

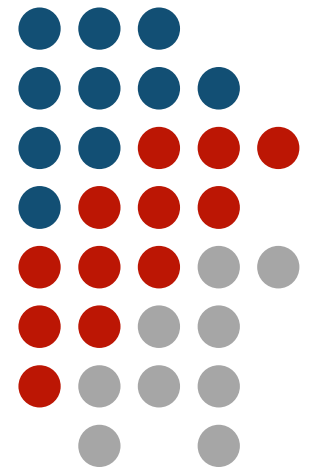
Multi-Generational Planning: *Implications for Housing & Community*

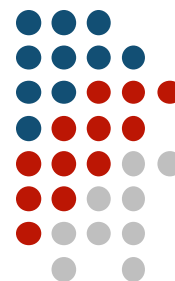
2010 APA National Planning Conference

April 11, 2010

New Orleans, LA

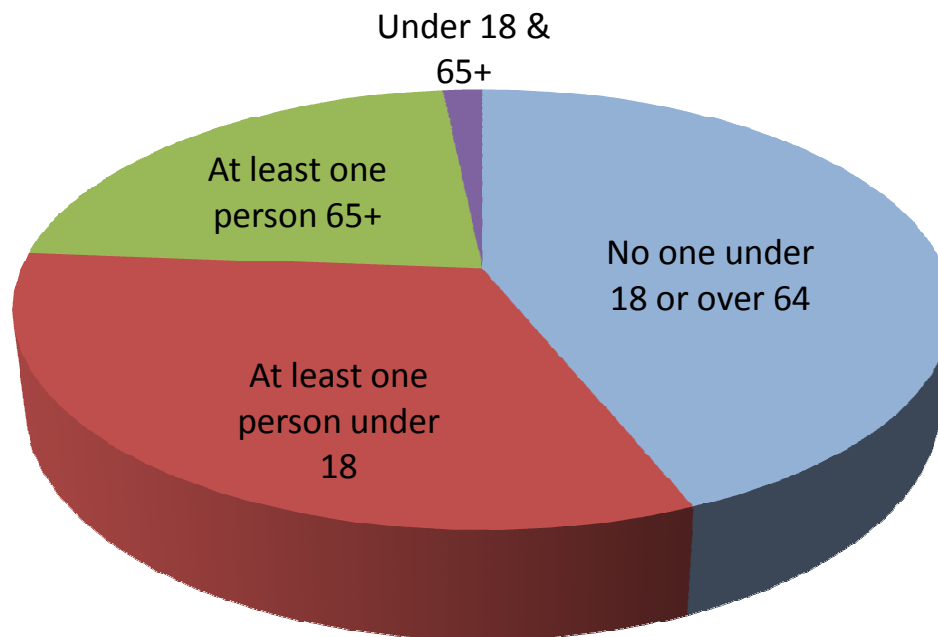
Keith Wardrip



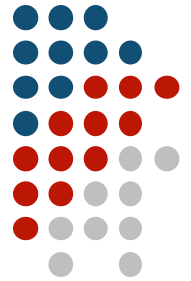


Why Multi-Generational Planning Matters

- In 2008, more than 63 million households – 56 percent of the total – included either someone under 18, someone 65 or older...or both.



“Livable” Housing & Community Features for both Older Adults & Families

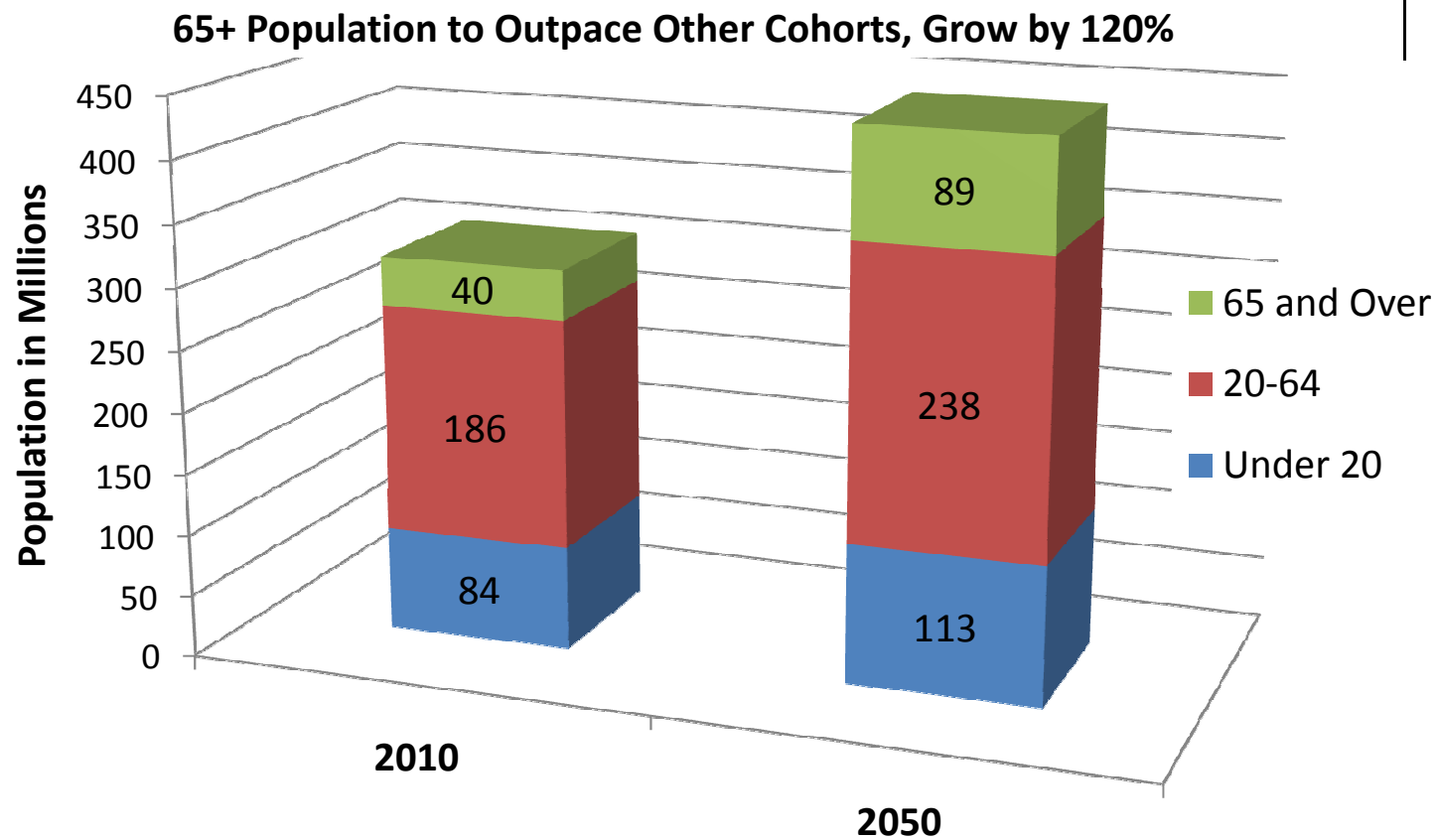
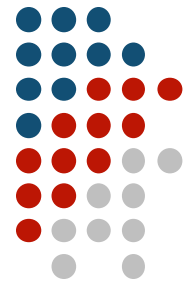


Older Adults

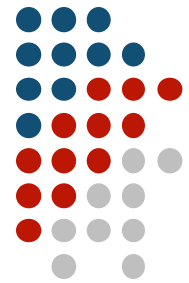
Families with Children



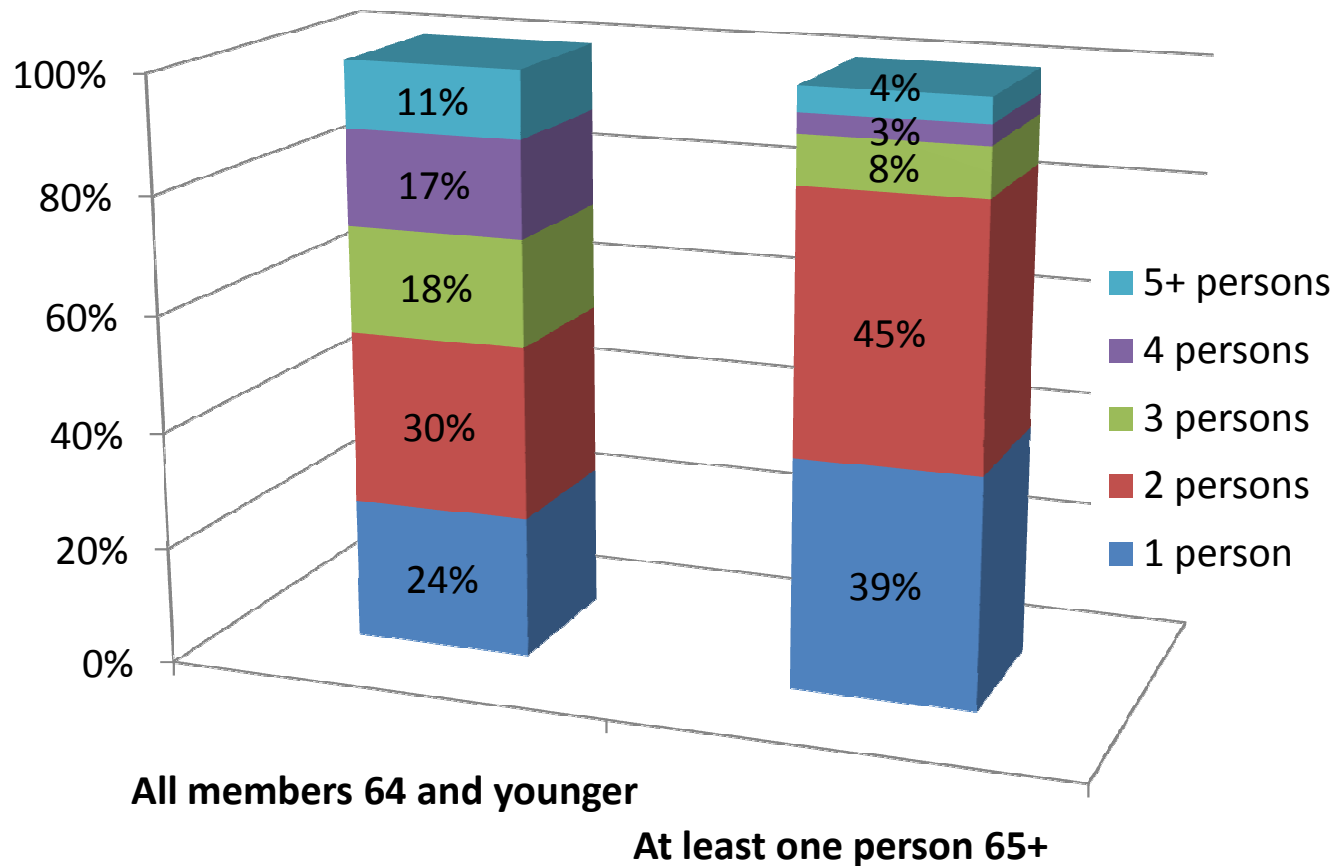
Understanding an Aging American Population

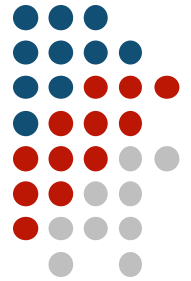


Understanding an Aging American Population



65+ Population Lives Overwhelmingly in 1- and 2-Person Households





Demographic and Construction Trends

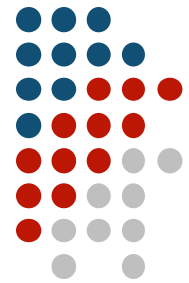
- “Household sprawl” has resulted in smaller households and household growth that has outpaced population growth.

US Households by Type	1970	2008
Married couples with children	39%	21%
Married couples without children	31%	28%
Single parents with children	6%	10%
Other family	6%	8%
Living alone	18%	28%
Other nonfamily	2%	6%
Average household size	3.11	2.62

Table 2 in Jacobsen, Linda A., and Mark Mather. 2010, February. U.S. Economic and Social Trends Since 2000. Washington, DC: Population Reference Bureau; 2008 American Community Survey; and U.S. Census Bureau, Statistical Abstract of the United States: 2003.

- But housing construction has gone in the other direction, according to the 2007 American Housing Survey:
 - From 2003-06, 79 percent of housing units built had 3+ bedrooms
 - Typical new detached unit was 2,304 ft² – 30 percent larger than the existing stock.

Examples of Associated Housing & Community Challenges



Affordability

- 66 percent of planners say lack of affordable housing makes their community less family friendly.
- Shortage of 3.1 million units affordable and available to renters with extremely low incomes.
- Housing cost burden among renters has risen from 26 percent in 1970 to 50 percent in 2008.

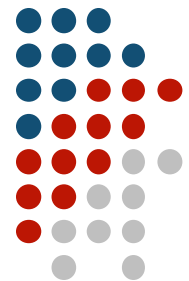
Accessibility

- 12 percent of 50+ adults do not believe their homes will be able to accommodate their changing physical abilities as they age; 37 percent believe it will accommodate them only “somewhat well”
- Large Homes + Large Lots = Significant Maintenance.

Access to services and amenities (2007 AHS):

- Recent housing construction has occurred at lower densities and in areas not likely to be well-served by public transit:
 - Housing stock in buildings with 2+ units:
 - Total housing stock = 25 percent
 - Units built in last four years = 14 percent
 - Only 10 percent of recent construction has occurred in central cities.

Strategies to Address Challenges in Tomorrow's New Communities



Challenge: *Affordability*

Strategy: Right-sized zoning and permitting

- Variety of price-points, sizes, tenures, and less-traditional housing types

Challenge: *Home accessibility*

Strategy: Universal design features. Among those identified as appealing to both older adults and families:

- street-level or ramp access to accommodate wheelchairs, strollers
- full bedroom on the first floor
- full bath on the first floor with extra space for wheelchair maneuverability or counter space for diapering
- nonslip floor surfaces

Challenge: *Access to services and amenities*

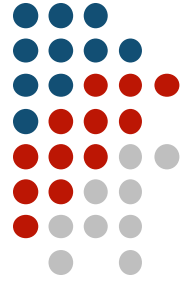
Strategy: Coordinating housing, transportation, and land-use planning and investment

- Mixed-use zoning
- Public transit expansion

Relatively new community model: Cohousing

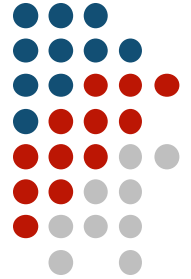
- Multi-generational or senior models

But Tomorrow's Housing is Only a Small Slice of a Very Large Pie



- If the housing market returns to relative stability and produces as many units each year for the next 10 years as it did before the housing bubble, this growth would represent only 12% of the nation's total housing stock.
- Not only does the new stock have to be appropriate for future demographic realities, but what's already built must be accessible and connected to services and amenities important to households of all ages.

Strategies to Address Today's Housing Challenges



Challenge: *Affordability*

Strategies:

- **Preservation** of subsidized stock
- **Energy-efficient modifications**

Challenge: *Home accessibility*

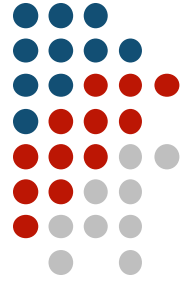
Strategy: Modifying the home to include **universal design** or **visitability features**.

Challenge : *Access to services and amenities*

Strategies:

- **Connecting existing neighborhoods** to important destinations - not just job centers
- **Complete Streets**
- **Taking services to the people**
- The “**village**” concept

Thank You!



Keith Wardrip

Senior Research Associate

Center for Housing Policy

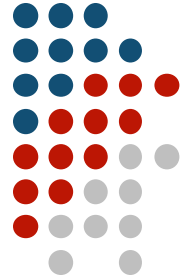
1801 K Street, NW, Suite M-100

Washington, DC 2006

Phone: (202) 466-2121 ext. 245

Email: kwardrip@nhc.org





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