



Accessory Dwelling Units and Missing Middle Housing Strategies

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PRINCE GEORGE'S COUNTY, MD
Planning Department

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.

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



Walkability
Less off-street parking
Community
Marketable

Missing Middle Housing: Prince George's County

Current Policy

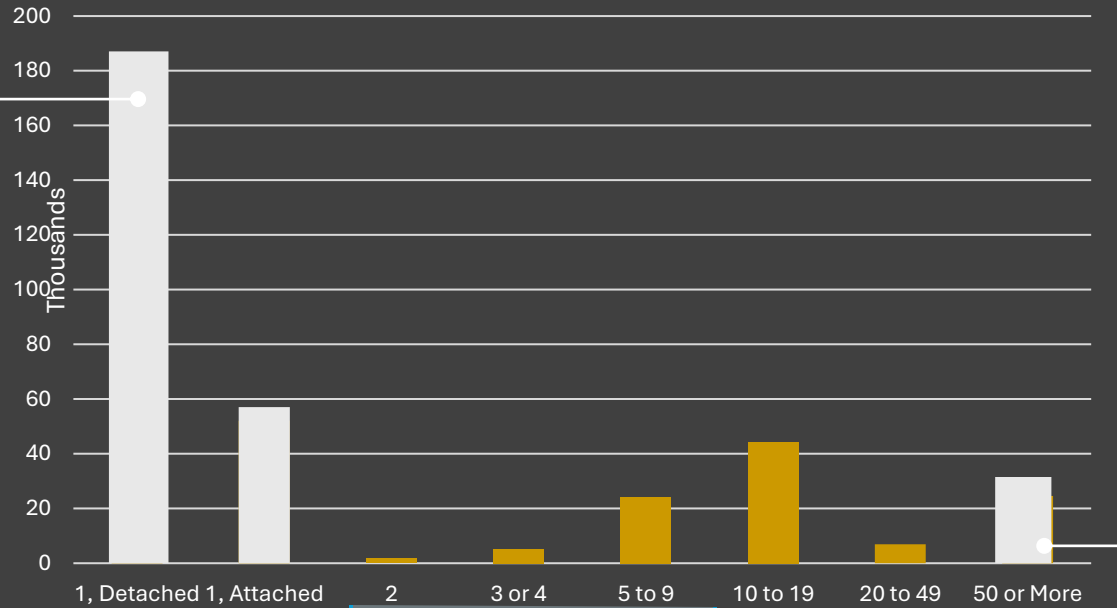
83%

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.



Housing Types in Prince George's County

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

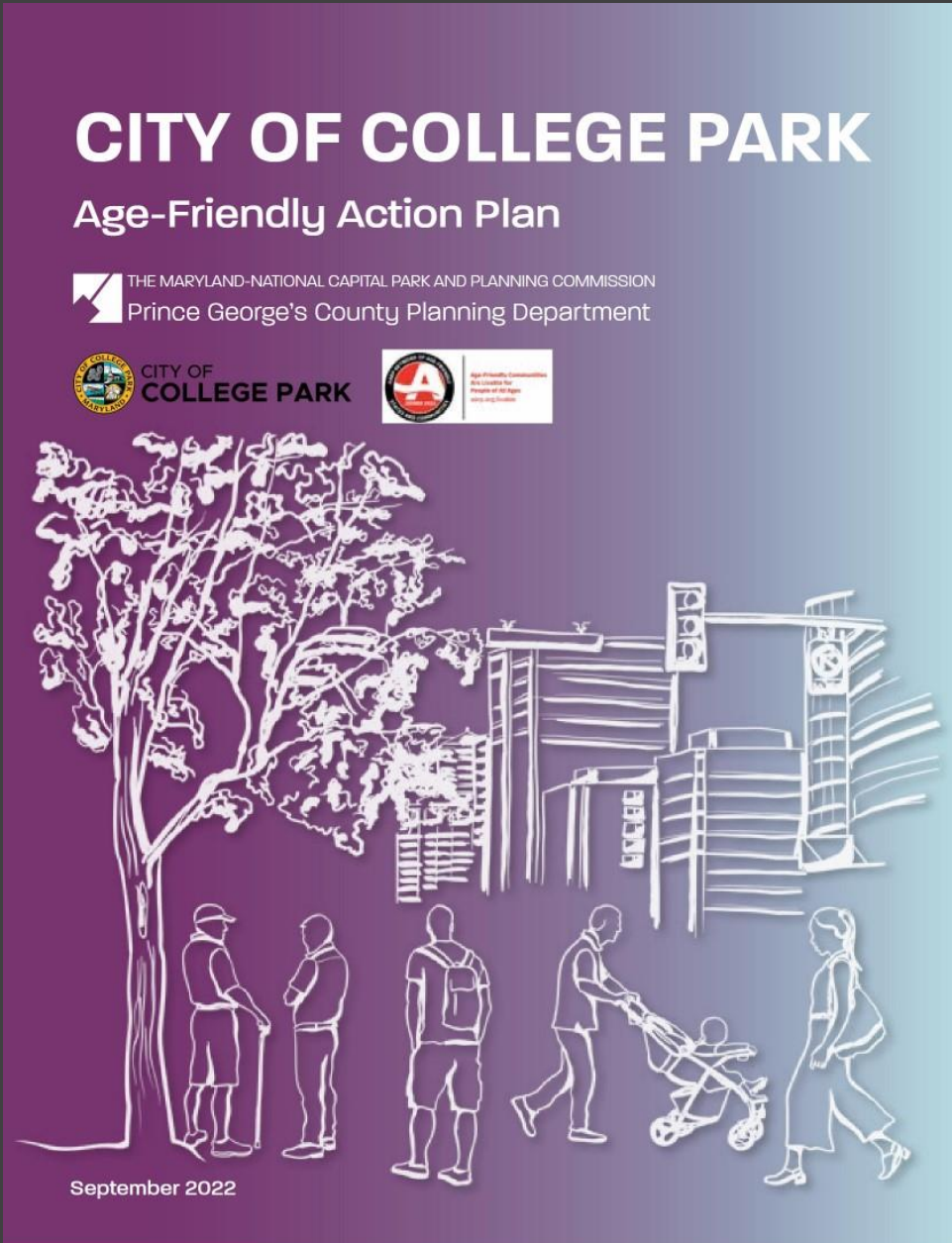


“ Prince George’s County is **not prepared** to meet the housing preferences of many of its seniors - a growing segment of its population and young professionals - a critical component of its workforce and **economic competitiveness**. Simply put, we are facing a **looming deficit** in multifamily housing.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

—Plan 2035



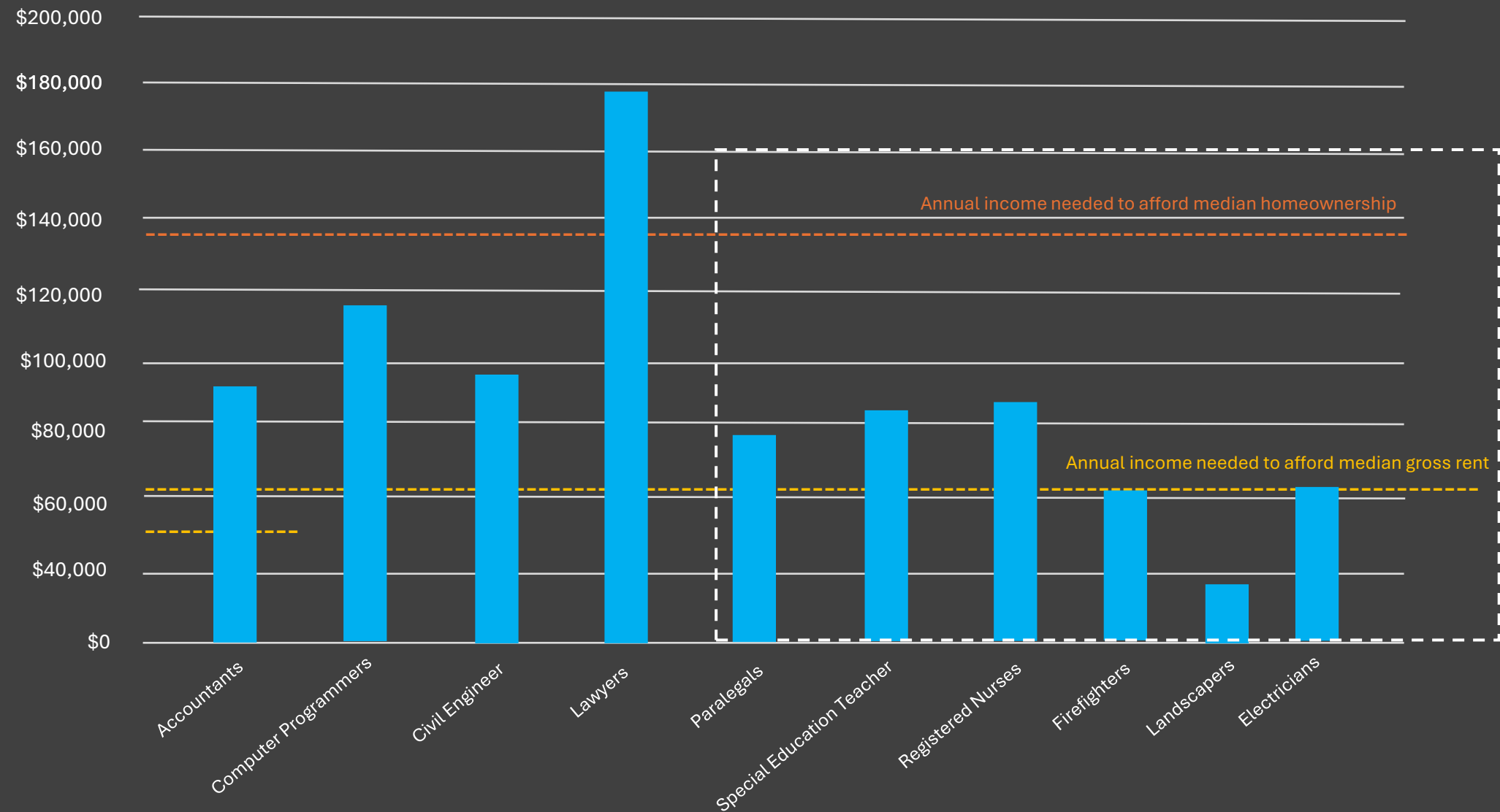
2022 City of College Park Age-Friendly Action Plan



Housing Goals

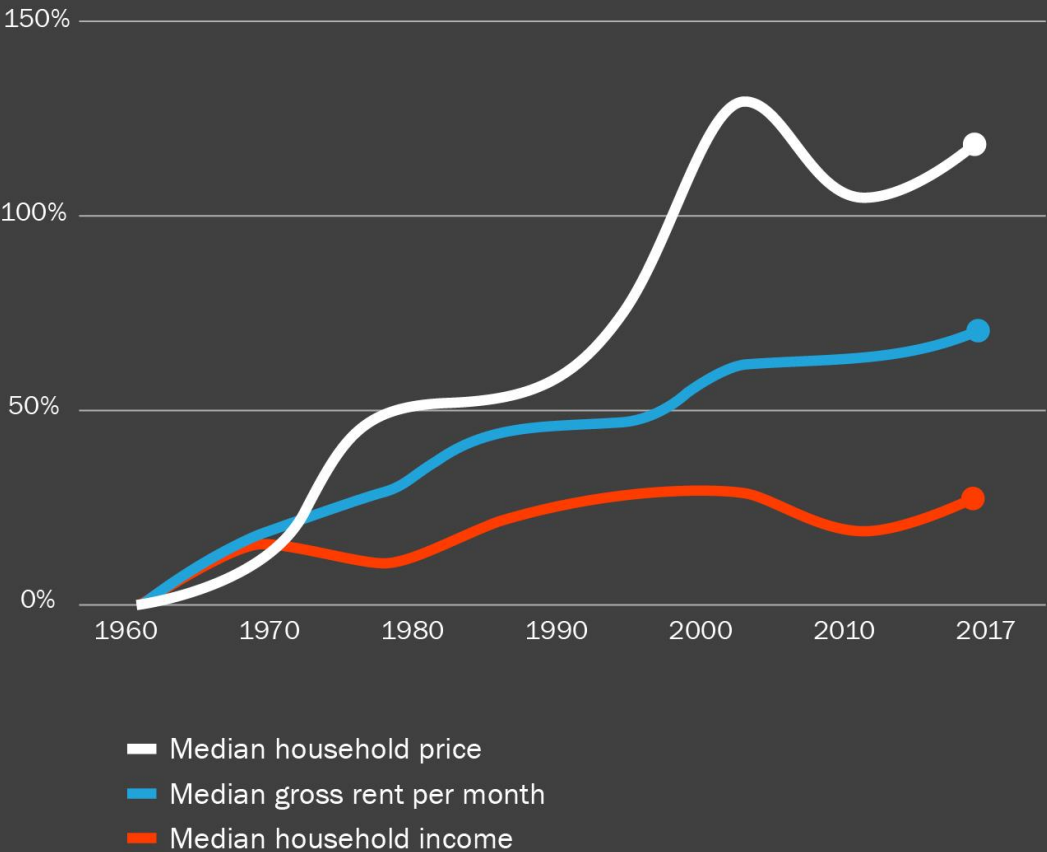
- Increase homeownership for current and future residents of College Park
- Help seniors manage their housing costs and age in place
- Advocate for policies that permit accessory dwelling units, affordable units, and missing middle housing types

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



Source: National Housing Conference Paycheck –to– Paycheck 2023

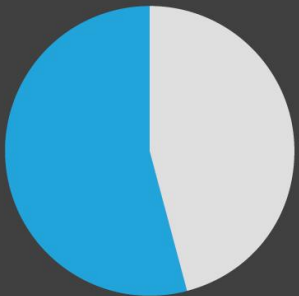
Growth Rate of Median Home Prices v. Median Rent v. Median Household Income Nationwide, 1960-2017



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



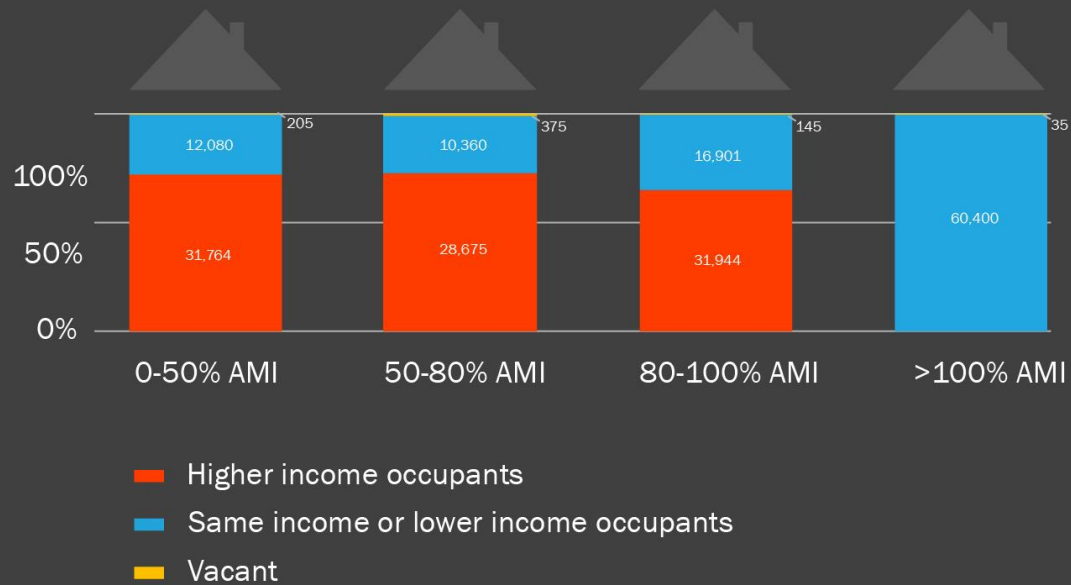
Homeowners:
32%
cost-burdened



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

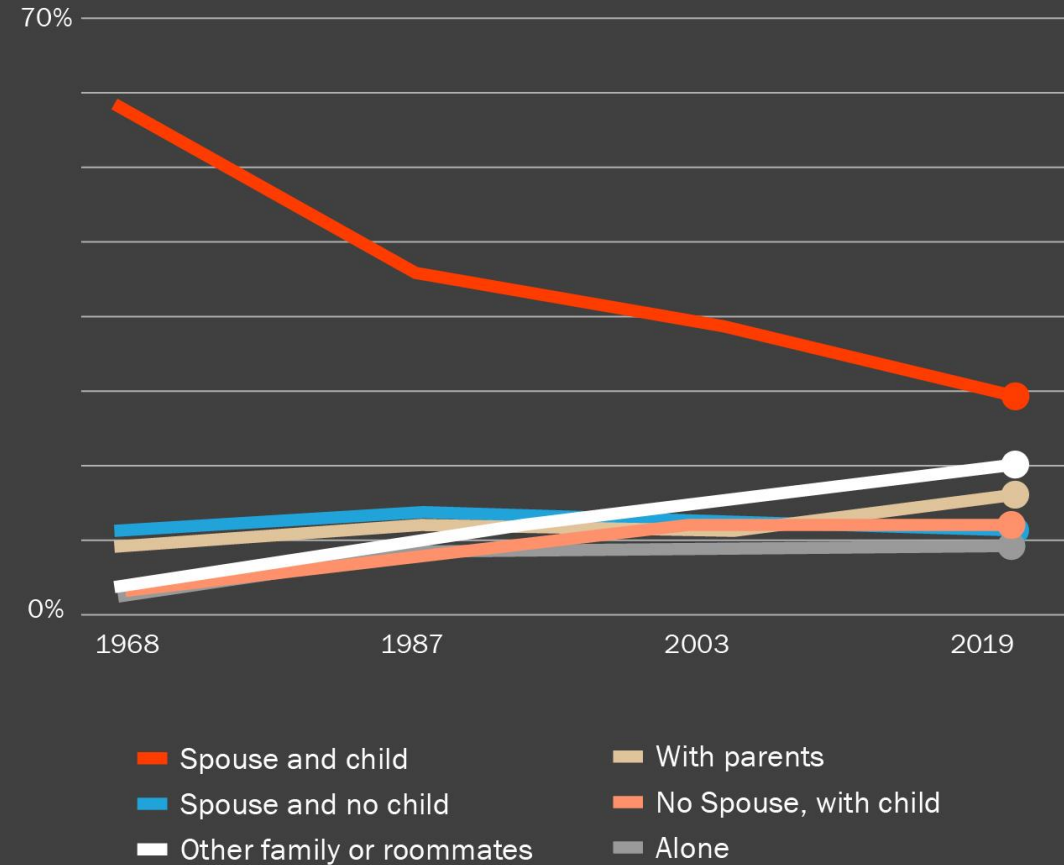
Ownership Units by Occupancy Status and Income, 2018

- High-income households occupy most of the County's less expensive ownership units
- Market demand for more attainable housing for all income categories



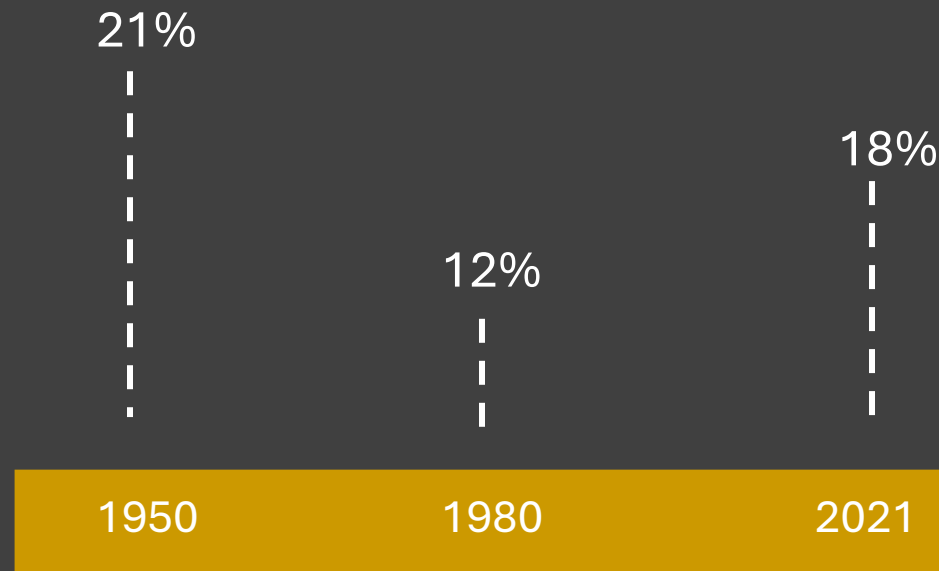
Source: 2014-2018 CHAS

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



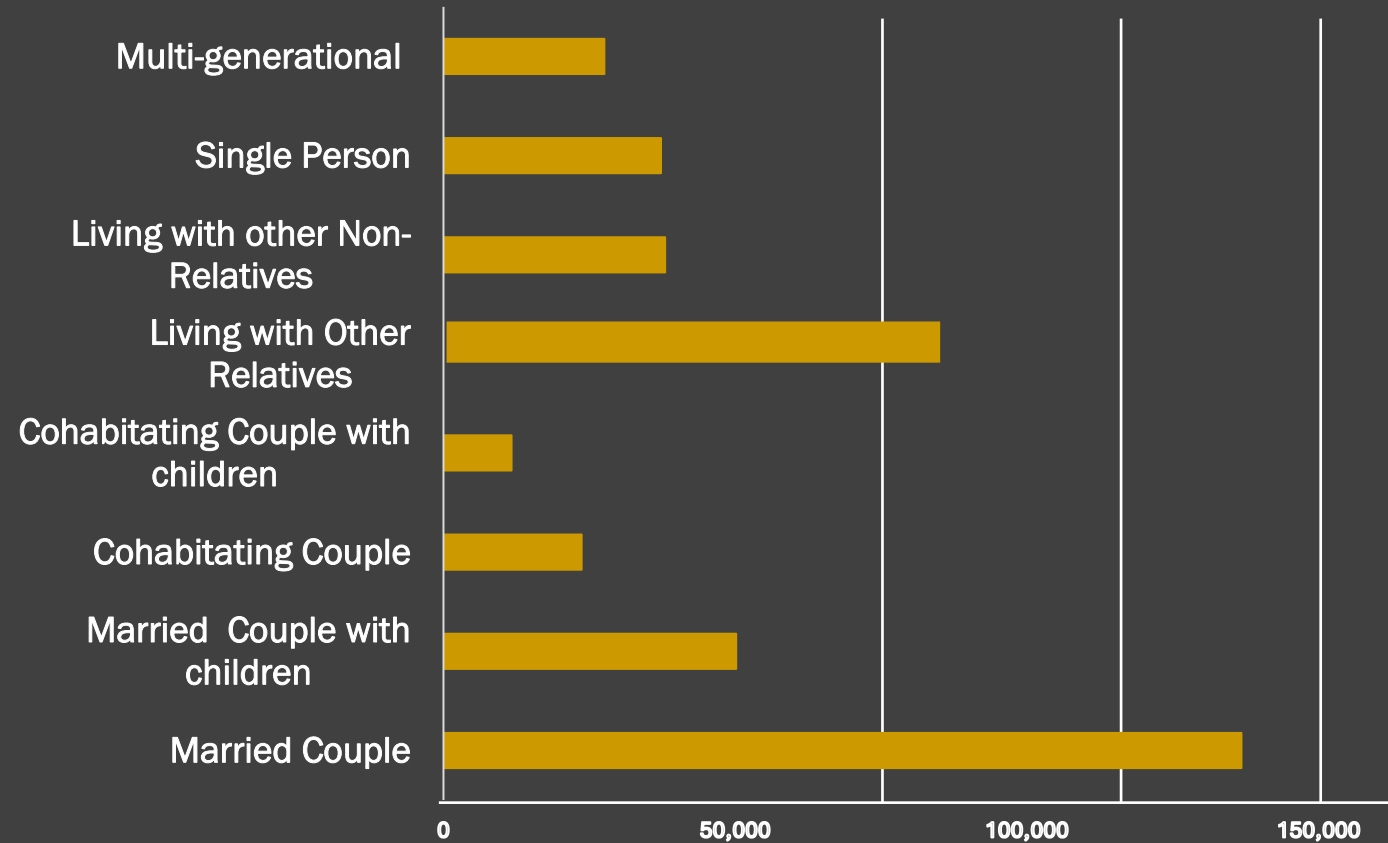
Source: Brookings analysis of ACS and Census data via IPUMS USA, University of Minnesota, 1968-2019

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

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

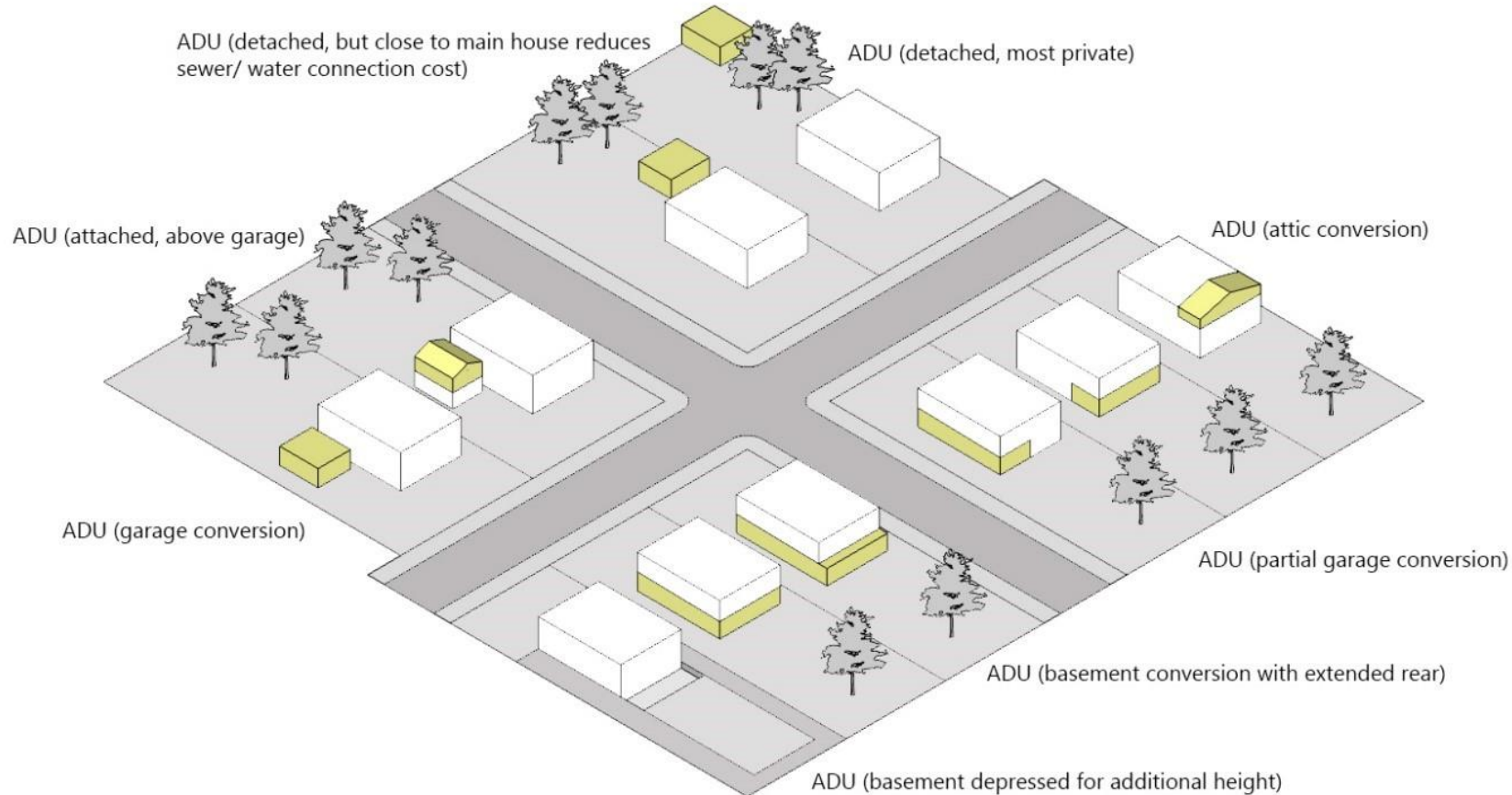
Sustainable Neighborhood Revitalization

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

What is an Accessory Dwelling Unit or ADU?



ADU configurations - Attached and Detached

Accessory Dwelling Units (ADUs) are small, self-contained housing units that exist within or adjacent to a larger primary residence, typically a single-family house, on the same parcel.

Adapted from AARP, Accessory Dwelling Units A Step by Step Guide to Design and Development, 2019

What are the Benefits of an ADU?

■ Community Benefits

- Increases the supply of more affordable units without subsidies
- Can increase property values and add to a jurisdiction's tax base
- ADUs can also provide needed housing in tight markets or add housing options without changing the character of the community

■ Homeowner Benefits

- Offers flexibility over time
- Added income and financial security

■ Tenant Benefits

- Dwelling type preference and lower cost vs. large multi-unit buildings

■ Environmental Benefits

- Reduces land consumption and more energy efficient

■ Aging in Place

- Comfortable, affordable, accessible option for multigenerational families
- Supplements income to seniors on fixed-incomes
- Opportunities for care-giving and remaining in one's own community



Photos courtesy Backyard Homes Builders and Urban Capitol Photography

Exterior and interior views of a recently completed ADU in Falls Church, VA.



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State of Maryland ADU Task Force Recommendations

- **By-Right Approval**

The state should pursue legislation which would require the permitting of one ADU as a by-right use in most areas of Maryland whose zoning permits single-family residential use

- **Parking Requirements**

The state should not pursue legislation governing local parking requirements for ADU approval. Further guidance and resources are needed to help jurisdictions develop ordinances in which parking requirements do not present a barrier to ADU development

- **Lot Requirements**

The state should not pursue legislation governing local lot requirements for ADU approval. Further guidance and resources are need to help jurisdictions develop ordinances in which requirements do not present an unreasonable barrier to ADU development

- **Restrictive Covenants**

The state should not pursue legislation that would prohibit new and existing covenants for housing developments from barring or unreasonable restricting ADUs

- **Impact Fees**

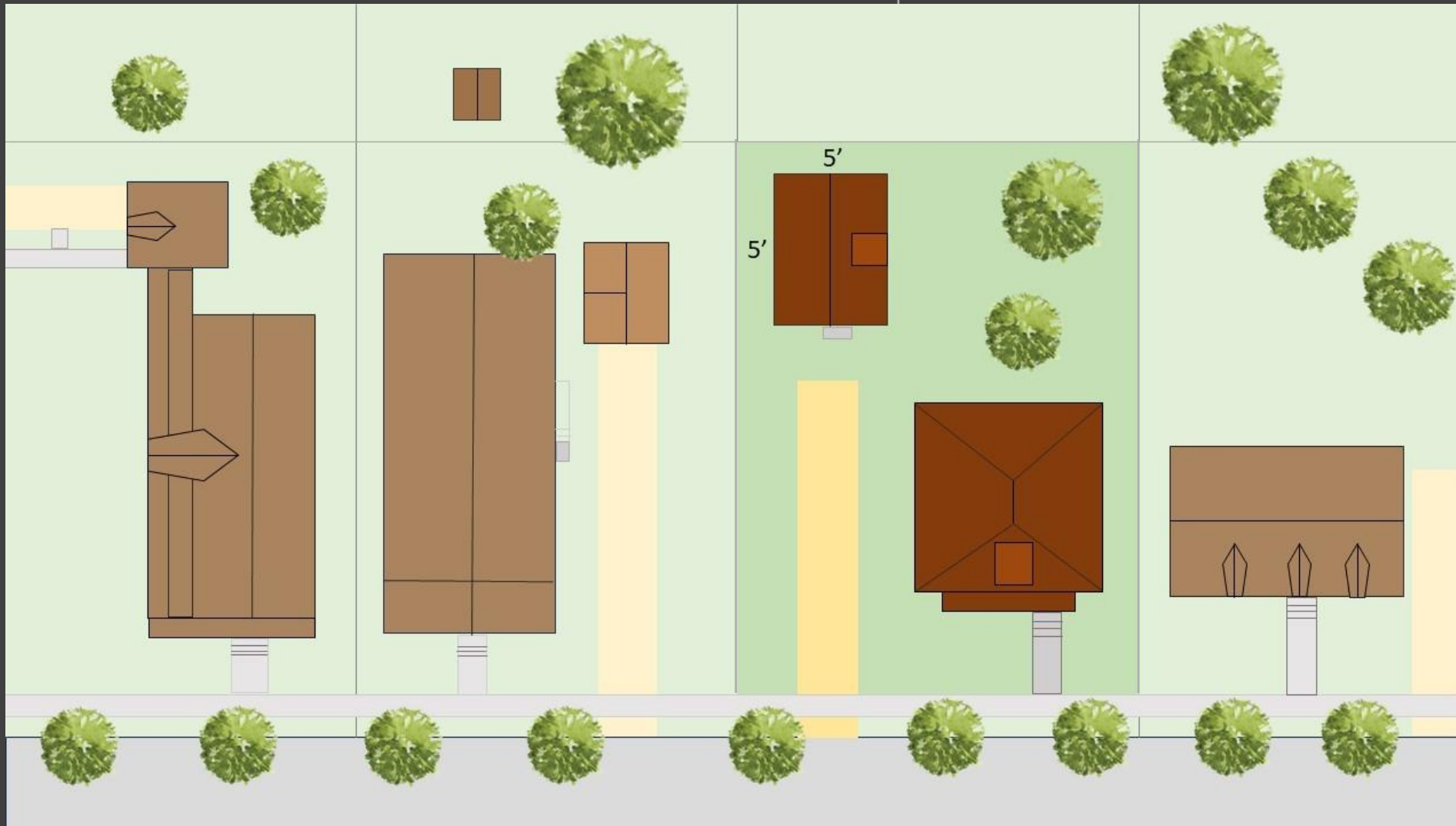
The state should pursue legislation that limits impact fees that would hinder the affordability of ADUs

- **Infrastructure and Facilities**

The state should pursue legislation which would prohibit jurisdictions from requiring an ADU developer to install new and/or separate water and sewer lines to the ADU

<https://planning.maryland.gov/Pages/OurWork/ADUTF/ADU.aspx>

Next Steps

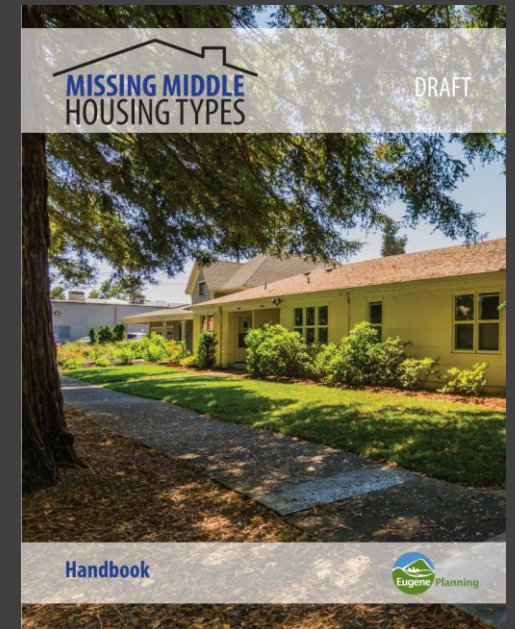
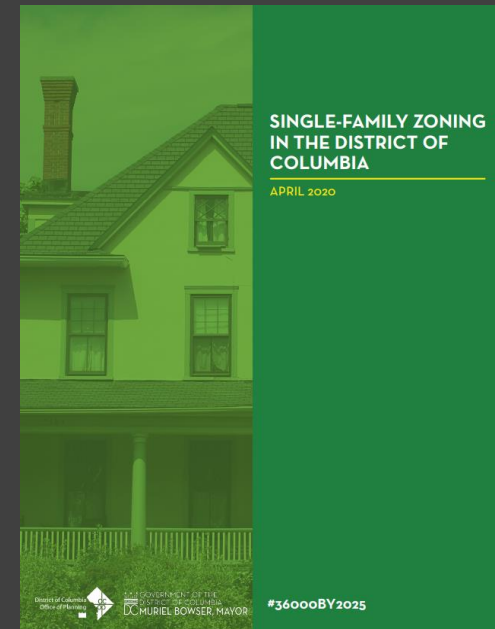
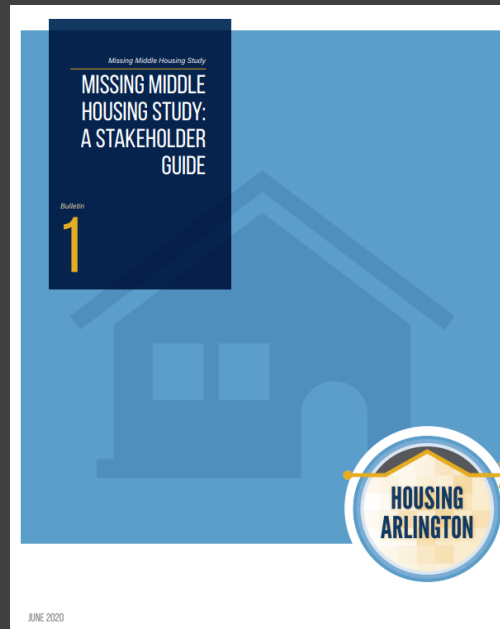


A five-foot setback around the detached ADU in the rear yard of a primary dwelling. This setback option meets building and safety code standards, allows for greater usable space in the rear yard, and allows direct sunlight into all dwellings.



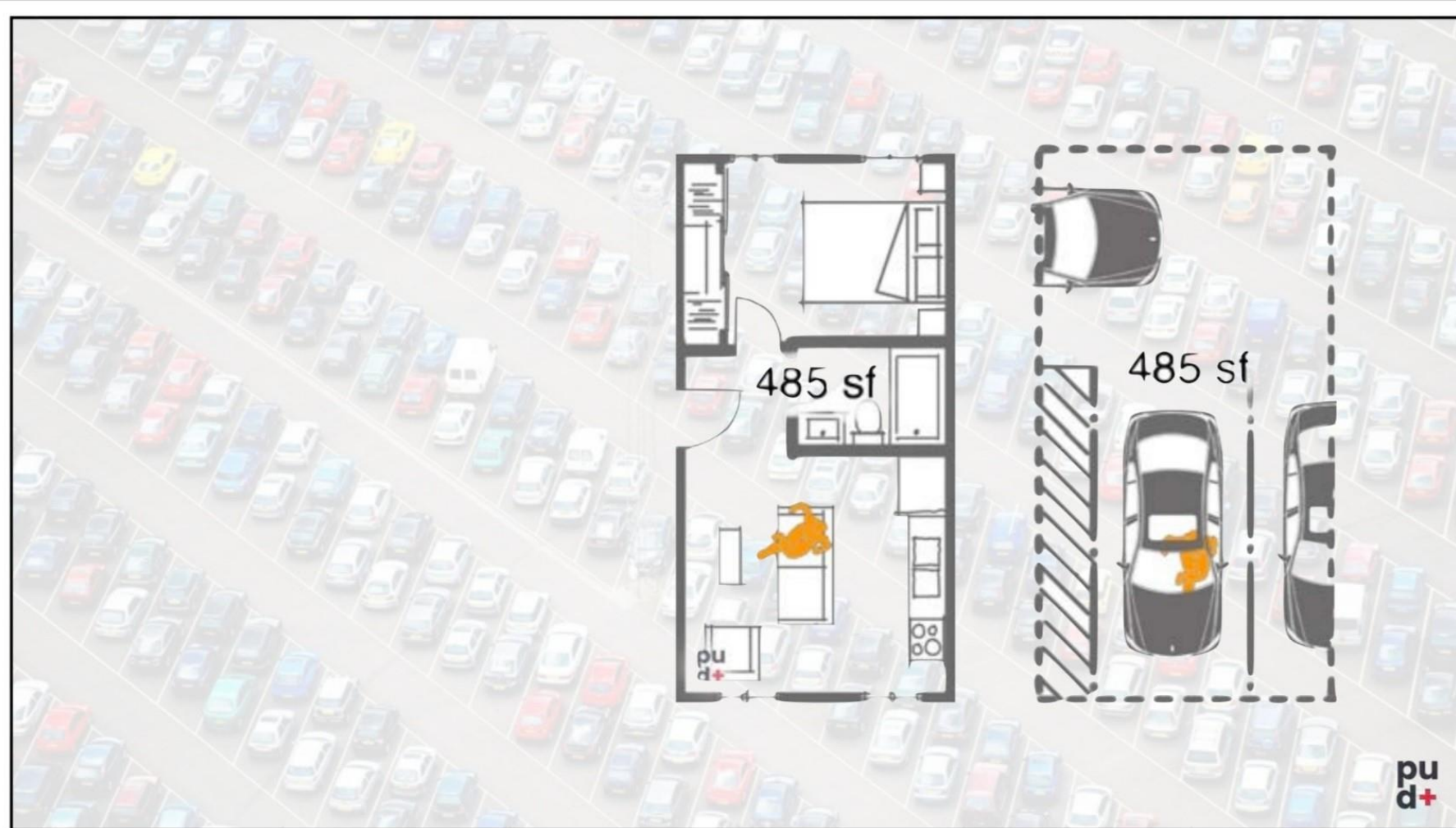
Toolkits, Guides, Studies & Pattern Books

Common theme: Strategically removing barriers to implement Missing Middle housing



Toolkits, Guides, Studies & Pattern Books

Strategically removing barriers to implement
Accessory Dwelling Units



Our Approach



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



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2025

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

2026

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



Missing Middle Housing

HOME > COMMUNITY PLANNING > NEIGHBORHOOD REVITALIZATION > MISSING MIDDLE HOUSING



The Prince George's County Planning Department is exploring strategies to achieve a greater diversity of attainable, market-rate housing options to meet the needs of Prince George's County's growing and diverse population. The Community Planning Division launched an initiative in 2021 to explore how more Missing Middle housing in the County can meet community needs and align with the County's long-term goals.

[Sign up to receive project updates](#)

[Email the project team](#)

| Project Description | My Housing Story | Resources | Project Team | FAQs |
|---------------------|------------------|-----------|--------------|------|
|---------------------|------------------|-----------|--------------|------|

Missing Middle Housing is defined as "a range of house-scale buildings with multiple units—compatible in scale and form with detached single-family homes—located in a walkable neighborhood" (Opticos Design). Through this initiative, the Planning Department will study constraints and opportunities in developing Missing Middle Housing in Prince George's County, propose strategies to support it, and create a Missing Middle Study and Pattern Book. The Pattern Book will provide a foundation for planning, designing, and creating development strategies for Missing Middle Housing implementation in locations that will be identified by the study.

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

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Thank You!



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