Housing Needs for Older Adults

Policy Implications

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Uh. What kind of housing do you usually have here?
Oh, we got both kinds. We got single-family and multi-family.
What is our housing policy?

**Housing choice** = Different types / square mile

**Affordability** = Different price points / square mile

**Age in place** = Different types / square mile

Housing cost + transportation costs

Housing cost / median income

Access to support services
<table>
<thead>
<tr>
<th>Density...of what?</th>
<th>Transit</th>
<th>Economic ROI</th>
<th>Economic development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land Use Plans &amp; Zoning</td>
<td>= units / acre</td>
<td>= residents / acre + employees / acre</td>
<td>= property tax / acre</td>
</tr>
<tr>
<td></td>
<td>Infrastructure LOS</td>
<td>= people / acre</td>
<td>= impervious surface / acre</td>
</tr>
<tr>
<td></td>
<td>Ecosystem Management</td>
<td>= income / sq. mi.</td>
<td>= people / acre</td>
</tr>
<tr>
<td></td>
<td>Ecosystem Management</td>
<td></td>
<td>= jobs + units / sq. mi.</td>
</tr>
</tbody>
</table>
Average US Household Size
(population per household)
1948-2012

Source: US Census
Density...at what scale?
Density...at what scale?

6.25 units / acre
Density...at what scale?

19.8 units / acre
Density...at what scale?

124 units / acre
Density...at what scale?

6.6 Dwelling Units /Acre (Net)

124 Dwelling Units /Acre (Net)
Density...at what scale?
Density...at what scale?

6.8 units / acre
Density...at what scale?

12 units / acre
Density... at what scale?

45 units / acre
Density...at what scale?

1 Dwelling Units /Acre

44 Dwelling Units /Acre
Density... at what scale?
Density...at what scale?

9 units / acre
Density...at what scale?

18 units / acre
Density...at what scale?

36 units / acre
Density...at what scale?

36 Dwelling Units /Acre

7 Dwelling Units /Acre
Density... = “compatibility”? 

4 du / acre

4 du / acre
Density... = “compatibility”? 

2 du / acre

8 du / acre

35 du / acre

60 du / acre
Building types = “compatibility”

Single family

Multi family

accessory unit
duplex
stacked flat
triplex
multi-unit house

row house
stacked row house
walk-up apartment

low-rise apartment
mid-rise apartment
mixed-use apartment
high-rise apartment
Building Types
- detached house
- accessory unit
- duplex
- stacked flat
- triplex
- multi-unit house
- row house
- stacked row house
- walk-up apartment
- low-rise apartment
- mid-rise apartment
- mixed-use apartment
- high-rise apartment

Lot Types
- large
- standard
- small / terrace
- courtyard
- compact / urban

Ownership Types
- ownership (fee)
- rental
- lease
- condominium
- co-housing
Building Types

Lot Types

Ownership Types

stacked flat

courtyard

condominium
Housing Types
1. Housing policy is a *neighborhood* policy first.

2. Emphasize a quality *public realm*.

3. Blend density.

4. Regulate by type.