

“Missing Middle” Housing is multi-family structures that exist in harmony with single-family neighborhoods. Middle Housing is more **walkable**, **sustainable**, and **attainable** than single-family homes - promoting home ownership and rental options for everyone.



Although Middle Housing is “missing” from modern construction, it is already a part of many vibrant neighborhoods. **1 in 4 homes** in CT can be classified as Middle Housing*.

Middle Housing Enriches Neighborhoods Financially and Socially.

Middle Housing is **Walkable**.

A mixture of apartments and homes of various sizes brings more young and old families into neighborhoods - providing more customers for local shopkeepers and allowing more businesses to be located close to home. Increased density also provides more potential riders for public transit.

Middle Housing is **Sustainable**.

Multifamily homes tend to be less energy intensive to heat and cool, leading to lower energy bills and a cleaner environment without sacrificing comfort. Additionally, homes that share walls, floors, and roofs use fewer materials to construct, resulting in greener homes & increased efficiency.

Middle Housing is **Attainable**.

Allowing more than one home on a residential lot allows multiple families to share the cost of land, significantly reducing the cost of home ownership. Further, middle housing allows for mixtures of home sizes and options to rent or own - allowing families to remain in a neighborhood as their housing needs change.

*Data from US Census Bureau Table B25024 2023 ACS 5-Year Estimate, which reports 24.55% of housing units in CT as being in a building of 2-19 units.

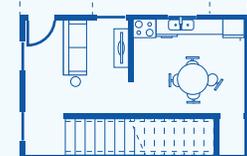
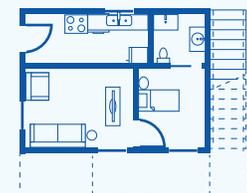
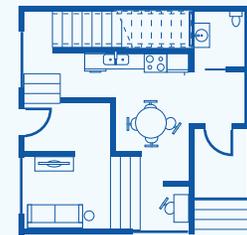
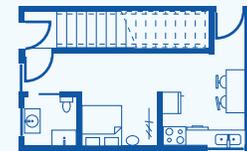
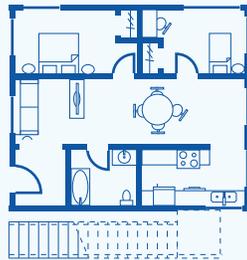
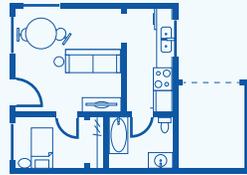
If you want to see more Middle Housing, you have to plan for it!

There are many ways to encourage middle housing, but here are some general steps that you and your government can take to encourage and support Middle Housing Development.

Plan for Middle Housing through **Advocacy**

Plan for Middle Housing through **Zoning**

Plan for Middle Housing through **Transit**



Gather support for Middle Housing in town.

Neighborhood support for duplexes, triplexes, and other middle housing types can encourage developers to create more multi-family homes in neighborhoods.

Go to land use meetings and discuss Middle Housing.

Your town legislature can direct your planning department to study ways to promote middle housing in town, but often need to see community support before they act. Show up to meetings and make your voice heard!

Adjust massing requirements to allow density.

Often, artificial height limits and floor-area-ratios prevent the construction of Middle Housing. Amend them when possible to allow for denser development.

Amend zoning to allow duplexes as-of-right.

Review your zoning code - is it possible to build duplexes and triplexes near single-family homes? Often, developing middle housing requires special approvals, which discourages development. Consider allowing some middle housing types as-of-right.

Use public transit, bike, or walk when you can.

Every time you can afford driving in a personal car, you are helping make your town more walkable. Walkability is key to creating neighborhoods rich with Middle Housing.

Encourage thoughtful parking options

Parking spaces and garages are expensive to build and discourage walkability. Work on a parking diet to prevent overbuilding of parking spaces and advocate for safer streets for pedestrians.