Regulations Facilitating Older Adult Housing

April 8, 2015
Kansas City, MO
“I walk to downtown or the Plaza every day. I am more afraid of being hit by a car than I am a mugger. I can hit the mugger back, and pretty hard. The car I can’t hit.”

- elderly S.F. Towers resident at Crown Center Master Plan Meeting, 7/25/01
• housing choices?
• affordability?
• age-in-place?
• jobs / housing balance?
• retail / rooftop relationships?
• walkable or transit-ready neighborhoods?
the "numerator and denominator" problem
Low-Density Residential

Medium-Density Residential

High-Density Residential
Low-Density Residential

< Low/Medium-Density Residential

Medium-Density Residential

< Medium/High-Density Residential

High-Density Residential
WHAT IS YOUR HOUSING POLICY?

land use plans & zoning = units / acre

transit = residents / acre + employees / acre

infrastructure LOS = people / infrastructure capacity

economic ROI = property tax / infrastructure costs

ecosystem management = impervious surface / sq. mi.

economic development = people / infrastructure costs

income / sq. mi.

jobs + units / sq. mi.
WHAT IS YOUR HOUSING POLICY?

housing choice = different types / square mile

affordability = different types / neighborhood

different types / block

housing cost + transportation costs

different price points / square mile

housing cost / median income

different types / square mile

age in place = access to services

accessibility + transportation options
• people
• building volume & mass
• value
• proximity & connections
• character
• experiences

WHAT DENSITY DOES NOT MEASURE
density diversity
design destination

THE 4 Ds
the “scale” problem
6.25 units / acre
124 units / acre
124 Dwelling Units /Acre (Net)

6.6 Dwelling Units /Acre (Net)
6.8 units / acre
12 units / acre
45 units / acre
9 units / acre
18 units / acre
36 units / acre
36 Dwelling Units /Acre

7 Dwelling Units /Acre
the “type” problem
Uh. What kind of housing do you usually have here?
Oh, we got both kinds. We got single-family and multi-family.
1 of 2 options

single family

multi family
1 of 3 options

single family

two-family

multi family
density... = “compatibility”?

4
du / acre
Single-family

4
du / acre
Single-family

4
du / acre
Single-family

4
du / acre
Single-family
Density... = “compatibility”?
density... = “compatibility”?

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<thead>
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<th>Density (du / acre)</th>
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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 + patterns = “compatibility” with options

lot types

- large
- standard
- small / terrace

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

- courtyard
- compact / urban

ownership types

- ownership (fee)
- rental
- lease
- condominium
- co-housing

ownership types

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building types  lot types  ownership types

stacked flat  courtyard  condominium
building types
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- duplex
- stacked flat
- triplex
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building types  
detached house

lot types  
courtyard

ownership types  
rental
what is “housing for the aging?”
WHAT IS "HOUSING FOR THE AGING?"

- Special needs: independent living, assisted living, skilled nursing
- Active living: universal design, retirement community, walkable / bikeable places
- Age in place: infill / rehabilitation, co-housing or multi-gen house, "NORCs"
• walkable neighborhood
• cultural amenities
• education and recreation opportunities
• “third places” / social spaces
• social / health / wellness services
• opportunities for smaller, peer-group activities
AARP 8 DOMAINS OF LIVABILITY

1. public spaces  (indoor and outdoor)
2. transportation  (non-driving)
3. housing  (adaptable – unit, or at least neighborhood)
4. social participation
5. respect & social inclusion  (intergenerational)
6. civic participation & employment
7. communication & information
8. community & health services
COMMON IMPEDIMENTS

housing choices

- over-reliance on density
- silence on “the missing middle”
- lack of neighborhood streetscape standards
1. housing policy is a *neighborhood* policy first
2. emphasize a quality *public realm*
3. blend density
4. regulate by building type
5. parking in perspective
TYPICAL ACTION STEPS

- definitions ("family" & "dwelling")
- enable accessory dwellings
- cultivate infill/rehab
- fix the duplex standards
- be strategic about the "missing-middle"
- target the "density"
- promote the 4 D’s
 small lot  (4K – 8K s.f.)
 small scale  (2 to 4 stories)
 multi-unit  (4 to 12 units)
 strategically placed
 density…?

✓ between 30 and 120 units/acre

THE “MISSING MIDDLE”
SUCCESS!