Why is ‘missing middle’ housing so hard to find?

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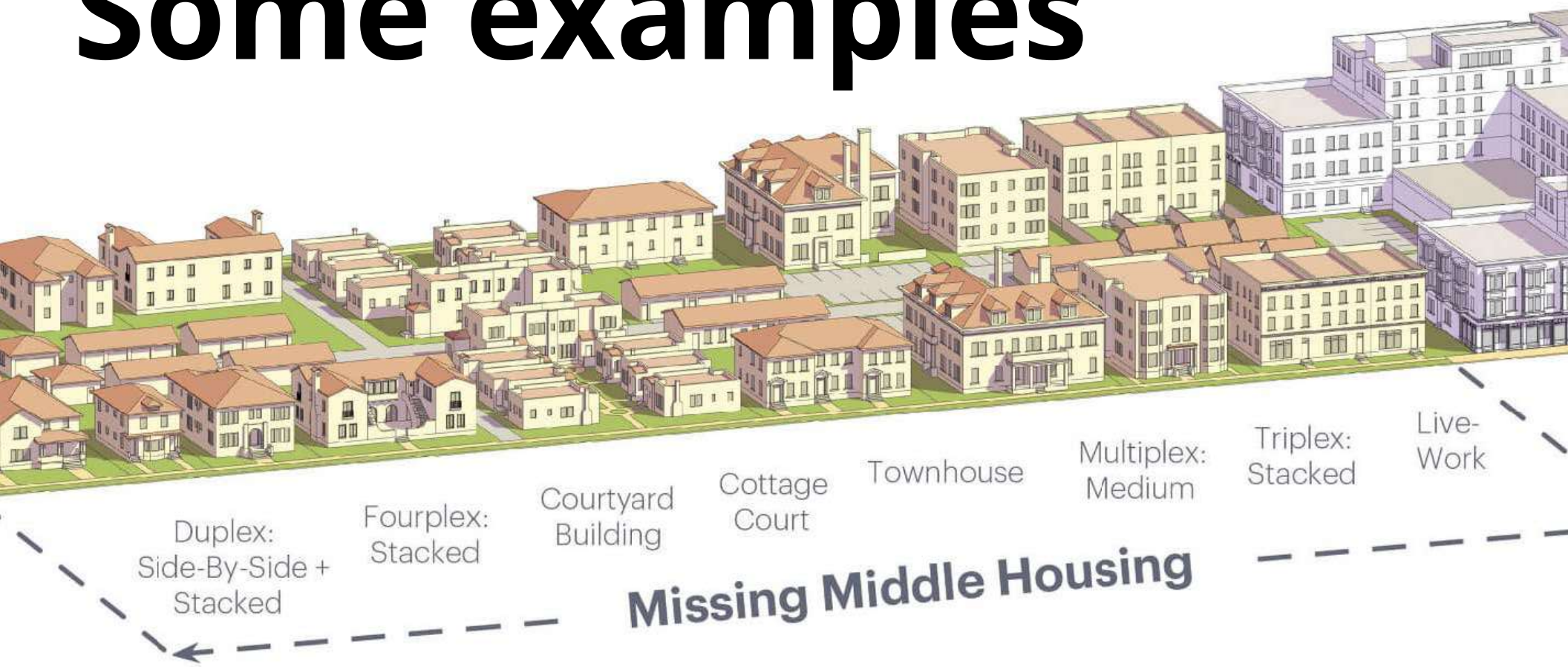
‘Missing middle’
refers to part of a typology
not a place

Some examples



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But, missing middle housing is more likely
to be found (and needed) in some places than in others

Are these housing types novel?
NO

Do we need more of them?
YES…more choice/variety is good

Why aren't we seeing more of it, where it's most needed?

Six possible factors...

Price of land within inner suburbs is rising…often steeply

Increasingly complex
& lengthy planning
policies and building
regulations/standards

Local and sometimes NIMBY resistance

Tough lending criteria from banks

Shortages of tradies...
especially in modern
methods of
construction

Construction
material
price
inflation

Can any of these factors be addressed by government policy?

Maybe planning policies:

rezoning & new zones to reduce impact triggers

change minimum lot sizes

review codes and overlays

Don’t forget other land uses that make places liveable:

jobs
schools
parks
trunk infrastructure
community infrastructure

and always GOOD DESIGN is essential

Finally, more missing middle type homes doesn't necessarily mean they'll be affordable for people on average/modest incomes

[spoiler alert…non-market approaches to affordable housing can be most effective]