

Small Scale Housing

This is also known as
'Missing Middle' Housing

Many neighborhoods have vacant parcels along key corridors. Very often, building a new single family home on these properties does not make sense without a significant subsidy. Allowing 2, 3 or 4 unit buildings where lot sizes are appropriate can be much more viable.

Minimum lot area requirements limit which properties can be built on. Reducing those requirements allows more lots to be buildable.

The multi-family text amendments will only apply to Link Residential and Connector Streets. These are the places that have good access to transit and where GR residents identified for multi-family housing during the Community Master Plan process.

Small Scale Housing is one way to enhance equity in the neighborhoods by giving neighbors the opportunity to build wealth.



'Missing Middle' buildings unify the walkable streetscape as they greatly diversify the choices available for households of different age, size, and income.

Zoning 101



Zoning works at different scales —the building scale, the neighborhood scale, and the city scale.

Missing Middle housing—mid-size developments like you can see along Cherry St or in Heritage Hill—was historically allowed in Grand Rapids, but zoning changes over time made them illegal.

We want to make them legal in more parts of the city.

City

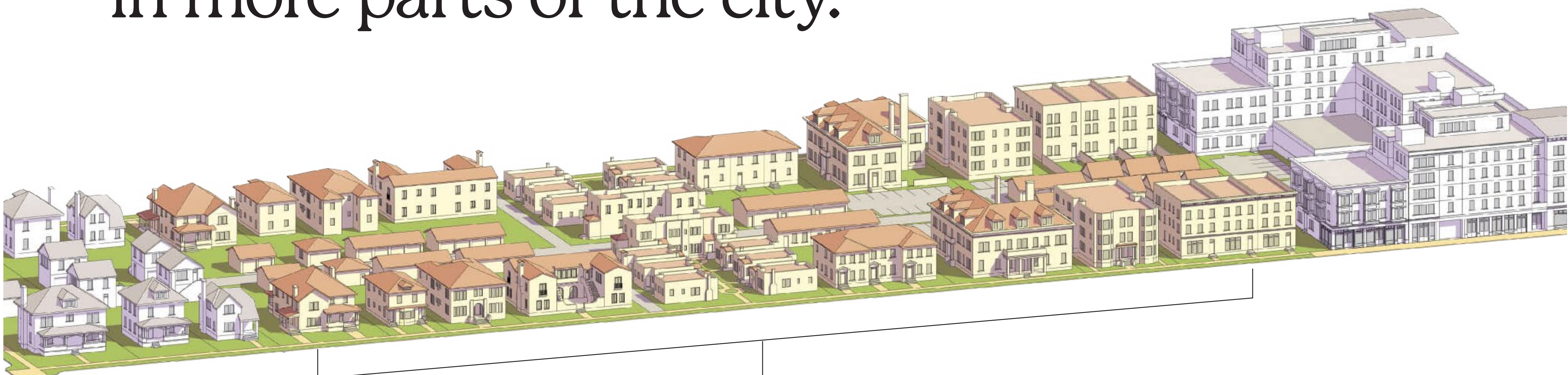
What are the industrial zones? Where are the regional commerce centers? What parts of the city need to be protected from further development?

Neighborhood

What do the buildings look like and how do they relate to each other? Where do people live and where do they shop? What parts of the neighborhood are quiet and what parts are busy?

Building

What can I build on my lot?
What materials should I use?
How much parking do I need?



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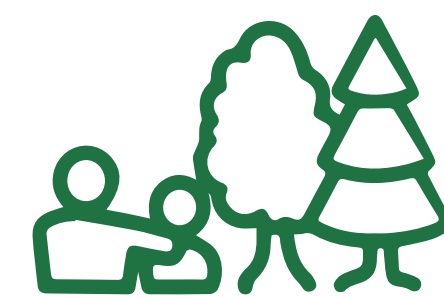
Benefits of Density



More available housing keeps prices lower for everyone.

It can also contribute to increased walkability, more prosperous business districts, improved mobility, and a more financially sustainable tax base (i.e. better funding for schools and services).

THESE ZONING AMENDMENTS ALIGN WITH
GRAND RAPIDS' STRATEGIC PLAN AND GOALS



Health + Environment

The health of all people and the environment are advocated for, protected, and enhanced.



Safe Community

All people feel safe and are safe at all times throughout our community.



Improved Mobility

Innovative, efficient, low-carbon and equitable mobility solutions are safe, affordable, and convenient to the community.



Economic Prosperity + Affordability

Residents, employees, and businesses have pathways to financial growth and security.

Zoning Math



Current median rent in GR:

- 1 bed: \$1,219/mo
- 2 bed: \$1,450/mo
- 3 bed: \$1,850/mo
- 4 bed: \$2,633/mo

Average home sale price is \$287,000

Average vacant lot is \$50,000.

What would it cost to build and rent...

Single Family Home



On a 50' Lot

Land Cost	Construction Cost	Mortgage
50,000	\$325,000/home	\$2,822/mo

Four Plex



On a 50' Lot

Land Cost	Construction Cost	Mortgage
50,000	\$215,000/home	\$1,594/mo

New 4br Home

Building a new 4br 2,500 sq ft home would only be feasible for a developer to build and rent if rents in GR reach \$6,000/mo.

It would be affordable to a family of 5 earning 235% of area median income and 300% more than average rent.

NOT FINANCIALLY FEASIBLE TODAY

Demo + Replace

Demolishing an existing single family home and building a duplex with two 1,100 sq ft units, 3 beds each would only be feasible for a developer to build if rents reach \$4,025/mo.

This would be 170% AMI for a family of four, and 224% above average for the neighborhood.

NOT FINANCIALLY FEASIBLE TODAY

Add an ADU

Building a new 400 sq ft ADU would be feasible for a developer to build if rents were \$1,000 per month.

65% AMI affordable for single adult

FINANCIALLY FEASIBLE TODAY