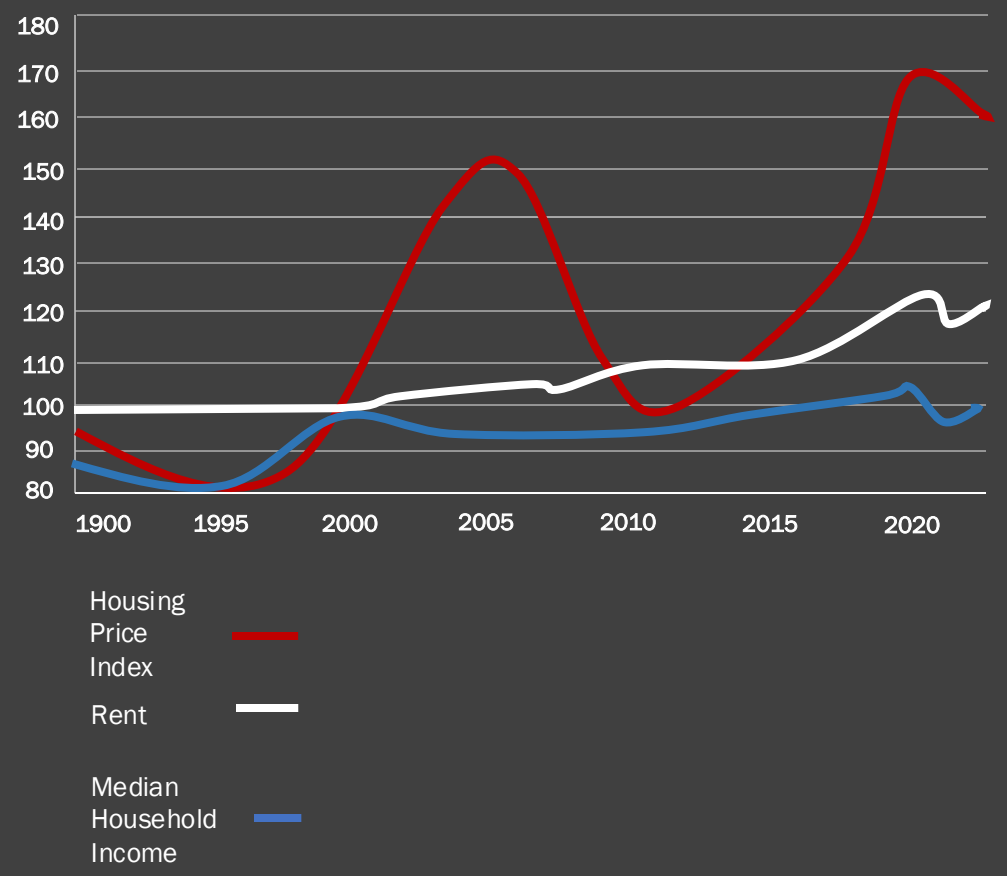


Higher-income households occupy most of the region's less expensive ownership units

- Units occupied by HH within income limits
- Units occupied by HH above income limits
- Vacant units

Source: U.S. Department of Housing and Urban Development (HUD)'s Comprehensive Housing Affordability Strategy (CHAS) data,2017-2021.
Chart prepared by Research Section, Information Management Division, Prince George's County Planning Department, April 23, 2025.

Growth Rate of Median Home Prices v. Median Rent v. Median Household Income Nationwide, 1990-2024



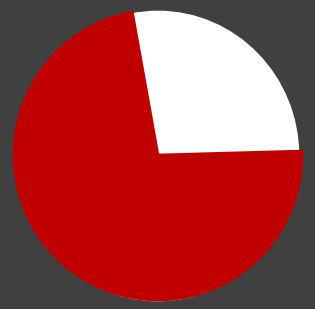
Source: U.S. Bureau of Labor Statistics; S &P Down Jones Indices; CPS; U.S. Treasury 2024

Cost-burdened households in Prince George's County, 2023

Renters:

72%

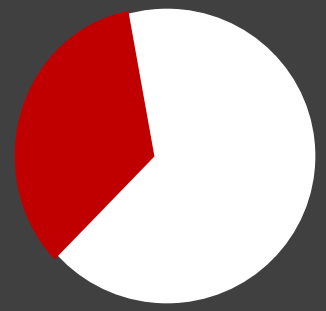
cost-burdened



Homeowners:

38%

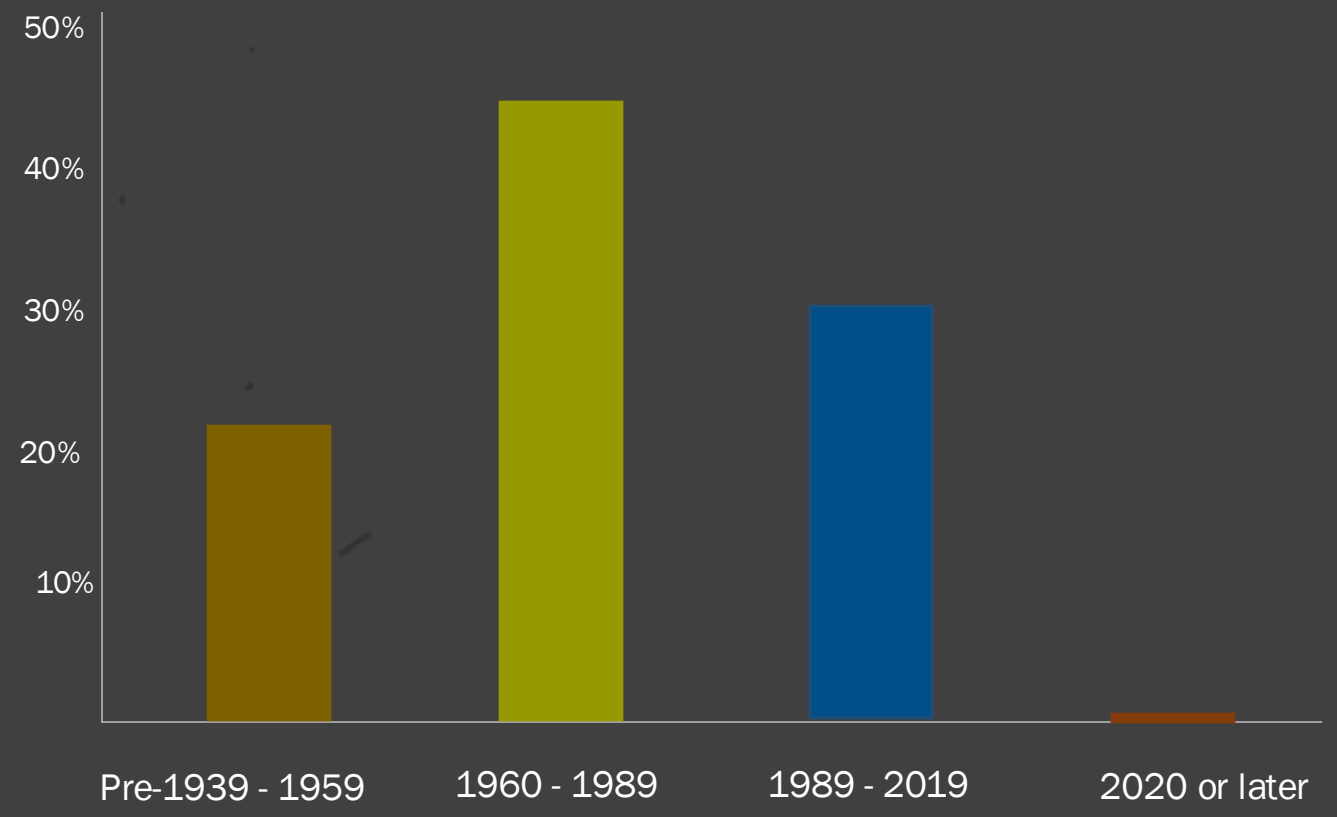
cost-burdened



Source: U.S. Census Bureau, 2023 5 yr. ACS

Housing Supply and Demand

Year Housing Units Built

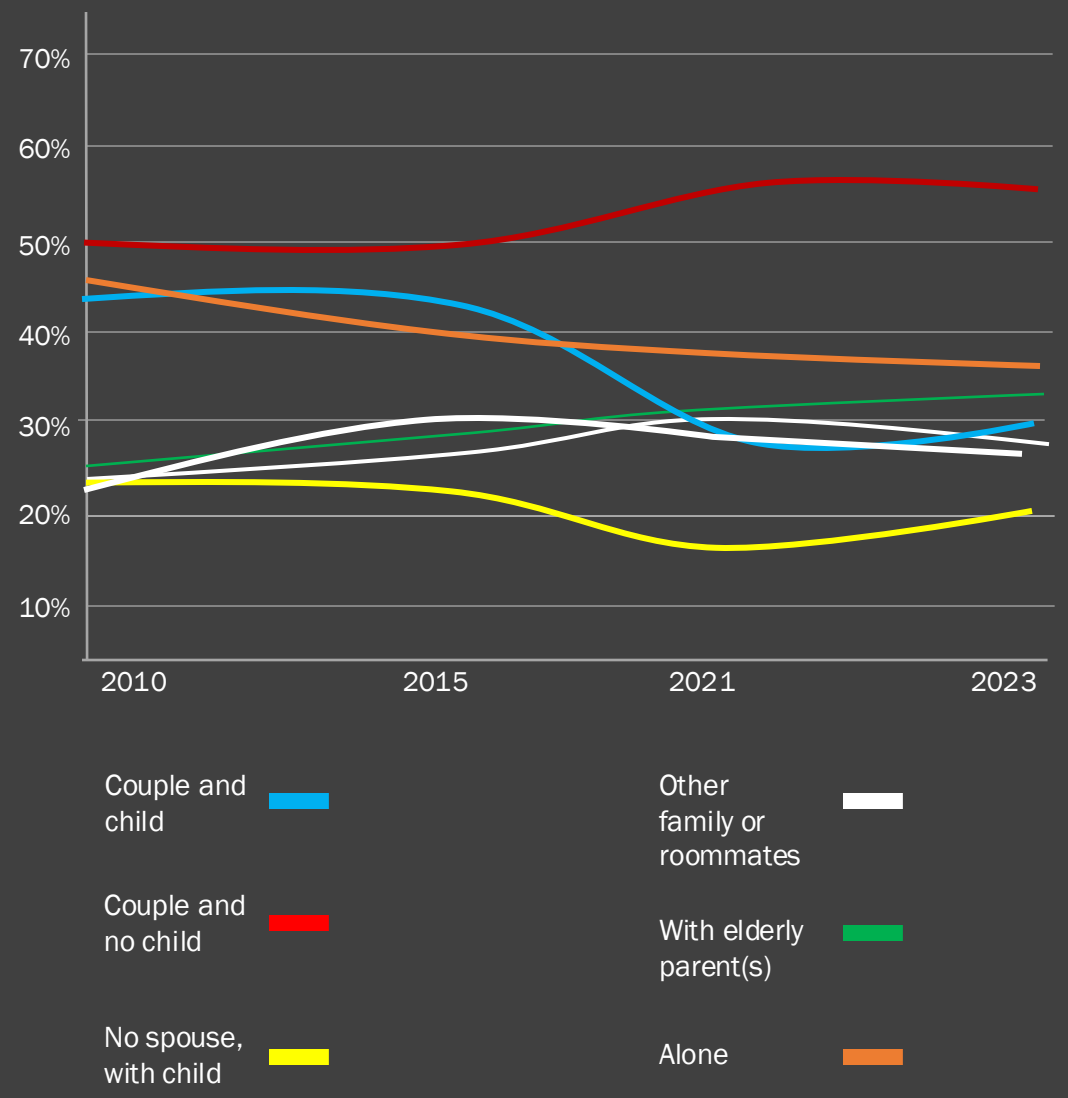


0.9% = 5,576 units cumulatively

3,944 short of 4-year target of 9,520 units

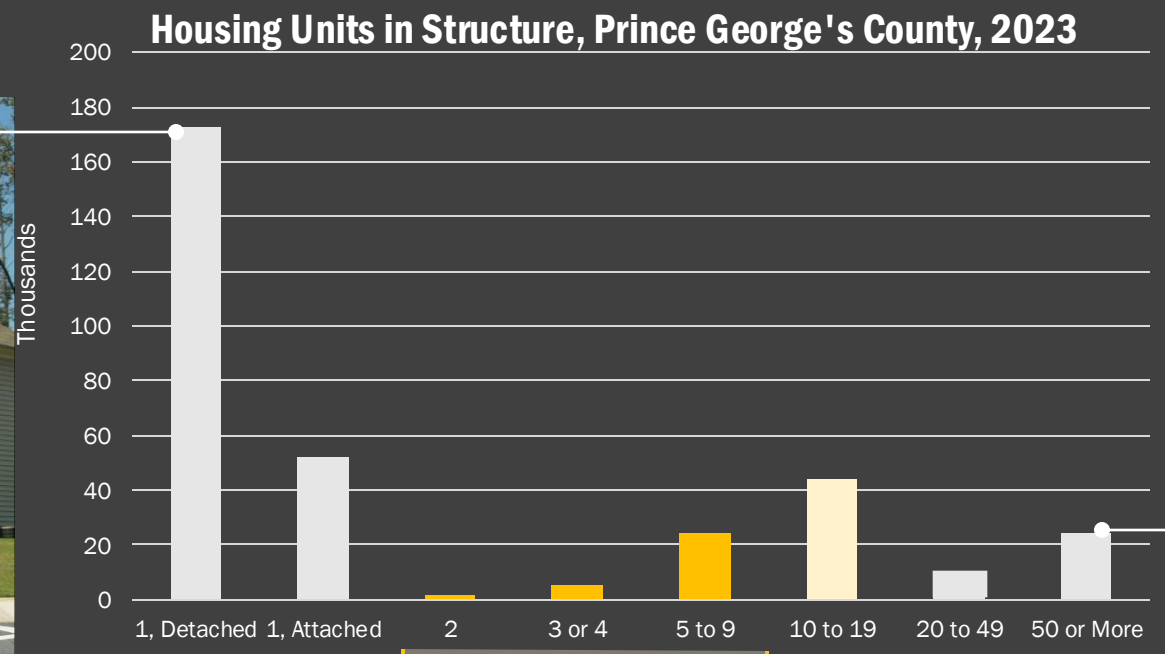
Source: Prince George's County Research Section 2023, HAND HIT 2025

Household Arrangements in Prince George's County



Source: U.S. Census Bureau ACS 5 yr, Pew Research Center

Housing Types in Prince George's County



Source: U.S. Census Bureau ACS 2023 5 yr

> 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

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

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

“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

REAL ESTATE

Advertiser Disclosure

‘Missing middle’ homes could ease affordability squeeze, architect says

Posted on: March 15, 2021

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 Salmonsen

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.

AARP

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

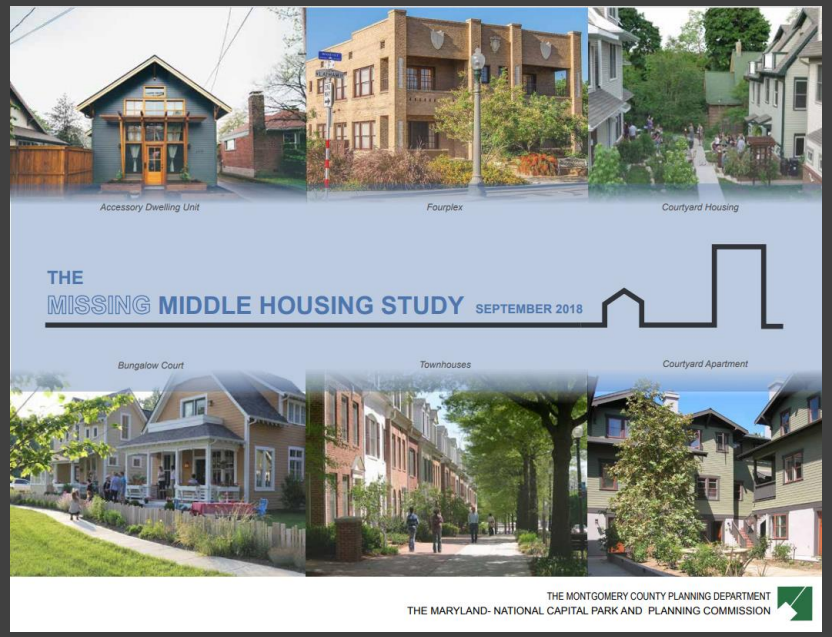
The Great Real Estate Reset

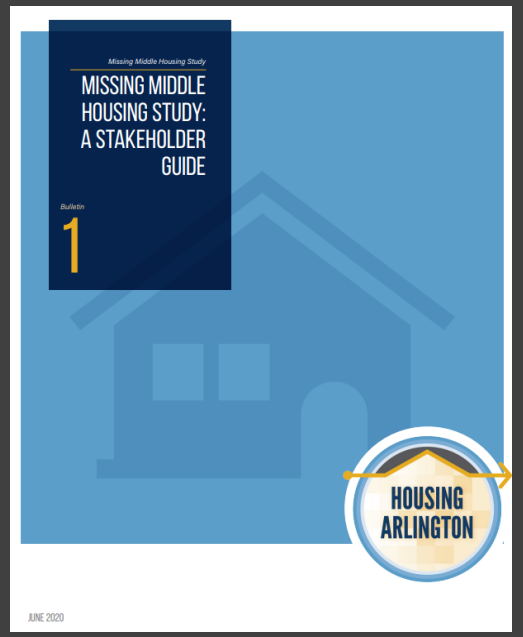
Modernizing family: America’s demographics are transforming, but our housing supply is not

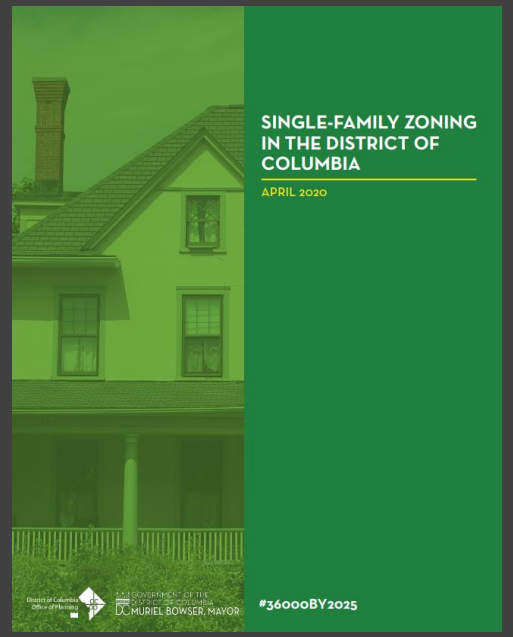
Tracy Hadden Loh and Evan Farrar

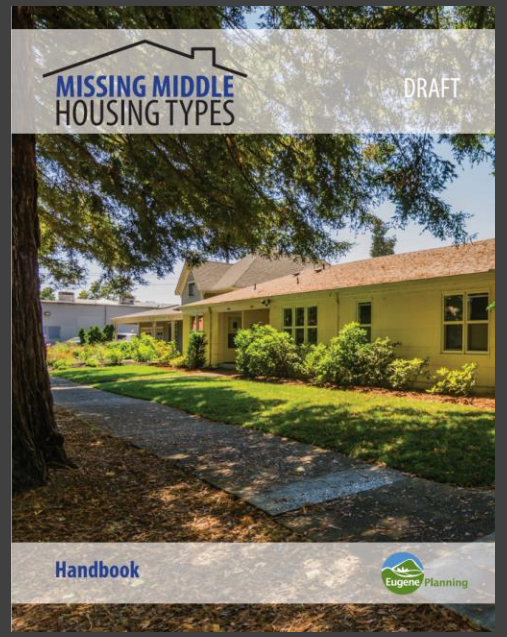
Toolkits, Guides, Studies, and Pattern Books

Common theme: Strategically removing barriers to implement Missing Middle housing









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 and Engagement

Community Presentations

Ongoing Collaboration, Support, and Implementation

2025

- Launch of Missing Middle Housing Study
- Early Project Briefings and Stakeholder Engagement
- Ongoing Housing Program Development

2025

- Outreach and Engagement
- Housing Program Development

2026→

- Complete Study and Launch Pattern Book
- Implementation
- Ongoing Support

Housing Team

Karen Mierow, AICP
Planner III
Program Manager

John Parks, CCEO
Planner II

Thank you.
Questions?