

AIA CENTRAL VALLEY CHAPTER HOUSING POSITION STATEMENT

A great crisis facing the State of California is the lack of affordable housing for all. Despite our nation's founding premise that we are all created equal and have equal rights to life, liberty and the pursuit of happiness, inequality has widened to an unsustainable chasm between the "haves" and the "have-nots". While strides forward have been made in civil rights, social security and health care, land use zoning has historically been used as a tool of exclusion and many today perceive housing a commodity rather than a right.

Architects can help correct this misperception by using their professional skills to help build "neighborhoods for all" – places to live where housing affordable to a broad socio-economic spectrum is integrated at the scale of individual buildings and city blocks. Federal and state assistance must prioritize subsidized housing for lower income households and, as always, the private market will build housing for upper income households. A particular challenge, exacerbated by rising market prices in our urban cores, will be to provide housing for those in the middle, for whom subsidized housing and market rate housing they can afford are in short supply.

Missing Middle Housing¹, multi-unit or cluster housing types compatible in scale with single-family homes built in walkable neighborhoods, delivers multiple units on the same size lot as a single-family home and uses similar simple, low-cost construction. It is an affordable-by-design solution that is generally attainable without subsidies to households making 60% of the Area Median Income. It is not a new concept but is a traditional housing form evidenced by the duplexes, flats, fourplexes and cottage courts built throughout our nation's neighborhoods prior to World War II.

The AIA Central Valley Chapter believes it can best help address the affordable housing crisis, by focusing its efforts on the production of Missing Middle Housing. Accordingly, the Chapter and its members pledge to:

- **encourage our private and public sector clients to build Missing Middle Housing.**

We will design thoughtful solutions and effectively navigate our client's projects through the local entitlement process. Projects designed by qualified architects will be:

- a. Site specific;*
- b. Contextually appropriate;*
- c. Energy efficient;*
- d. Responsive to the client's program needs and budget; and*
- e. Sought-after building products.*

- **engage in the removal of regulatory impediments to the production of Missing Middle Housing.**

We will serve on boards and commissions involved with land use; and we will advocate for the production of Missing Middle Housing in matters coming before local governments in the region.

- **return Missing Middle Housing to its traditional place in our neighborhoods' housing inventory.**

We will work with local government jurisdictions and private landowners on the planning and design of exemplary pilot projects which, once built and inhabited with successful social and financial outcomes, can encourage established lending and development industries to finance and build more Missing Middle Housing projects.

Architects, and in particular members of the AIA, have an ethical obligation to contribute to the betterment of society. The AIA Central Valley Chapter has built a reputation for stepping up to such societal issues as diversity in the profession and the need to address climate change in the built environment. In pledging to the efforts cited above, the Chapter takes the next step forward in bettering the place we all call home.

¹ See: www.missingmiddlehousing.com or "Missing Middle Housing - Thinking Big and Building Small to Respond to Today's Housing Crisis" by Daniel Parolek with Arthur C. Nelson, published by Island Press in 2019

AIA CENTRAL VALLEY CHAPTER 2021 HOUSING ACTION PLAN

The AIA Central Valley Chapter believes it can best help address the affordable housing crisis, by focusing its efforts on the production of Missing Middle Housing. Accordingly, the Chapter and its members pledge to:

- **encourage our private and public sector clients to build Missing Middle Housing.**

In 2021, we will:

- Increase the awareness of chapter members and the public of the plus1house.org website
- Educate our clients about densities achievable with Missing Middle housing forms.
- Promote the appropriateness of Missing Middle housing forms for the Sacramento lifestyle. (balconies and outdoor spaces with well-designed privacies, ventilation, orientation for light, views, and cooling delta breezes)
- Educate our clients about the importance of projects being good neighbors and enhancing the neighborhood.

- **engage in the removal of regulatory impediments to the production of Missing Middle Housing .**

In 2021, we will:

- Acquaint chapter members who currently serve on boards and commissions involved with land use with the concept and benefits to produce Missing Middle Housing.
- Identify and advertise opportunities for chapter members to serve on boards and commissions
- Continue to serve on the City of Sacramento Housing Policy Working Group.
- Support the acceptance by the State Department of Housing and Community Development of the 2021 – 2029 City of Sacramento Housing Element.
- Support the adoption of the City of Sacramento 2040 General Plan.
- Support the adoption of amendments to the City of Sacramento Planning and Development Code that will facilitate the production of Missing Middle Housing.

- **return Missing Middle Housing to its traditional place in our neighborhoods' housing inventory.**

In 2021, we will:

- Work with local government jurisdictions to identify publicly owned parcels that may be suitable for the production of Missing Middle Housing pilot projects.
- Have Emerging Professionals craft a design competition for Missing Middle Housing.

AIA CENTRAL VALLEY CHAPTER HOUSING POSITION STATEMENT SUPPORT DOCUMENTS

- American Institute of Architects Public Policies
- SACOG Regional Housing Needs Allocation (RHNA) 2021 - 2029
- Sacramento SMSA Household Annual Income Limits
- City of Sacramento 2040 General Plan Update Vision Statement
- SACOG Housing Toolkit and Appendix