



# Webinar

## Making Multigenerational Communities Happen

Date: June 07, 2024

00:00:00 --> 00:00:02: So I'm Rachel Mccleary.  
00:00:02 --> 00:00:06: I'm Co executive director of the ULI Randall Lewis Center  
00:00:06 --> 00:00:09: for Sustainability and Real Estate.  
00:00:10 --> 00:00:12: We'll get started in just a minute, but as folks  
00:00:12 --> 00:00:15: are doing, please feel free to introduce yourself in the  
00:00:15 --> 00:00:16: chat.  
00:00:16 --> 00:00:20: Tell us who you are, where you're dialing in from,  
00:00:20 --> 00:00:24: what you're most hoping to learn or discuss today.  
00:00:24 --> 00:00:28: We'll use the chat function throughout the webinar to share  
00:00:28 --> 00:00:30: thoughts and perspectives.  
00:00:30 --> 00:00:34: And then we'll use the Q&A button for questions.  
00:00:34 --> 00:00:37: So feel free to use the chat and also the  
00:00:37 --> 00:00:38: Q&A.  
00:00:41 --> 00:00:43: So let's get started.  
00:00:43 --> 00:00:45: We're so happy that you're here.  
00:00:45 --> 00:00:49: This webinar is being hosted by the Urban Land Institute.  
00:00:49 --> 00:00:54: ULI is a dynamic research and education nonprofit  
organization focused  
00:00:54 --> 00:00:57: on best practices and real estate development.  
00:00:58 --> 00:01:00: Our mission is to shape the future of the built  
00:01:00 --> 00:01:04: environment for transformative impact and communities  
worldwide.  
00:01:04 --> 00:01:08: We're a member driven organization with nearly 50,000  
members globally.  
00:01:09 --> 00:01:13: We're organized into local chapters, industry councils and  
other networks.  
00:01:13 --> 00:01:16: We have 52 district councils in the US, 20 plus  
00:01:16 --> 00:01:19: national councils across the globe.  
00:01:19 --> 00:01:22: We work to connect, inspire and lead the real estate  
00:01:22 --> 00:01:22: industry.

00:01:23 --> 00:01:25: And if you are not a ULI member, we encourage  
00:01:26 --> 00:01:29: you to learn more about our work and to become  
00:01:29 --> 00:01:29: one.  
00:01:30 --> 00:01:31: Welcome everybody.  
00:01:32 --> 00:01:35: So since 2022, I've Co led the ULI Randall Lewis  
00:01:35 --> 00:01:39: Center for Sustainability and Real Estate with my colleague  
00:01:40 --> 00:01:40: Marta  
00:01:40 --> 00:01:43: Shanz.  
00:01:43 --> 00:01:47: The Lewis Center is leading the real estate industry in  
00:01:47 --> 00:01:50: creating buildings and places where people and the  
00:01:50 --> 00:01:53: environment thrive.  
00:01:54 --> 00:01:57: We were established in 2021 with a gift from ULI  
00:01:57 --> 00:02:02: Trustee Randall Lewis and we continue to utilize long  
00:02:02 --> 00:02:03: standing  
00:02:04 --> 00:02:09: focus on helping ULI members and the real estate industry  
00:02:09 --> 00:02:13: promote more equitable, sustainable and healthy outcomes  
00:02:13 --> 00:02:13: in our professional  
00:02:14 --> 00:02:18: practice and in communities.  
00:02:18 --> 00:02:21: The Lewis Center has three main programs, decarbonization,  
00:02:22 --> 00:02:24: resilience in  
00:02:24 --> 00:02:27: healthy places and also a substantial cross cutting body body  
00:02:28 --> 00:02:31: of work.  
00:02:31 --> 00:02:35: We do our work through convenings, research, technical  
00:02:35 --> 00:02:38: assistance and  
00:02:39 --> 00:02:42: the cultivation of member leadership networks.  
00:02:42 --> 00:02:46: We also work closely with ULI members, District councils and  
00:02:46 --> 00:02:50: product councils, and we're excited that you are here.  
00:02:50 --> 00:02:54: Next slide, so I'm Rachel Mcclarey.  
00:02:54 --> 00:02:58: Before leading the Lewis Center, I managed utilize portfolios  
00:02:58 --> 00:03:00: focused  
00:03:01 --> 00:03:02: on healthy places, infrastructure and arts and culture.  
00:03:03 --> 00:03:06: I'm a planning and policy person by background and before  
00:03:06 --> 00:03:10: joining ULII worked on projects in places like China and  
00:03:11 --> 00:03:14: as a transportation planner for the City of Washington, DC.  
00:03:11 --> 00:03:14: Now I'm excited to have the opportunity to moderate this  
00:03:11 --> 00:03:14: panel focused on multi generational living and communities  
00:03:11 --> 00:03:14: and to  
00:03:11 --> 00:03:14: introduce you to today's speakers.  
00:03:11 --> 00:03:14: Our first speaker is Matt Norris.  
00:03:11 --> 00:03:14: He is Senior Director at the Urban Land Institute, where  
00:03:11 --> 00:03:14: he supports the organization's Healthy Places program and  
00:03:11 --> 00:03:14: other initiatives.  
00:03:11 --> 00:03:14: Through the Healthy Places program, Matt advances efforts  
00:03:11 --> 00:03:14: to leverage

00:03:14 --> 00:03:17: the power of UI's global networks to shape projects and  
00:03:17 --> 00:03:19: places in ways that improve the health of people and  
00:03:19 --> 00:03:20: communities.  
00:03:20 --> 00:03:23: And he was one of the lead authors on the  
00:03:23 --> 00:03:25: Making Multi Generational Communities Happen report.  
00:03:27 --> 00:03:29: Next up will be Stephanie Firestone.  
00:03:29 --> 00:03:33: Stephanie is a Senior Strategic Policy advisor with AARP  
International  
00:03:33 --> 00:03:38: where she leads global initiatives to advance the planning,  
design  
00:03:38 --> 00:03:42: and development and of enabling and equitable housing and  
multi  
00:03:42 --> 00:03:43: generational communities.  
00:03:44 --> 00:03:48: Stephanie is a global thought leader advancing livable  
communities for  
00:03:48 --> 00:03:51: all people of all ages and abilities.  
00:03:51 --> 00:03:54: And finally, we'll hear from Dan Perlich.  
00:03:54 --> 00:03:58: Dan is an architect, urban designer, and the founding  
principal  
00:03:58 --> 00:04:01: of Opticos Design, which has grown into a nationally sought  
00:04:01 --> 00:04:05: after company of thought leaders and urban placemaking,  
innovative housing  
00:04:05 --> 00:04:07: design, and policy and zoning reform.  
00:04:08 --> 00:04:11: He's been featured in many high profile publications and he  
00:04:12 --> 00:04:15: coined the term Missing Middle housing and is a champion  
00:04:15 --> 00:04:19: of the now international missing middle housing movement.  
00:04:20 --> 00:04:24: So today's agenda, Matt is going to provide an overview  
00:04:24 --> 00:04:27: of the multi generational communities report to start.  
00:04:28 --> 00:04:31: Then Stephanie will share about her work at AARP on  
00:04:31 --> 00:04:33: equity by design and more.  
00:04:34 --> 00:04:36: And Dan will round out our speakers with the discussion  
00:04:36 --> 00:04:38: of missing middle housing.  
00:04:38 --> 00:04:41: Next up, we'll have time for discussion and Q&A.  
00:04:41 --> 00:04:43: So please stick around for that.  
00:04:43 --> 00:04:46: We would love to get your feedback via a quick  
00:04:46 --> 00:04:50: survey and then we'll wrap by 1:15 Eastern Time.  
00:04:50 --> 00:04:54: This webinar is being recorded and will share a recording  
00:04:54 --> 00:04:57: with all participants via e-mail and on our Knowledge Finder  
00:04:57 --> 00:04:58: website.  
00:04:58 --> 00:04:59: So you'll get that e-mail.  
00:05:00 --> 00:05:03: And I love a lively, interactive webinar.  
00:05:03 --> 00:05:06: So please add your thoughts and reactions to what we're  
00:05:06 --> 00:05:08: talking about via the chat.

00:05:08 --> 00:05:10: I'll do my best to monitor all of the feedback  
00:05:11 --> 00:05:11: and thoughts.  
00:05:12 --> 00:05:15: For questions, please use the Q&A box rather than the  
00:05:15 --> 00:05:15: chat.  
00:05:16 --> 00:05:18: You can also upload questions in the Q&A if you  
00:05:18 --> 00:05:21: like and that will help me prioritize and you can  
00:05:21 --> 00:05:25: comment or add new answers to other people's questions as  
00:05:25 --> 00:05:25: well.  
00:05:26 --> 00:05:29: So next slide before we jump in, I wanted to  
00:05:29 --> 00:05:32: start by reflecting on a couple of questions.  
00:05:32 --> 00:05:35: The 1st is what is multi generational living or multi  
00:05:35 --> 00:05:37: generational household?  
00:05:37 --> 00:05:41: We showcase a a variety of definitions in the making  
00:05:41 --> 00:05:44: Multi Generational Communities Report report.  
00:05:45 --> 00:05:48: the US Census Bureau defines multi generational families as  
households  
00:05:48 --> 00:05:51: consisting of three or more generations.  
00:05:51 --> 00:05:55: The AARP Policy book defines a multi generational  
household as  
00:05:55 --> 00:05:59: referring to people of different generations, whether related  
or not,  
00:05:59 --> 00:06:00: who live together.  
00:06:00 --> 00:06:02: This can be in the same house or in close  
00:06:02 --> 00:06:06: proximity and as we'll learn today, there are many different  
00:06:06 --> 00:06:10: reasons why living in multi generational configurations makes  
sense and  
00:06:10 --> 00:06:13: lots of people who desire to live in multi generational  
00:06:13 --> 00:06:14: arrangements.  
00:06:14 --> 00:06:17: However you define it though, it's clear that the current  
00:06:17 --> 00:06:17: U.S.  
00:06:17 --> 00:06:20: housing stock and city design isn't fully supportive of a  
00:06:20 --> 00:06:22: multi generational way of living.  
00:06:23 --> 00:06:27: The traditional single family home that's defined suburban  
living is  
00:06:27 --> 00:06:31: not always conducive to multi multiple generations living  
together comfortably,  
00:06:32 --> 00:06:36: and a lack of supportive civic transportation, social  
infrastructure, and  
00:06:36 --> 00:06:40: convenient necessities like grocery stores can be a challenge  
in  
00:06:40 --> 00:06:41: more urban settings.  
00:06:42 --> 00:06:44: And yet there's a huge demand out there for places  
00:06:44 --> 00:06:47: that work for people of multiple ages, for housing that  
00:06:47 --> 00:06:50: allows people to live together but also have privacy, for

00:06:51 --> 00:06:54: communities and places where there is ample opportunity for social

00:06:54 --> 00:06:58: interaction and connection, for communal pursuits like gardening are just

00:06:58 --> 00:07:01: sitting together to share a cup of coffee as the

00:07:01 --> 00:07:03: folks in this rendering are doing.

00:07:03 --> 00:07:07: As the US ages and becomes more diverse, meeting this

00:07:07 --> 00:07:11: need will help developers and communities be successful and create

00:07:11 --> 00:07:15: high value places where people of all ages, incomes and

00:07:15 --> 00:07:16: backgrounds can thrive.

00:07:17 --> 00:07:20: So this gap and this opportunity is what made you

00:07:20 --> 00:07:24: and I want to explore multi generational living, housing and

00:07:24 --> 00:07:24: communities.

00:07:25 --> 00:07:27: So in 2022 we pulled together a group of experts

00:07:27 --> 00:07:30: and you will our members to discuss the topic via

00:07:30 --> 00:07:31: the Shaw Forum.

00:07:31 --> 00:07:35: And last month we published our new report, Making Multi

00:07:35 --> 00:07:40: Generational Communities Happen, which examines what

00:07:40 --> 00:07:42: multi generational living and

00:07:40 --> 00:07:42: housing is and how we can make more of it.

00:07:43 --> 00:07:45: We are very happy to have the support of the

00:07:45 --> 00:07:48: Robert Wood Johnson Foundation for this effort.

00:07:48 --> 00:07:51: So we're so glad that you could join us for

00:07:51 --> 00:07:54: this webinar to learn about this topic and carry the

00:07:55 --> 00:07:57: Momentum Forum, the momentum forward.

00:07:57 --> 00:08:00: And now I'm pleased to turn things over to my

00:08:00 --> 00:08:03: colleague Matt Norris, who will share some highlights from the

00:08:03 --> 00:08:03: report.

00:08:06 --> 00:08:06: Great.

00:08:06 --> 00:08:07: Thanks, Rachel.

00:08:08 --> 00:08:12: Yes, I'm really excited to share our our new research

00:08:12 --> 00:08:16: and we really aimed to just make sure that this

00:08:16 --> 00:08:21: resource would share information for real estate developers, for city

00:08:21 --> 00:08:25: leaders, for community groups, and really all others on how

00:08:25 --> 00:08:29: to meet the needs for the demand for housing that

00:08:29 --> 00:08:34: supports the needs and preferences of multi generational households.

00:08:35 --> 00:08:38: So I really wanted to provide some context here.

00:08:38 --> 00:08:42: Multi generational living in the United States is not a

00:08:42 --> 00:08:47: recent phenomenon, but the percentage of multi generational

households has varied really significantly over the past century.

00:08:47 --> 00:08:51: In 1950, roughly 21% of households were multi generational,  
00:08:52 --> 00:08:58: but  
00:08:58 --> 00:09:01: this rate decreased to just 12% in 1980.  
00:09:02 --> 00:09:05: And this is due to a range of factors, including  
00:09:05 --> 00:09:09: the rapid growth of suburban living, the decline in the  
00:09:09 --> 00:09:12: share of immigrants and the overall population, and also the  
00:09:13 --> 00:09:17: significant rise in the health and economic well-being of  
adults  
00:09:17 --> 00:09:18: over the age of 65.  
00:09:19 --> 00:09:23: But since 1980, the proportion of multi generational  
households has  
00:09:23 --> 00:09:26: shifted back up and it's now about 18%.  
00:09:27 --> 00:09:31: So a range of factors are really driving this increase  
00:09:31 --> 00:09:33: in the demand for multi generational living.  
00:09:33 --> 00:09:37: And this includes everything that you hopefully can see on  
00:09:37 --> 00:09:38: the screen.  
00:09:38 --> 00:09:43: But family preferences or cultural traditions often prioritize  
providing care  
00:09:43 --> 00:09:45: and support for family members.  
00:09:47 --> 00:09:50: But recent data suggests that the number one primary  
deciding  
00:09:51 --> 00:09:55: factor in forming multi generational households is actually  
economic in  
00:09:55 --> 00:09:56: nature.  
00:09:56 --> 00:10:00: So the number of older adults with mobility limitations or  
00:10:01 --> 00:10:05: high health care costs high, sorry, high health care needs  
00:10:05 --> 00:10:07: is also growing rapidly.  
00:10:07 --> 00:10:10: And it's estimated that more than half of this group  
00:10:10 --> 00:10:14: just won't have the financial resources to address both their  
00:10:15 --> 00:10:16: economic and care needs.  
00:10:17 --> 00:10:21: And living with family creates opportunities to contribute  
income and  
00:10:22 --> 00:10:26: to share costs to build savings and improve overall financial  
00:10:26 --> 00:10:28: stability for households.  
00:10:29 --> 00:10:34: So in addition to the potential economic benefits, there are  
00:10:34 --> 00:10:39: other really significant advantages to multi generational living  
and these  
00:10:39 --> 00:10:44: include everything from the ability to enhance bonds among  
family  
00:10:44 --> 00:10:49: members, making a positive contribution and impact on one's  
mental  
00:10:49 --> 00:10:51: or physical health.

00:10:51 --> 00:10:54: Again, being able to provide care for family members.

00:10:55 --> 00:10:59: And also multi generational living arrangements often allow family members

00:10:59 --> 00:11:03: to potentially continue their education or other pursuits due to

00:11:03 --> 00:11:06: other family members being around to, you know, to deal

00:11:06 --> 00:11:09: with household duties or to take care of children.

00:11:10 --> 00:11:14: So, you know, despite these many benefits of multi generational

00:11:14 --> 00:11:17: living, there are also a lot of barriers to creating

00:11:17 --> 00:11:20: multi generational households and communities.

00:11:21 --> 00:11:25: So these include the fact that there really just aren't

00:11:25 --> 00:11:29: enough housing units that are set up to accommodate family

00:11:29 --> 00:11:31: members of multi multiple generations.

00:11:32 --> 00:11:36: So units really need to accommodate people with differing abilities

00:11:36 --> 00:11:40: and with specific features such as zero step doorways or

00:11:40 --> 00:11:44: bedrooms on the 1st 1st floor that have their own

00:11:44 --> 00:11:44: bathrooms.

00:11:46 --> 00:11:49: And then you know, another barrier is just the fact

00:11:49 --> 00:11:53: that most communities just simply lack the necessary infrastructure and

00:11:53 --> 00:11:58: neighborhood features like healthcare services close by, public transportation, access

00:11:58 --> 00:11:59: to parks.

00:12:00 --> 00:12:03: And these features are really crucial because they allow for

00:12:03 --> 00:12:05: multiple generations to live together.

00:12:05 --> 00:12:10: But with relative independence, zoning and policy is often another

00:12:11 --> 00:12:12: huge barrier.

00:12:12 --> 00:12:14: Zoning often limits the location and the scale of different

00:12:14 --> 00:12:18: housing types that could better accommodate multiple generations.

00:12:19 --> 00:12:22: For example, zoning might not might prohibit accessory dwelling units

00:12:23 --> 00:12:26: and then a lack of affordability and housing types that

00:12:26 --> 00:12:29: have the space and design features for different generations is

00:12:29 --> 00:12:30: also a barrier.

00:12:30 --> 00:12:33: So just one statistic here, less than 12% of the

00:12:33 --> 00:12:37: existing multi family rental housing stock in the United States

00:12:37 --> 00:12:39: has three or more bedrooms.

00:12:39 --> 00:12:44: Obviously, if there's multiple generations living together, more people, there's

00:12:44 --> 00:12:46: going to be need to be more space for them

00:12:46 --> 00:12:49: in terms of bedrooms and to allow for privacy.

00:12:50 --> 00:12:54: So to to really realize the vision of multi generational

00:12:54 --> 00:12:58: living, it's important to just intentionally design homes and communities

00:12:58 --> 00:13:02: to meet the needs of people at different stages of

00:13:02 --> 00:13:05: their life and to meet the needs of people with

00:13:05 --> 00:13:06: different abilities.

00:13:07 --> 00:13:11: So some considerations for multi generational home design.

00:13:12 --> 00:13:16: As I mentioned, designing homes for accessibility is absolutely crucial.

00:13:17 --> 00:13:20: Most homes in the United States are just not fully

00:13:20 --> 00:13:24: accessible, even though it's estimated that 1/4 of the US

00:13:24 --> 00:13:28: population of of US adults have a disability that actually

00:13:28 --> 00:13:29: effects their daily lives.

00:13:31 --> 00:13:34: Homes also need flexible spaces that allow for both privacy

00:13:34 --> 00:13:39: and togetherness, and this is just extremely important multi generational

00:13:39 --> 00:13:40: living arrangements.

00:13:41 --> 00:13:45: They have the potential to lead to closer relationships and

00:13:45 --> 00:13:46: increase socialization.

00:13:47 --> 00:13:51: But without flexible spaces that also give people privacy, multi

00:13:51 --> 00:13:55: generational households and living can can be a source of

00:13:55 --> 00:13:55: stress.

00:13:56 --> 00:13:59: So that flexibility and privacy is is absolutely crucial.

00:13:59 --> 00:14:03: So just a few of the design considerations that enable

00:14:03 --> 00:14:07: privacy when much of the home is communal, again, include

00:14:07 --> 00:14:10: separate bedrooms on the 1st, bedrooms with bathrooms on the

00:14:11 --> 00:14:15: first level, having private entryways and also creating homes that

00:14:15 --> 00:14:18: have a second kitchen or exterior stairs, just access to

00:14:19 --> 00:14:22: the main house that that is, that's separate and private.

00:14:23 --> 00:14:27: So beyond the design of individual homes, it's also essential

00:14:27 --> 00:14:31: to provide a wider variety of housing types to accommodate

00:14:31 --> 00:14:32: multi generational living.

00:14:33 --> 00:14:36: So again, hopefully you can see on your screen the

00:14:36 --> 00:14:40: wide variety of housing types that are necessary to accommodate

00:14:40 --> 00:14:45: sort of different, different types of multi generational living arrangements.

00:14:45 --> 00:14:48: And I won't go through all of them, but you

00:14:48 --> 00:14:52: know, these include single family homes, but again, those that



00:14:52 --> 00:14:57: have accessibility features, step free access, potentially second kitchens to

00:14:57 --> 00:14:59: allow for more independence.

00:15:00 --> 00:15:03: Missing middle housing, which Dan will explore in his his

00:15:03 --> 00:15:04: presentation.

00:15:05 --> 00:15:09: Again, multi family housing units that have two, three or

00:15:09 --> 00:15:10: more bedrooms.

00:15:11 --> 00:15:14: And then also sort of less common but important living

00:15:14 --> 00:15:14: arrangements.

00:15:15 --> 00:15:17: So, you know, one of those is, is Co housing,

00:15:17 --> 00:15:21: which is a living option where residents have their own

00:15:21 --> 00:15:25: private dwellings, but community areas such as gardens and

00:15:25 --> 00:15:26: gathering

00:15:25 --> 00:15:26: spaces are shared.

00:15:26 --> 00:15:30: What's really, really important here to note though, again is

00:15:30 --> 00:15:33: that zoning and building codes in many if not most

00:15:33 --> 00:15:37: cities just don't allow this variety and the housing types

00:15:37 --> 00:15:40: that's necessary or or even if they do allow some

00:15:40 --> 00:15:43: of them, they may separate these types from one another

00:15:43 --> 00:15:47: through policies like large, large minimum lot sizes or or

00:15:47 --> 00:15:51: mandatory hearings for mandatory public hearings for multi

00:15:51 --> 00:15:54: family homes,

00:15:51 --> 00:15:54: which can slow down them being approved or and maybe

00:15:55 --> 00:15:57: even prevent them from being developed.

00:15:57 --> 00:16:00: So to accommodate the variety of needs of multi generational

00:16:00 --> 00:16:03: households, really most cities will need to amend their zoning

00:16:04 --> 00:16:06: policies and look at their building codes.

00:16:06 --> 00:16:09: And the development community really is a crucial voice and

00:16:09 --> 00:16:11: efforts to advance these needed zoning reforms.

00:16:13 --> 00:16:17: So housing that's conducive to to intergenerational living also

00:16:17 --> 00:16:21: needs

00:16:17 --> 00:16:21: to be accompanied by investments in community spaces and

00:16:22 --> 00:16:26: infrastructure

00:16:22 --> 00:16:26: that facilitates social connections, safe and inclusive mobility,

00:16:26 --> 00:16:28: and also

00:16:26 --> 00:16:28: access to services for all ages.

00:16:29 --> 00:16:33: So the design of the built environment, streets, sidewalks,

00:16:33 --> 00:16:37: parks,

00:16:33 --> 00:16:37: other infrastructure, really this is just just as crucially

00:16:37 --> 00:16:39: important

00:16:37 --> 00:16:39: as the homes themselves.

00:16:39 --> 00:16:43: They play such an important role in health and longevity

00:16:43 --> 00:16:44: and socialization.

00:16:45 --> 00:16:48: So just a few of the important components of neighborhoods

00:16:48 --> 00:16:53: that support multi generational living are access to programming and

00:16:53 --> 00:16:53: services.

00:16:53 --> 00:16:57: So for older adults and people with disabilities, obviously the

00:16:57 --> 00:17:00: assistance that they're that they gain just by living with

00:17:00 --> 00:17:03: family or in the home is, is is incredible and

00:17:03 --> 00:17:04: absolutely crucial.

00:17:04 --> 00:17:07: But it can also be supplemented by outside services such

00:17:08 --> 00:17:08: as paratransit.

00:17:10 --> 00:17:14: And then for children, neighborhood based daycare and

00:17:14 --> 00:17:20: childhood service.

00:17:14 --> 00:17:20: Childcare services can facilitate really important early

00:17:20 --> 00:17:26: childhood experiences, so

00:17:20 --> 00:17:26: neighborhoods also need supportive transportation

00:17:26 --> 00:17:31: infrastructure to accommodate all modes.

00:17:26 --> 00:17:31: So walking, biking, wheelchair use, automobile use, and

00:17:31 --> 00:17:32: other modes

00:17:31 --> 00:17:32: of transportation.

00:17:33 --> 00:17:36: And they also need inclusive gathering places and parks.

00:17:36 --> 00:17:38: This is so vitally important.

00:17:38 --> 00:17:41: The the elderly are at very high risk of being

00:17:41 --> 00:17:44: cut off socially, which has such detrimental effects to health,

00:17:44 --> 00:17:46: quality of life and longevity.

00:17:47 --> 00:17:50: So housing with common spaces near transportation and

00:17:50 --> 00:17:53: other, you

00:17:50 --> 00:17:53: know, key community spaces where they can gather and

00:17:53 --> 00:17:56: form

00:17:53 --> 00:17:56: social connections are just absolutely crucial.

00:17:57 --> 00:18:01: So I just wanted to say that multi generational living

00:18:01 --> 00:18:04: is it's just clearly not A1 size fits all approach.

00:18:04 --> 00:18:07: There's no one thing that is multi generational living or

00:18:07 --> 00:18:08: housing.

00:18:08 --> 00:18:11: Housing needs to evolve and change over time according to

00:18:11 --> 00:18:14: people's needs and city leaders really need to enable and

00:18:14 --> 00:18:18: encourage the development of multi generational housing to

00:18:18 --> 00:18:21: meet the

00:18:18 --> 00:18:21: growing demand and to allow people to thrive throughout

00:18:21 --> 00:18:21: their

00:18:21 --> 00:18:21: lives.

00:18:21 --> 00:18:24: So this is going to require new housing, it's going

00:18:24 --> 00:18:28: to require preserving the existing multi family housing stock.

00:18:28 --> 00:18:32: It'll require a focus on affordability and also cross sector

00:18:32 --> 00:18:33: collaboration.

00:18:34 --> 00:18:37: So just in closing on my last slide, you know,

00:18:37 --> 00:18:42: although there are barriers, there are also huge opportunities for

00:18:42 --> 00:18:46: real estate developers to serve the expanding market of multi

00:18:46 --> 00:18:48: generational households.

00:18:48 --> 00:18:51: And we really wanted to just, you know, pull out

00:18:51 --> 00:18:53: some of the key takeaways for developers.

00:18:54 --> 00:18:57: So developers, you know, can work to include new green

00:18:57 --> 00:19:00: spaces as part of their projects or contribute financially to

00:19:00 --> 00:19:03: nearby parks to create that crucial gathering space for people

00:19:03 --> 00:19:04: of various ages.

00:19:05 --> 00:19:09: Developers are a really important voice in conversations around necessary

00:19:09 --> 00:19:10: zoning changes.

00:19:12 --> 00:19:14: Developers have the opportunity to learn about and create housing

00:19:14 --> 00:19:18: to accommodate those with differing abilities, potentially expanding the market

00:19:18 --> 00:19:19: for their products.

00:19:20 --> 00:19:24: They can build homes to include accessory dwelling units from

00:19:24 --> 00:19:28: the start, so family members can live together, but with

00:19:28 --> 00:19:32: more privacy and, you know, separation of their units.

00:19:33 --> 00:19:35: And then lastly, and I've said this a few times,

00:19:35 --> 00:19:38: but you know, and not that it's easy, there's some

00:19:38 --> 00:19:42: barriers here too, but they can explore creating multi family

00:19:42 --> 00:19:43: units with more bedrooms.

00:19:43 --> 00:19:47: And this might include by working with policy makers and

00:19:47 --> 00:19:52: blending institutions to sort of increase, increase their feasibility and,

00:19:52 --> 00:19:56: you know, make sure that they're, you know, financially feasible.

00:19:57 --> 00:19:58: So I'm going to pause there.

00:19:58 --> 00:20:00: Well, thanks Ahmad.

00:20:00 --> 00:20:04: I think that was a, a great background for everyone

00:20:04 --> 00:20:07: that kind of allows me to just sort of jump

00:20:07 --> 00:20:10: in and and give a little bit of a little

00:20:10 --> 00:20:14: bit more background and then and provide some examples.

00:20:15 --> 00:20:17: So I, I want to share with you a little

00:20:17 --> 00:20:21: bit about AAR PS Global Equity by Design initiative.

00:20:21 --> 00:20:23: The intention is to help.

00:20:23 --> 00:20:28: Professionals whose work influences how our built spaces function and

00:20:28 --> 00:20:32: look, you know, architects and developers and planners and policy

00:20:32 --> 00:20:36: makers to essentially incorporate an aging and equity lens in  
00:20:36 --> 00:20:37: their work.  
00:20:37 --> 00:20:42: It's really about creating and modifying the built environment  
so  
00:20:42 --> 00:20:46: it enables people of all ages and abilities to function  
00:20:46 --> 00:20:49: at at their highest levels.  
00:20:49 --> 00:20:52: And I'm, I'm going to start with a question and  
00:20:52 --> 00:20:54: this is not a poll, so I'm just going to  
00:20:54 --> 00:20:57: ask you just to yourself to think about whether you  
00:20:57 --> 00:20:59: meet all of the following characteristics.  
00:21:00 --> 00:21:04: You are an average height male, you are between the  
00:21:05 --> 00:21:08: ages of 20 and 50, and you are blessed with  
00:21:08 --> 00:21:12: full physical, sensory and cognitive abilities.  
00:21:14 --> 00:21:17: So I've asked this a couple of times in groups  
00:21:17 --> 00:21:20: where you can see the results and they're usually upwards  
00:21:20 --> 00:21:23: of 90% do not raise their hands.  
00:21:24 --> 00:21:26: Those that do, congratulations.  
00:21:26 --> 00:21:30: Because the the built spaces were essentially designed for  
you.  
00:21:30 --> 00:21:34: You are the norm and myself and and the vast  
00:21:34 --> 00:21:38: majority of you are the unlucky ones because we constantly  
00:21:39 --> 00:21:42: need to adapt to spaces as we move about our  
00:21:42 --> 00:21:43: lives.  
00:21:43 --> 00:21:47: You know, the environment we live in directly impacts our  
00:21:47 --> 00:21:49: level of functioning and well-being.  
00:21:49 --> 00:21:54: If it's overly demanding, people struggle to function in  
physical  
00:21:54 --> 00:21:58: spaces and if it's under demanding, people don't have the  
00:21:58 --> 00:22:03: opportunities to function within their abilities, which then can  
often  
00:22:03 --> 00:22:07: atrophy and that costs individuals and it costs society.  
00:22:08 --> 00:22:10: There's a need for more supportive services to bridge the  
00:22:10 --> 00:22:11: gaps, etcetera.  
00:22:11 --> 00:22:14: And oh, for that small group of you that answered  
00:22:14 --> 00:22:18: yes to all those questions, please know that you are  
00:22:18 --> 00:22:20: not always going to be in that group.  
00:22:20 --> 00:22:25: The likelihood is because our abilities change at every age.  
00:22:26 --> 00:22:28: So in this space and next slide, please.  
00:22:29 --> 00:22:33: The global standard most often used is called universal  
design,  
00:22:33 --> 00:22:37: designing products and environments to be usable by all  
people  
00:22:37 --> 00:22:41: to the greatest extent possible without the need for  
adaptation

00:22:41 --> 00:22:42: or specialization.

00:22:43 --> 00:22:47: However, in the United States, only some 1% of homes

00:22:47 --> 00:22:50: have basic universal design elements.

00:22:50 --> 00:22:54: All those elements and during the lifespan of a home,

00:22:54 --> 00:22:59: any home, someone, probably many someones with a permanent or

00:22:59 --> 00:23:03: a temporary disability, a broken leg or anything else will

00:23:03 --> 00:23:04: live there.

00:23:05 --> 00:23:08: So we need to think and and ensure that housing

00:23:08 --> 00:23:12: meets people's needs across the human lifespan.

00:23:12 --> 00:23:15: And we need to design built environments that enable people

00:23:15 --> 00:23:17: to function at their highest level.

00:23:18 --> 00:23:21: The picture on the right, I'll just mention is, is

00:23:21 --> 00:23:25: one of a number of voluntary certification programs across the

00:23:25 --> 00:23:29: country that this one's from Oregon that essentially engage Realtors

00:23:29 --> 00:23:32: in the increased property value of an age friendly home.

00:23:32 --> 00:23:36: And some places like Oregon have levels of age friendliness.

00:23:36 --> 00:23:42: AARP also collaborates with the National Association of Realtors who

00:23:42 --> 00:23:48: essentially link properties to AAR PS Livability Index, which compares

00:23:48 --> 00:23:51: neighborhoods or all across the country.

00:23:51 --> 00:23:55: You can find out how age friendly the neighborhood is

00:23:55 --> 00:23:58: that maybe you are looking at a home to for

00:23:58 --> 00:23:59: for purchase or rent.

00:24:00 --> 00:24:03: So I'd like to share some insights and projects that

00:24:03 --> 00:24:07: we've discovered from around the world that kind of illustrate

00:24:07 --> 00:24:10: innovations in a in a number of the thematic areas

00:24:10 --> 00:24:14: that are discussed in the report that that Matt mentioned

00:24:14 --> 00:24:14: before.

00:24:14 --> 00:24:15: Next slide, please.

00:24:16 --> 00:24:20: So the first one is Ava Housing, which is a

00:24:20 --> 00:24:25: small nonprofit organization in Ireland in the Europe, they use

00:24:25 --> 00:24:28: this term right sizing instead of downsizing.

00:24:29 --> 00:24:32: The idea being that there is a right size for

00:24:32 --> 00:24:36: you at different stages of your life in different times

00:24:36 --> 00:24:37: based on your need.

00:24:37 --> 00:24:41: And that there should be the ability to usually downsize,

00:24:41 --> 00:24:46: but sometimes upsize when you're looking at multi generational families.

00:24:47 --> 00:24:50: And so it targets a problem that that in in

00:24:50 --> 00:24:54: many countries where an older person remains living alone in  
00:24:55 --> 00:24:58: a home that is too large, may no longer be  
00:24:58 --> 00:24:58: safe.  
00:24:58 --> 00:25:00: And they raise their family there and have been there  
00:25:00 --> 00:25:01: for 40 or 50 years.  
00:25:02 --> 00:25:05: And often now it's too expensive for them to maintain  
00:25:05 --> 00:25:08: on fixed incomes, particularly with increasing property taxes.  
00:25:09 --> 00:25:11: So many of them are what we call asset rich.  
00:25:11 --> 00:25:15: But Cash Poor and Ava Housing found many older people  
00:25:16 --> 00:25:20: living in a two-story housing typology that was commonly  
built  
00:25:20 --> 00:25:24: in Ireland post World War 2, and they received municipal  
00:25:25 --> 00:25:28: approval for a few design modifications.  
00:25:28 --> 00:25:31: So they work with architects and then they work with  
00:25:31 --> 00:25:34: the homeowner to modify the ground floor for the older  
00:25:34 --> 00:25:37: person to live in exclusively and create a rental unit  
00:25:37 --> 00:25:38: on the second floor.  
00:25:39 --> 00:25:42: I've spoken with a lot of people in in the  
00:25:42 --> 00:25:46: United States and cities here in Canada and other places  
00:25:46 --> 00:25:50: where there are typical housing typologies and the idea of  
00:25:50 --> 00:25:55: an architect creating a few options for modification, getting  
them  
00:25:55 --> 00:25:59: already permitted is a huge savings in in time and  
00:25:59 --> 00:25:59: cost.  
00:26:00 --> 00:26:03: So what Ava does is they coordinate the design and  
00:26:03 --> 00:26:06: construction services, They help with creative financing.  
00:26:06 --> 00:26:10: They take care of legal and payment aspects related to  
00:26:10 --> 00:26:14: tenancy, including identifying a tenant who of course, the  
homeowner  
00:26:14 --> 00:26:18: has to approve and and then mediating disputes if needed.  
00:26:18 --> 00:26:20: They work with another nonprofit that does that.  
00:26:22 --> 00:26:25: So this scheme, what they're doing is they're also tackling  
00:26:25 --> 00:26:29: the broader affordable housing prices that is prevalent in  
cities  
00:26:29 --> 00:26:33: around the world, particularly a shortage of units for single  
00:26:33 --> 00:26:33: persons.  
00:26:34 --> 00:26:37: So to recruit tenants, what they do is they partner  
00:26:38 --> 00:26:42: with nearby institutions that employ essential workers, like a  
hospital  
00:26:42 --> 00:26:45: where residents come through for a year or or a  
00:26:45 --> 00:26:46: few years.  
00:26:46 --> 00:26:51: So they're not only creating intergenerational living  
arrangements that address

00:26:51 --> 00:26:56: socialized social isolation, but how wonderful for the older person

00:26:56 --> 00:27:00: to have someone even with a medical background and connections

00:27:00 --> 00:27:03: to a medical institution living in their home.

00:27:04 --> 00:27:04: Next slide, please.

00:27:07 --> 00:27:10: So the another one I want to mention is Future

00:27:10 --> 00:27:13: Homes Alliance, which is a small grassroots developer out of

00:27:13 --> 00:27:15: Newcastle in the UK.

00:27:16 --> 00:27:18: There were a group of of people who were very

00:27:18 --> 00:27:22: frustrated with the dearth of housing that allowed them to

00:27:22 --> 00:27:25: age in their community and they wanted multi generational housing.

00:27:26 --> 00:27:28: This was led by a woman by the name of

00:27:28 --> 00:27:31: Rose Gilroy, a professor at the university, planning professor.

00:27:32 --> 00:27:36: And she explained her group's impetus for doing this by

00:27:36 --> 00:27:39: saying we need to stop and have a bigger conversation

00:27:39 --> 00:27:43: about our homes, home as a container for human flourishing

00:27:43 --> 00:27:46: instead of merely a capitol building resource.

00:27:47 --> 00:27:51: But the cohort did was basically recruit a variety of

00:27:51 --> 00:27:53: community and national stakeholders.

00:27:54 --> 00:27:58: They created a design process that incorporated the future residents

00:27:58 --> 00:28:03: preferences, intentionally targeting lower income households by making it a

00:28:03 --> 00:28:03: rental.

00:28:04 --> 00:28:08: The design of the buildings and units prioritizes universal design,

00:28:09 --> 00:28:12: some of which are already mandatory through building codes in

00:28:13 --> 00:28:15: the UK and a range of housing options.

00:28:15 --> 00:28:19: So one and two-bedroom apartments houses, you know, two to

00:28:19 --> 00:28:20: four bedroom houses.

00:28:20 --> 00:28:23: It includes shared spaces where people can do things together.

00:28:24 --> 00:28:29: What Matt mentioned, green spaces for socializing, play spaces, gardening

00:28:29 --> 00:28:33: spaces, and the group is still struggling to break ground

00:28:33 --> 00:28:35: due to increased material costs.

00:28:36 --> 00:28:39: But I'm sharing this with you in part because of

00:28:39 --> 00:28:42: the need, as the ULI report mentioned, for spaces that

00:28:42 --> 00:28:45: can flex as people's needs change over time.

00:28:47 --> 00:28:51: So the units were thoughtfully and practically designed for adaptation

00:28:51 --> 00:28:54: so that residents don't need to move every time their  
00:28:54 --> 00:28:56: or their families needs change.  
00:28:57 --> 00:29:01: All dwellings are be fitted with master with bathrooms  
capable  
00:29:01 --> 00:29:04: of transitioning from rooms with bathtubs to walk in showers.  
00:29:05 --> 00:29:08: two-bedroom units will have an ensuite room on each floor,  
00:29:08 --> 00:29:11: allowing the person to live entirely on the ground level  
00:29:11 --> 00:29:12: and moving.  
00:29:12 --> 00:29:16: Movable inter internal walls enable residents to change the  
size  
00:29:16 --> 00:29:17: of spaces.  
00:29:17 --> 00:29:21: Even exterior front and back walls will also be movable,  
00:29:21 --> 00:29:26: enabling the home's footprint to expand or contract, and the  
00:29:26 --> 00:29:32: blueprints facilitate the expansion by strategically leaving  
extended perimeters free  
00:29:32 --> 00:29:33: of underground services.  
00:29:35 --> 00:29:38: And the option to install residential elevator will be designed  
00:29:38 --> 00:29:41: in by placing closets at the same location on every  
00:29:41 --> 00:29:43: floor to enable the creation of a shaft.  
00:29:44 --> 00:29:49: So in order to to develop these person center specifications,  
00:29:49 --> 00:29:54: they held a ton of workshops, design workshops with with  
00:29:55 --> 00:29:56: the community.  
00:29:57 --> 00:29:59: A ton of time went into this and one of  
00:29:59 --> 00:30:03: the workshops was with occupational therapists at the Royal  
College  
00:30:03 --> 00:30:04: of Occupational Therapists.  
00:30:05 --> 00:30:08: OTS are usually brought in only at a point when  
00:30:08 --> 00:30:12: a person and their environment are no longer compatible.  
00:30:13 --> 00:30:16: And so the OTS commented that nobody had ever before  
00:30:16 --> 00:30:19: asked for their expertise to inform a building project from  
00:30:19 --> 00:30:20: its inception.  
00:30:21 --> 00:30:21: Next slide please.  
00:30:22 --> 00:30:25: So now I'm moving from small, small developers to a  
00:30:25 --> 00:30:26: large developer.  
00:30:26 --> 00:30:30: Clarion Housing Group is actually the largest housing  
association in  
00:30:30 --> 00:30:32: the UK and one of its largest housing developers.  
00:30:33 --> 00:30:37: Their director of regeneration was among the experts at an  
00:30:37 --> 00:30:40: Equity by Design global forum back in 2019 and that  
00:30:40 --> 00:30:43: discussion prompted him to lead a year long effort to  
00:30:43 --> 00:30:46: develop a company wide age friendly strategy.  
00:30:46 --> 00:30:51: It includes age friendly design and building schemes,  
ensuring residents



00:30:51 --> 00:30:54: have the right home for them at the right time  
00:30:54 --> 00:30:57: and helping them anticipate changes as they age and targeting  
00:30:57 --> 00:31:00: a reduction in isolation and loneliness.  
00:31:01 --> 00:31:02: Let's move on to the next slide please.  
00:31:03 --> 00:31:06: I do want to touch a little bit on multi  
00:31:06 --> 00:31:10: generational neighborhoods and with the focus on neighborhoods that need  
00:31:10 --> 00:31:13: to facilitate engagement across the generation.  
00:31:13 --> 00:31:17: So they need to have features that create opportunities for  
00:31:17 --> 00:31:23: meaningful spontaneous interaction, for communication, for connection through the use  
00:31:23 --> 00:31:25: of the shared built environment.  
00:31:25 --> 00:31:28: And I want to talk a little bit about play  
00:31:28 --> 00:31:32: because play is among the easiest and most mutually beneficial  
00:31:32 --> 00:31:33: ways to engage.  
00:31:33 --> 00:31:37: Doctor Stuart Brown, founder of National Institute for Play, says  
00:31:37 --> 00:31:39: play is as basic a human need as essential to  
00:31:39 --> 00:31:41: our well-being as sleep.  
00:31:42 --> 00:31:45: And we know around the world more older adults than  
00:31:45 --> 00:31:48: ever are seen with grandchildren in play environments.  
00:31:49 --> 00:31:52: Build, build environment professionals are facilitating this in a number  
00:31:52 --> 00:31:53: of ways.  
00:31:53 --> 00:31:54: One is through play equipment.  
00:31:55 --> 00:31:58: So the picture of the merry go round is a  
00:31:58 --> 00:32:03: in Singapore, a very thoughtfully located Co located facilities so  
00:32:04 --> 00:32:09: that there's an intergenerational playground in infant and child care  
00:32:09 --> 00:32:12: center as part of a nursing home complex.  
00:32:12 --> 00:32:15: And you can see this merry go round comes with  
00:32:15 --> 00:32:18: wheel lock features for wheelchairs and custom built seats for  
00:32:18 --> 00:32:18: toddlers.  
00:32:19 --> 00:32:23: The pump company called Playcorp created the expression swing, which  
00:32:23 --> 00:32:25: you can see above, which has a seat designated for  
00:32:25 --> 00:32:28: a toddler or a person with a mobility challenge across  
00:32:28 --> 00:32:29: from someone who can swing.  
00:32:30 --> 00:32:33: And the eye to eye contact promotes attunement between two

00:32:33 --> 00:32:36: individuals as they experience this joy.

00:32:37 --> 00:32:41: Another approach is playing everywhere, making play a critical part

00:32:41 --> 00:32:45: of public spaces outside of traditional parks and playgrounds, places

00:32:45 --> 00:32:48: where people frequent and spend a lot of time.

00:32:48 --> 00:32:50: So that could be a laundromat, that could be a

00:32:50 --> 00:32:51: grocery store.

00:32:52 --> 00:32:53: Next slide please.

00:32:55 --> 00:32:58: The demand for multi generational living as as Matt noted

00:32:58 --> 00:33:01: is is rising in the US and this some of

00:33:01 --> 00:33:04: this is attributed to immigration from regions of the world

00:33:05 --> 00:33:08: where this kind of living is more common, even part

00:33:08 --> 00:33:10: of a tradition like Latin America and Asia.

00:33:11 --> 00:33:14: A recent New York Times article discusses the increase in

00:33:14 --> 00:33:17: Hispanic home ownership by pooling resources of family members to

00:33:17 --> 00:33:20: combine incomes in order to qualify for a mortgage and

00:33:20 --> 00:33:21: build wealth.

00:33:22 --> 00:33:25: During the pandemic, a lot of people were prompted to

00:33:25 --> 00:33:29: move largely and with relatives and that provided an opportunity

00:33:29 --> 00:33:32: to understand how people perceive of multi generational living and

00:33:33 --> 00:33:34: how that might have shifted.

00:33:34 --> 00:33:38: So to get a snapshot of that before the pandemic

00:33:38 --> 00:33:42: and then during the crisis, AARP partnered with Culture Intel,

00:33:42 --> 00:33:47: Adana analytics company and this was a scraping of digital

00:33:47 --> 00:33:51: discussions Is the is the way it works essentially the

00:33:51 --> 00:33:56: research mind millions of conversations from 4 regions, US, Europe,

00:33:56 --> 00:34:00: Asia and Latin America and English, Spanish and Chinese and

00:34:00 --> 00:34:03: about six months into the pandemic.

00:34:03 --> 00:34:05: And then we went back to a year before the

00:34:05 --> 00:34:05: pandemic.

00:34:05 --> 00:34:07: So I just want to show you a couple of

00:34:08 --> 00:34:10: slides that give us the the the highlights from that

00:34:10 --> 00:34:11: next, please.

00:34:12 --> 00:34:14: A couple of highlights I think are interesting.

00:34:14 --> 00:34:17: The barriers to living in multi generational housing can be

00:34:17 --> 00:34:19: understood in two categories.

00:34:19 --> 00:34:22: They broke down pretty evenly frictions of living together and

00:34:22 --> 00:34:23: psychological barriers.

00:34:24 --> 00:34:28: So you can see crowding and inconvenience, lack of privacy  
00:34:28 --> 00:34:33: conflicts, personality conflicts, roles and responsibilities with  
part of the  
00:34:33 --> 00:34:38: frictions and the psychological barriers were the emotional  
toll it  
00:34:38 --> 00:34:41: was it was crushing to have to move back in  
00:34:41 --> 00:34:42: with my my parents.  
00:34:43 --> 00:34:45: Do someone social stigma Does someone do you think it's  
00:34:45 --> 00:34:47: a they're a loser if they move back in with  
00:34:47 --> 00:34:48: their parents?  
00:34:48 --> 00:34:49: And I want you to note on that one.  
00:34:49 --> 00:34:52: That is the largest share at 22%.  
00:34:53 --> 00:34:54: Next, please.  
00:34:54 --> 00:34:58: And while the distribution mid COVID, well, we thought it  
00:34:58 --> 00:35:01: was mid COVID between the two categories remain the  
same.  
00:35:01 --> 00:35:03: There were a few dramatic shifts.  
00:35:03 --> 00:35:06: And I want to point out that social stigma went  
00:35:06 --> 00:35:10: from being the most significant barrier to completely  
disappearing as  
00:35:10 --> 00:35:12: a barrier of mid COVID.  
00:35:12 --> 00:35:16: But inconvenience or crowding as a major friction of living  
00:35:16 --> 00:35:16: together.  
00:35:16 --> 00:35:19: And then the emotional toll it took on people was  
00:35:20 --> 00:35:20: huge.  
00:35:21 --> 00:35:24: So heising we it just reinforces that housing typologies can  
00:35:24 --> 00:35:28: need to accommodate more people from different  
generations living in  
00:35:28 --> 00:35:32: harmony, spaces that increase the sense of privacy even  
while  
00:35:32 --> 00:35:33: living with others.  
00:35:33 --> 00:35:36: And the need for spaces to be adaptable to a  
00:35:36 --> 00:35:39: family's changing needs over time.  
00:35:40 --> 00:35:43: Next slide, I'm going to mention this really quickly out  
00:35:43 --> 00:35:48: of our work for multi generational housing, AARP essentially  
created  
00:35:48 --> 00:35:51: a a new section of our policy book which comes  
00:35:51 --> 00:35:53: out every two years.  
00:35:53 --> 00:35:55: So you can see that a little bit there.  
00:35:56 --> 00:35:59: And one, you know, the the new policy promotes,  
encourages  
00:35:59 --> 00:36:03: planners and policymakers to use land use, zoning and other  
00:36:03 --> 00:36:09: regulatory tools, funding opportunities, incentives and other  
programs to facilitate

00:36:09 --> 00:36:13: the creation of housing options and neighborhoods that encourage and

00:36:13 --> 00:36:17: effectively accommodate multiple generations living together.

00:36:17 --> 00:36:19: I, I know we're over time, so I will leave

00:36:19 --> 00:36:20: it at that.

00:36:20 --> 00:36:20: Thank you.

00:36:22 --> 00:36:24: Awesome, Stephanie, that's wonderful.

00:36:24 --> 00:36:29: And there's a comment from Amanda that says appreciate the

00:36:29 --> 00:36:31: call out for play and also attunement.

00:36:33 --> 00:36:36: The health benefits are many but are often overlooked in

00:36:36 --> 00:36:39: health promotion and health program development.

00:36:39 --> 00:36:41: Thanks Stephanie again and awesome.

00:36:41 --> 00:36:42: Dan, take it away.

00:36:43 --> 00:36:43: Great.

00:36:44 --> 00:36:45: Thanks, Rachel.

00:36:46 --> 00:36:47: Hello, everybody.

00:36:47 --> 00:36:49: Good morning and good afternoon.

00:36:50 --> 00:36:51: Name is Dan Perolik.

00:36:51 --> 00:36:55: I own a planning and architecture firm and we do

00:36:55 --> 00:37:00: work across the country with both developers and cities, counties

00:37:00 --> 00:37:05: and states to deliver innovations in housing and to remove

00:37:05 --> 00:37:06: barriers.

00:37:06 --> 00:37:09: So it's always great to join a panel like this

00:37:09 --> 00:37:12: with such a broad range of expertise to talk about

00:37:12 --> 00:37:14: particularly multi generational housing today.

00:37:15 --> 00:37:19: Now my my slides in this particular presentation mostly focus

00:37:19 --> 00:37:23: on the private sector side of it, but I am

00:37:23 --> 00:37:25: a sort of a, a zoning geek myself.

00:37:25 --> 00:37:28: So feel free to ask questions and hopefully we can

00:37:28 --> 00:37:29: answer some of your questions.

00:37:29 --> 00:37:32: If you have more sort of planning policy, zoning related

00:37:32 --> 00:37:34: questions or comments.

00:37:35 --> 00:37:37: This this topic for me.

00:37:37 --> 00:37:42: We started thinking about this about 20 years ago when

00:37:42 --> 00:37:46: we were working on a a plan to extend the

00:37:46 --> 00:37:50: small town of King City, CA which has a large

00:37:50 --> 00:37:52: Latin X population.

00:37:53 --> 00:37:55: As it grew and we were doing a multi day

00:37:55 --> 00:38:00: design charette process and had some really great

00:38:00 --> 00:38:02: conversations with the community.

00:38:02 --> 00:38:06: And we kept hearing over and over that the residents  
00:38:06 --> 00:38:11: culturally really wanted to live multi generationally by choice  
and  
00:38:11 --> 00:38:16: that they were buying single family homes only because that  
00:38:16 --> 00:38:20: was the only option being delivered in their in their  
00:38:20 --> 00:38:21: community.  
00:38:21 --> 00:38:25: And so we were able to utilize this planning and  
00:38:25 --> 00:38:28: zoning process to this was this was a type a  
00:38:29 --> 00:38:34: multi generational type that we created and implemented  
within that  
00:38:34 --> 00:38:36: plan and the new zoning.  
00:38:36 --> 00:38:38: And you can see I'll talk a little bit more  
00:38:38 --> 00:38:40: about it through the course of my presentation.  
00:38:40 --> 00:38:43: But you can see it has a main main home  
00:38:43 --> 00:38:46: or a main unit for the core family, a wing  
00:38:46 --> 00:38:49: for we call it grandma's wing and then a, a  
00:38:50 --> 00:38:53: third unit over the rear garage that for the for  
00:38:53 --> 00:38:57: the kids or the boomerang kids that might be coming  
00:38:57 --> 00:38:59: back into the house.  
00:38:59 --> 00:39:00: And so that was our introduction.  
00:39:00 --> 00:39:04: We've been thinking about it quite a bit over the  
00:39:04 --> 00:39:08: last a couple of decades, but some of these themes  
00:39:08 --> 00:39:13: have been repeated in both Matt, Rachel's and Stephanie's  
content.  
00:39:13 --> 00:39:15: So I won't spend a lot of time on it.  
00:39:15 --> 00:39:19: But I think we're always talking about needing to think  
00:39:19 --> 00:39:24: a little bit differently about multi generational housing  
because just  
00:39:24 --> 00:39:29: like other housing choices, we're seeing alternatives with sort  
of  
00:39:29 --> 00:39:34: adaptations of single family homes in suburban environments  
and then  
00:39:34 --> 00:39:39: multi generational housing being delivered in really large  
apartment buildings.  
00:39:39 --> 00:39:43: But we haven't been seeing sort of that middle scale  
00:39:43 --> 00:39:47: being used thoughtfully as it was historically to deliver multi  
00:39:47 --> 00:39:48: generational living.  
00:39:48 --> 00:39:52: And then secondarily, because our work often focuses at a  
00:39:52 --> 00:39:57: neighborhood or a citywide or even a regional scale from  
00:39:57 --> 00:40:01: a planning perspective, we always talk about how and why  
00:40:01 --> 00:40:02: location matters.  
00:40:02 --> 00:40:05: And this has been in a lot of the previous  
00:40:05 --> 00:40:09: slides too, about what can I walk to, what sort

00:40:09 --> 00:40:12: of social connections is the community fostering?  
00:40:12 --> 00:40:15: Do you need a car to get to all of  
00:40:15 --> 00:40:18: your services, amenities and other activities?  
00:40:18 --> 00:40:20: And so that that to us is is just as  
00:40:20 --> 00:40:23: important to the conversation in terms of the.  
00:40:24 --> 00:40:27: The community and the housing that's being delivered for multi  
00:40:27 --> 00:40:28: generational living.  
00:40:28 --> 00:40:31: And so my focus today will really be talking about  
00:40:31 --> 00:40:35: how this range of what we have called the missing  
00:40:35 --> 00:40:39: middle housing types that are shown here on this diagram.  
00:40:40 --> 00:40:43: And we define them as house scale buildings with multiple  
00:40:43 --> 00:40:45: units in walkable neighborhoods.  
00:40:45 --> 00:40:49: And it's the the duplex, the triplex, the cottage court,  
00:40:49 --> 00:40:54: the small mansion apartment that exists in every  
neighborhood built  
00:40:54 --> 00:40:57: prior to the 1930s and 40s before we put zoning  
00:40:58 --> 00:41:01: in place, but that we really stopped building and we  
00:41:01 --> 00:41:05: put so many barriers in place that many cities and  
00:41:05 --> 00:41:07: even states are now removing.  
00:41:08 --> 00:41:13: These are a great starting point for thinking about how  
00:41:13 --> 00:41:19: these typologies have and can deliver multi generational  
living options  
00:41:19 --> 00:41:21: and alternatives.  
00:41:21 --> 00:41:24: And the first part of my presentation, I just want  
00:41:24 --> 00:41:27: to talk a little bit about why it's important that  
00:41:28 --> 00:41:30: this isn't A1 size fits all solution.  
00:41:31 --> 00:41:35: And I think it's really important that you know there  
00:41:35 --> 00:41:41: are when we're thinking about designing multi generational  
homes or  
00:41:41 --> 00:41:47: buildings that obviously there is shared spaces within that  
home.  
00:41:48 --> 00:41:52: But just as importantly, as Matt said earlier, based on  
00:41:52 --> 00:41:56: the information that they gathered for the report, that it's  
00:41:56 --> 00:42:00: also really important to have private spaces as well.  
00:42:00 --> 00:42:03: Because be being able to when you need to to  
00:42:03 --> 00:42:06: close a door or lock off a separate unit and  
00:42:06 --> 00:42:10: have your own private spaces are really, really important to  
00:42:10 --> 00:42:14: the function of these multi generational alternatives.  
00:42:14 --> 00:42:18: And then most of the designs will have larger living,  
00:42:18 --> 00:42:24: dining and other social spaces, outdoor courtyards to  
accommodate sort  
00:42:24 --> 00:42:29: of when the multi generational household is choosing to to

00:42:29 --> 00:42:34: sort of socialize and sort of share, share that living  
00:42:34 --> 00:42:35: experience.  
00:42:36 --> 00:42:40: And back to that multi generational home that I showed  
00:42:40 --> 00:42:41: you earlier.  
00:42:41 --> 00:42:44: Just give you an example of this is facing the  
00:42:45 --> 00:42:45: street.  
00:42:45 --> 00:42:50: You have the core family home has four, four bedrooms  
00:42:50 --> 00:42:54: on the upper floor, but you can see designed with  
00:42:54 --> 00:42:59: a really gracious living space, dining space to accommodate  
those  
00:42:59 --> 00:43:04: times when the the family wants to share that space.  
00:43:04 --> 00:43:07: But then you have what we call Grandma's wing, which  
00:43:07 --> 00:43:10: actually has a lockable door on it and has its  
00:43:10 --> 00:43:11: own small kitchenette.  
00:43:12 --> 00:43:15: So that the the member of the householder members that  
00:43:15 --> 00:43:18: are living in that particular component can either choose to  
00:43:18 --> 00:43:21: be social or to sort of have their own privacy  
00:43:21 --> 00:43:22: and lock their unit off.  
00:43:23 --> 00:43:25: And then thirdly, that that unit at the rear of  
00:43:26 --> 00:43:28: the the home that can also be sort of what  
00:43:28 --> 00:43:32: we call locked off or separated and provide that level  
00:43:32 --> 00:43:33: of privacy.  
00:43:33 --> 00:43:37: And this particular unit you can see is also oriented  
00:43:37 --> 00:43:41: around a really a thoughtfully designed outdoor courtyard  
space that  
00:43:41 --> 00:43:45: also is a really important part of the socialization and  
00:43:45 --> 00:43:49: the livability of of these types of of multi generational  
00:43:49 --> 00:43:50: homes.  
00:43:51 --> 00:43:55: Secondly, this idea that that context really matters is what  
00:43:55 --> 00:43:58: we see in our work that we do with cities.  
00:43:58 --> 00:44:02: And this is an extract from a citywide housing plan  
00:44:02 --> 00:44:04: that we did for Modesto, CA.  
00:44:05 --> 00:44:09: And it also comes into play when we're working with  
00:44:09 --> 00:44:13: our developer clients to think about the delivery of multi  
00:44:13 --> 00:44:18: generational living is that the design solution will vary based  
00:44:18 --> 00:44:21: on where the what the context is of the particular  
00:44:21 --> 00:44:23: multi generational home.  
00:44:24 --> 00:44:27: And then cities also need to be thinking about a  
00:44:27 --> 00:44:31: different set of of policies, zoning and other planning to  
00:44:31 --> 00:44:34: planning and housing tools to deliver a different range of  
00:44:34 --> 00:44:38: these multi generational choices in these different contexts.  
00:44:39 --> 00:44:43: In terms of what just thinking kind of more generally

00:44:43 --> 00:44:46: about it, what would need to be different based on  
00:44:46 --> 00:44:49: context is size of units will be different based on  
00:44:50 --> 00:44:53: whether you're either in or adjacent to some sort of  
00:44:53 --> 00:44:56: a downtown, a Main Street or a, a place like  
00:44:56 --> 00:45:00: this image on the right where you have the walkability.  
00:45:00 --> 00:45:03: And it's a bit more delivers a higher level  
00:45:03 --> 00:45:07: of walkability and, and urbanism and amenity.  
00:45:07 --> 00:45:12: And then secondarily, the typology like which range of these  
00:45:12 --> 00:45:16: missing metal types makes sense will depend on that context  
00:45:16 --> 00:45:20: of what the existing lot sizes and patterns are and  
00:45:20 --> 00:45:23: what the opportunities are in terms of the scale and  
00:45:23 --> 00:45:25: type of development.  
00:45:26 --> 00:45:30: And then third of all amenities, thinking about amenities like  
00:45:30 --> 00:45:34: will the amenities be partly delivered by this larger context  
00:45:34 --> 00:45:38: like in this photograph where you can walk the services  
00:45:38 --> 00:45:42: amenities, maybe even walk to your doctor or your dentist  
00:45:42 --> 00:45:45: and some of the social spaces are provided in the  
00:45:45 --> 00:45:47: larger community context.  
00:45:47 --> 00:45:50: Or does the does the building actually need to accommodate  
00:45:50 --> 00:45:54: more of those because they're a little bit more lacking  
00:45:54 --> 00:45:55: in the broader context?  
00:45:55 --> 00:45:59: And then you can't really talk about housing solutions about  
00:45:59 --> 00:46:03: talking about parking, unfortunately more often than not, it  
really  
00:46:03 --> 00:46:04: drives the solution.  
00:46:04 --> 00:46:08: But if a multi generational home, which we feel is  
00:46:08 --> 00:46:12: an ideal location in a more walkable environment, you can  
00:46:12 --> 00:46:16: obviously provide less parking and utilize more of that space  
00:46:16 --> 00:46:21: for more amenities for that multi generational housing  
solution.  
00:46:22 --> 00:46:25: The next thing I wanted to do is just walk  
00:46:25 --> 00:46:28: very quickly through some examples of small to medium  
sized  
00:46:28 --> 00:46:29: infill.  
00:46:29 --> 00:46:32: And for the planners who are on the, I know  
00:46:32 --> 00:46:35: there's a lot of public sector folks on the, in  
00:46:35 --> 00:46:38: the group of attendees today, you can be thinking about  
00:46:38 --> 00:46:41: what you can be doing in terms of planning and  
00:46:41 --> 00:46:45: zoning refinements to deliver a similar range of, of housing  
00:46:45 --> 00:46:45: solutions.  
00:46:45 --> 00:46:49: And so we like this slogan of thinking big but  
00:46:49 --> 00:46:50: building small.  
00:46:50 --> 00:46:54: And there's this full range of missing middle typologies that



00:46:54 --> 00:46:57: we've now been documenting and are available the the details

00:46:57 --> 00:47:01: on missing middle housing.com that you can choose from as

00:47:01 --> 00:47:02: you're approaching this.

00:47:02 --> 00:47:05: But the cottage court, which is a type that a

00:47:05 --> 00:47:08: lot of people really, really are attracted to, We've seen

00:47:08 --> 00:47:11: a lot of successful examples built over the last the

00:47:11 --> 00:47:14: last couple decades, but there are a number of different

00:47:14 --> 00:47:18: ways that this cottage court can accommodate multi generational living.

00:47:18 --> 00:47:22: I just, I really love this type where you can

00:47:22 --> 00:47:25: imagine each one of these homes that are all oriented

00:47:25 --> 00:47:29: around a shared courtyard space could accommodate one of the

00:47:30 --> 00:47:32: different generations of the of the family.

00:47:33 --> 00:47:36: You could even be thinking about one of the homes

00:47:36 --> 00:47:38: being allocated for a caregiver.

00:47:38 --> 00:47:41: If there's a, you know, there's more often than not,

00:47:41 --> 00:47:45: there's going to be sort of and aging, aging members

00:47:45 --> 00:47:48: of the families that might need some additional care and

00:47:48 --> 00:47:49: attention.

00:47:49 --> 00:47:52: And then one of the houses could be set aside

00:47:52 --> 00:47:54: as that, you know that that core home where there's

00:47:54 --> 00:47:57: a large kitchen, dining sort of living area.

00:47:57 --> 00:48:00: And this example shows all of the homes the same

00:48:00 --> 00:48:04: size, but this could very easily be done with each

00:48:04 --> 00:48:07: of the homes being a different size with addressing the

00:48:08 --> 00:48:12: specific needs of each of the different generations that that

00:48:12 --> 00:48:15: will be living in this particular solution.

00:48:16 --> 00:48:18: I just, as I mentioned earlier, we've, we've spent a

00:48:18 --> 00:48:20: couple of decades now documenting these types.

00:48:22 --> 00:48:26: If you either buy my book or go to

00:48:26 --> 00:48:30: missingmiddlehousing.com, we've provided this information for free that can inform design

00:48:30 --> 00:48:31: approaches.

00:48:31 --> 00:48:34: It can also inform your zoning sort of refinements that

00:48:34 --> 00:48:37: are needed to allow these and just encourage you to

00:48:37 --> 00:48:40: go take a look and and dive into that information.

00:48:40 --> 00:48:43: But this is an example of a, a cottage court

00:48:43 --> 00:48:45: called River House.

00:48:45 --> 00:48:49: It's in Healdsburg, CA that we designed in collaboration with

00:48:49 --> 00:48:52: Jim Hyde, who many of you probably know through his

00:48:52 --> 00:48:56: book Building Small that Uli published in his small scale  
00:48:56 --> 00:48:57: developer work.  
00:48:57 --> 00:49:03: But this has eight main houses, 1200 to 1700 square  
00:49:03 --> 00:49:08: feet and four Adus and those four of the units  
00:49:08 --> 00:49:10: are sold with an Adu.  
00:49:10 --> 00:49:14: And you know, in this particular instance, the multi  
00:49:14 --> 00:49:17: generational  
00:49:17 --> 00:49:19: living is delivered sort of on a, on a basis  
00:49:19 --> 00:49:22: of like a home having an Adu.  
00:49:22 --> 00:49:25: But there's no reason that a, a, a larger community  
00:49:25 --> 00:49:27: like this couldn't be sort of built specific to the  
00:49:27 --> 00:49:31: needs of an individual family.  
00:49:31 --> 00:49:33: And then the fourplex, which any of you have heard  
00:49:33 --> 00:49:35: me speak in the past, is one of my favorite  
00:49:35 --> 00:49:37: missing middle types.  
00:49:37 --> 00:49:40: And I feel like if cities can learn how to  
00:49:40 --> 00:49:42: deliver these more effectively, we'll, we'll go a long way  
00:49:42 --> 00:49:46: in addressing our larger housing needs.  
00:49:46 --> 00:49:51: But specific to multi generational living, I've seen and heard  
00:49:51 --> 00:49:55: stories from friends and colleagues over the years about how  
00:49:55 --> 00:49:58: they've used these fourplexes to adapt to meet their needs  
00:49:58 --> 00:50:00: as they change at different points in their lives.  
00:50:00 --> 00:50:04: So for example, well, just to give you a sense  
00:50:04 --> 00:50:04: the the fourplex, basically the numbers represent each  
00:50:04 --> 00:50:07: represent a  
00:50:07 --> 00:50:09: unit.  
00:50:09 --> 00:50:14: So it's just base very basically 2 units on the  
00:50:14 --> 00:50:17: ground floor and two units on an upper floor.  
00:50:17 --> 00:50:20: And basically the idea here is that a young couple  
00:50:20 --> 00:50:23: could buy the fourplex.  
00:50:23 --> 00:50:27: They could rent the three units and generate some passive  
00:50:27 --> 00:50:30: some income to help them pay their mortgage.  
00:50:30 --> 00:50:33: As their family grows, they can transition two of the  
00:50:33 --> 00:50:37: units into one larger unit and still have a, a  
00:50:37 --> 00:50:40: couple of income units generating income.  
00:50:40 --> 00:50:43: And then maybe as their parents age, they can move  
00:50:43 --> 00:50:46: into one of the units and maybe as their kids  
00:50:46 --> 00:50:49: get older, they can move into a unit.  
00:50:49 --> 00:50:52: You know, so there's just a lot of tremendous amount  
00:50:52 --> 00:50:56: of flexibility in how this fourplex typology can adapt.  
00:50:56 --> 00:50:56: And I, I think the one of the strategies for  
00:50:56 --> 00:50:56: developers could be building these fourplexes to be  
00:50:56 --> 00:50:56: purchased by

00:50:56 --> 00:51:01: either small scale investors or by individual families or owners

00:51:01 --> 00:51:04: to be able to accommodate this kind type of multi

00:51:04 --> 00:51:05: generational living.

00:51:05 --> 00:51:08: And the good thing is that these tie the four

00:51:08 --> 00:51:11: you can buy up to four unit building with the

00:51:11 --> 00:51:14: same mortgage as a single family home.

00:51:14 --> 00:51:16: So it, it, it ends up being fairly straightforward.

00:51:17 --> 00:51:19: We could talk a lot about parking and how that

00:51:19 --> 00:51:23: impacts sort of the ability to deliver these fourplexes.

00:51:24 --> 00:51:28: I feel that courtyard typologies are another great way to

00:51:28 --> 00:51:31: accommodate a multi generational living.

00:51:31 --> 00:51:35: This is a project called cul-de-sac Tempe in Tempe, AZ

00:51:35 --> 00:51:36: that we designed.

00:51:36 --> 00:51:38: It's a it's a car free community.

00:51:38 --> 00:51:42: I just think it's, it's not multi generational, but I

00:51:42 --> 00:51:45: think this is a great model in terms of the

00:51:45 --> 00:51:49: physical form and social focus that could really foster multi

00:51:49 --> 00:51:51: generational living.

00:51:51 --> 00:51:55: And back to that, multi generational home is this is

00:51:55 --> 00:51:59: adaptable to be basically doubled and mirrored to

00:51:59 --> 00:52:03: accommodate a larger family or a larger group and creating a larger

00:52:03 --> 00:52:04: courtyard space.

00:52:05 --> 00:52:09: If you're thinking about this in the context of larger

00:52:09 --> 00:52:13: master plan communities, we are doing work with a lot

00:52:13 --> 00:52:17: of developers who are integrating these missing middle

00:52:17 --> 00:52:21: housing types in creating a center and a focus walkable sort of

00:52:21 --> 00:52:23: focal point for the neighborhood.

00:52:24 --> 00:52:28: This is a really great example being built called Discovery

00:52:28 --> 00:52:33: Corner in Bend, OR where we worked with Brooks

00:52:33 --> 00:52:37: Resources Group to take an otherwise mostly single family community

00:52:37 --> 00:52:42: and integrate these ground floor flex spaces, a series of flats

00:52:42 --> 00:52:43: above them.

00:52:43 --> 00:52:46: And then on the lower right you can see one

00:52:46 --> 00:52:50: of the cottage courts that create those housing choices,

00:52:50 --> 00:52:54: create the walkability and could very easily deliver this multi

00:52:54 --> 00:52:54: generational living.

00:52:55 --> 00:52:58: This is a 40 acre project in the Omaha, NE  
00:52:58 --> 00:53:01: metro in a small town called Papillion.  
00:53:01 --> 00:53:04: But what this is just simply simply demonstrating is the  
00:53:04 --> 00:53:07: number represents the number of units in each one of  
00:53:07 --> 00:53:08: these buildings.  
00:53:08 --> 00:53:11: And this could be a model where builders actually most  
00:53:11 --> 00:53:15: instances now they're delivering them As for rent.  
00:53:15 --> 00:53:18: But there's no reason that these same types couldn't be  
00:53:18 --> 00:53:22: used and delivered for multi generational living alternatives.  
00:53:22 --> 00:53:25: I just want to mention briefly because my, my time  
00:53:25 --> 00:53:28: is sort of running short here, but we've been doing  
00:53:28 --> 00:53:32: some really great work, have a great partnership with AARP  
00:53:32 --> 00:53:35: for the past 6 plus years through their technical assistance  
00:53:35 --> 00:53:39: programs where we've been working with communities to  
visualize the  
00:53:39 --> 00:53:43: evolution of existing single family housing stock into multi  
generational  
00:53:43 --> 00:53:45: housing alternatives.  
00:53:45 --> 00:53:49: And this has been a really enjoyable and rewarding process.  
00:53:49 --> 00:53:53: And we've we enjoy sort of broadening the message of  
00:53:53 --> 00:53:58: missing middle and multi generational living through that  
AARP conduit  
00:53:58 --> 00:53:59: over the years.  
00:53:59 --> 00:54:01: So a few concluding thoughts.  
00:54:02 --> 00:54:05: Technology is doing a lot, I feel, to enable shared  
00:54:05 --> 00:54:06: living.  
00:54:06 --> 00:54:09: A friend of mine has created this company called Live  
00:54:09 --> 00:54:14: Near Friends, which isn't sort of necessarily living with with  
00:54:14 --> 00:54:19: one household, but rather creating a social network to either  
00:54:19 --> 00:54:22: live with or live near, which I think is a  
00:54:22 --> 00:54:24: really interesting focus.  
00:54:24 --> 00:54:27: And then if you want to learn more about missing  
00:54:27 --> 00:54:31: middle from a a public sector perspectives, I've done a  
00:54:31 --> 00:54:34: couple of of of, of blog series and articles that  
00:54:34 --> 00:54:35: you can see here.  
00:54:36 --> 00:54:38: If you just Google them, they will come up with  
00:54:38 --> 00:54:38: my name.  
00:54:38 --> 00:54:39: They will come up.  
00:54:39 --> 00:54:43: The last one focused on tips for cities considering pre  
00:54:43 --> 00:54:45: approved missing middle plans.  
00:54:46 --> 00:54:49: And if you are super interested in in diving more  
00:54:49 --> 00:54:52: deeply into missing middle, this is the cover of my  
00:54:52 --> 00:54:53: book.

00:54:53 --> 00:54:56: It's called missing middle housing, thinking big and building small

00:54:56 --> 00:54:58: to respond to the housing crisis.

00:54:58 --> 00:55:01: It's available through Island Press.

00:55:01 --> 00:55:04: And I just thank you for your time today and

00:55:04 --> 00:55:07: I look forward to jumping into the discussion in the

00:55:07 --> 00:55:08: Q&A.

00:55:09 --> 00:55:14: Thanks Dan and thanks again to Stephanie and Matt.

00:55:15 --> 00:55:18: Really appreciate this discussion.

00:55:18 --> 00:55:22: Let's see can every can everybody see here, let's do

00:55:22 --> 00:55:24: this gallery view.

00:55:24 --> 00:55:24: Got it.

00:55:26 --> 00:55:31: So awesome to hear all of you present.

00:55:31 --> 00:55:34: And then it's also been great to just see in

00:55:35 --> 00:55:39: the chat and the Q&A lots of comments and questions

00:55:39 --> 00:55:41: and lively dialogue.

00:55:41 --> 00:55:43: So just keep it coming.

00:55:44 --> 00:55:48: It's nice that some attendees are answering questions in the

00:55:48 --> 00:55:50: Q&A, So I appreciate that.

00:55:50 --> 00:55:53: So want to Stephanie at the end of her presentation

00:55:53 --> 00:55:58: and then of your presentation, you didn't have quite enough

00:55:58 --> 00:56:01: time, I think to get into the perception survey that

00:56:01 --> 00:56:02: you talked about.

00:56:02 --> 00:56:04: So I just wanted to give you a little bit

00:56:04 --> 00:56:06: more time to talk about that.

00:56:07 --> 00:56:10: And you know, the the perception survey notes some

00:56:10 --> 00:56:14: frictions

00:56:14 --> 00:56:19: when it comes to sort of residents and, and living

00:56:19 --> 00:56:23: in multi generational communities together, psychological

00:56:23 --> 00:56:23: barriers, you know, feeling

00:56:23 --> 00:56:26: of whether or not it's sort of socially acceptable to

00:56:27 --> 00:56:29: do that.

00:56:27 --> 00:56:29: Could you talk more about those perceptions and also what

00:56:29 --> 00:56:32: are the opportunities to address those?

00:56:32 --> 00:56:36: And then Dan, we'll talk to you next about sort

00:56:36 --> 00:56:39: of how do you overcome some of those regulatory and

00:56:36 --> 00:56:39: financial barriers that that we've been discussing.

00:56:41 --> 00:56:41: Sure.

00:56:41 --> 00:56:42: Thanks, Rachel.

00:56:43 --> 00:56:46: Yeah, I mean, I just want to stress that it

00:56:46 --> 00:56:50: was pretty shocking to me to see those numbers shift.

00:56:50 --> 00:56:55: So, you know, the year before COVID, you know, the

00:56:55 --> 00:57:00: highest barrier, the 22% was, was this this concept of

00:57:00 --> 00:57:03: stigma and that completely disappeared.

00:57:04 --> 00:57:06: And so I, you know, I think earlier one of

00:57:06 --> 00:57:09: the people Adam Pi believe was the name of said,

00:57:09 --> 00:57:12: you know, I lived in a multi generational home growing

00:57:12 --> 00:57:12: up.

00:57:12 --> 00:57:14: I'm sure there are others on this call who have

00:57:14 --> 00:57:17: some experience with that as well, but the perception of

00:57:17 --> 00:57:20: multi generational living is still stuck in the past.

00:57:20 --> 00:57:23: And I, I think that, you know, the pandemic may

00:57:23 --> 00:57:26: have created an opening for a new narrative.

00:57:27 --> 00:57:30: So, so that's where I think, you know, I think

00:57:30 --> 00:57:32: we, we need to focus on on how do we

00:57:32 --> 00:57:36: shift that narrative and, and 11 important element I believe

00:57:36 --> 00:57:37: is storytelling.

00:57:38 --> 00:57:41: I believe the people who do have experience with that

00:57:41 --> 00:57:44: can be more outspoken about what the benefits are, and

00:57:44 --> 00:57:46: there's only challenges as well.

00:57:46 --> 00:57:49: But I think storytelling is a big part of the

00:57:49 --> 00:57:50: shift that needs to to take place.

00:57:54 --> 00:57:56: Thanks, Stephanie and Dan.

00:57:56 --> 00:57:59: So digging into some of the barriers to building this

00:57:59 --> 00:58:02: kind of housing, how to overcome them and strategies.

00:58:02 --> 00:58:04: And I think in the in the Q&A, there are

00:58:04 --> 00:58:06: a couple of different questions to sort of get at

00:58:06 --> 00:58:08: like how do we get started?

00:58:08 --> 00:58:10: Like we want to do this in our community or

00:58:10 --> 00:58:11: we're thinking about this.

00:58:12 --> 00:58:13: How do we make it happen?

00:58:14 --> 00:58:17: Yeah, I mean this, this sounds really basic, but I

00:58:17 --> 00:58:20: mean, first of all, education is really important.

00:58:21 --> 00:58:26: Educating your community and and your decision makers

00:58:27 --> 00:58:32: and cities

00:58:27 --> 00:58:32: should not underestimate the value of simply creating a

00:58:32 --> 00:58:37: photo

00:58:32 --> 00:58:37: database of examples of what they were are considering like

00:58:37 --> 00:58:42: these missing middle typologies and often creating posters or

00:58:42 --> 00:58:46: a

00:58:42 --> 00:58:46: Flickr or some other online photo database.

00:58:47 --> 00:58:51: We often actually direct people to the missing middle

00:58:51 --> 00:58:55: document

00:58:51 --> 00:58:55: publication that we did with AARP just about a year

00:58:55 --> 00:58:58: and a half ago, because it's sort of a neutral

00:58:58 --> 00:59:03: perspective on missing middle housing and it's really

approachable and  
00:59:03 --> 00:59:06: written for an entry level audience.  
00:59:07 --> 00:59:10: And I, I think it's, I think those two things  
00:59:10 --> 00:59:12: are, are really good.  
00:59:13 --> 00:59:16: You know, sometimes we are brought in to give a  
00:59:16 --> 00:59:20: missing little housing presentation either to a general public  
audience  
00:59:20 --> 00:59:23: or the decision makers to sort of plant those seeds  
00:59:23 --> 00:59:26: that can then be watered by either planning staff or  
00:59:26 --> 00:59:27: other local advocates.  
00:59:27 --> 00:59:31: So I think those things are pretty simple, easy steps.  
00:59:33 --> 00:59:36: We also do this process that we created a few  
00:59:36 --> 00:59:39: years ago called the missing middle scan where we, we  
00:59:39 --> 00:59:43: created it because we felt we needed to go quickly  
00:59:43 --> 00:59:46: into communities and within a, a couple of months be  
00:59:46 --> 00:59:50: able to provide them with a checklist of changes they  
00:59:50 --> 00:59:53: need to make, the policies and zoning and planning to  
00:59:54 --> 00:59:54: enable it.  
00:59:54 --> 00:59:59: And I, I saw Amy Brooks from Knox County on  
00:59:59 --> 01:00:00: the list.  
01:00:00 --> 01:00:02: I'm not sure if she's on the list, but we  
01:00:02 --> 01:00:04: recently did it for Knoxville, TN that effort.  
01:00:05 --> 01:00:07: And that's a really quick way to get a jump  
01:00:07 --> 01:00:10: start that can inform your comprehensive plan, zoning  
updates, what  
01:00:10 --> 01:00:11: what?  
01:00:11 --> 01:00:12: Whatever it needs to inform.  
01:00:12 --> 01:00:12: Yeah.  
01:00:15 --> 01:00:15: Thanks guys.  
01:00:15 --> 01:00:18: Rachel, can I just add a little bit to that  
01:00:18 --> 01:00:21: to, to, I think that, you know, we both Dan  
01:00:21 --> 01:00:24: and I and, and, you know, have talked about the  
01:00:24 --> 01:00:25: existing stock.  
01:00:26 --> 01:00:28: It, it, it is, we are not going to build  
01:00:28 --> 01:00:30: our way out of the housing crisis that we're in.  
01:00:30 --> 01:00:33: And so we really need to look at existing housing  
01:00:33 --> 01:00:36: stock and existing stock of other kinds of buildings as  
01:00:36 --> 01:00:37: well.  
01:00:37 --> 01:00:40: So, you know, shared housing is one that I talked  
01:00:40 --> 01:00:43: about, but you know, adaptive reuse, I mean, you know,  
01:00:43 --> 01:00:47: the COVID, the pandemic has, you know, an increase in  
01:00:47 --> 01:00:51: remote work has, has accelerated building vacancies  
primarily in offices,

01:00:51 --> 01:00:55: but also commercial properties and schools and churches and more

01:00:55 --> 01:00:57: in downtowns across the globe.

01:00:57 --> 01:01:02: And you know, I think that's an unprecedented opportunity for

01:01:02 --> 01:01:06: helping to solve the housing crisis and it facilitates housing

01:01:07 --> 01:01:10: stock much faster than new build and can make a

01:01:10 --> 01:01:12: significant contribution.

01:01:12 --> 01:01:14: So we need to just make sure that we're there

01:01:14 --> 01:01:17: are a lot of conversations happening in this space.

01:01:17 --> 01:01:21: We just need to make sure that those conversations include

01:01:21 --> 01:01:24: the needs of people of all ages and nobilities and

01:01:24 --> 01:01:28: and talk about the the advantages of of of multi

01:01:28 --> 01:01:29: generational living.

01:01:30 --> 01:01:30: Thanks.

01:01:31 --> 01:01:32: Thanks for that, Stephanie.

01:01:32 --> 01:01:35: And we got a couple of different questions about thinking

01:01:35 --> 01:01:37: about, and that's a good segue.

01:01:37 --> 01:01:41: When you think about the current housing stock and some

01:01:41 --> 01:01:46: of the affordability or sort of financing challenges with retrofitting

01:01:46 --> 01:01:51: existing housing or building new multi generational communities that are

01:01:51 --> 01:01:53: inclusive and affordable.

01:01:54 --> 01:01:57: And how can we think about, you know, making sure

01:01:57 --> 01:02:01: that these strategies are benefiting folks of all different income

01:02:01 --> 01:02:03: levels and backgrounds.

01:02:03 --> 01:02:05: Dan, you want to talk about that?

01:02:08 --> 01:02:10: Sorry, I was actually answering another question in that.

01:02:10 --> 01:02:11: OK.

01:02:11 --> 01:02:13: Yeah, just thinking about how to how to make sure

01:02:13 --> 01:02:17: that these strategies are inclusive and especially, you know, thinking

01:02:17 --> 01:02:20: about if if we're talking about retrofits of existing homes,

01:02:20 --> 01:02:23: you know, what are the kinds of financing strategies And

01:02:23 --> 01:02:25: maybe Stephanie, if you want to answer that too, that

01:02:26 --> 01:02:27: that people can be thinking about.

01:02:28 --> 01:02:28: Yeah.

01:02:28 --> 01:02:31: I mean, I think of this, I mean inclusive in

01:02:31 --> 01:02:35: terms of both people, people with with a special needs,

01:02:35 --> 01:02:38: but also like communities that we've have been put at

01:02:38 --> 01:02:42: a disadvantage historically by planning and housing policy.

01:02:42 --> 01:02:45: And like the, the work we're doing for a citywide



01:02:45 --> 01:02:49: missing middle strategy for Sacramento, CA includes a displacement risk

01:02:49 --> 01:02:53: analysis, which I think every planning and housing effort really

01:02:54 --> 01:02:54: should.

01:02:54 --> 01:02:58: And because this the right, the 2nd a city changes

01:02:58 --> 01:03:02: its zoning, the the 1st place that investment is most

01:03:02 --> 01:03:05: likely to go is where they're lower values.

01:03:05 --> 01:03:08: And in a lot of places that's historically where the

01:03:08 --> 01:03:10: black and brown communities were sort of red lined into.

01:03:10 --> 01:03:14: And so you don't want your policies to immediately like

01:03:14 --> 01:03:19: start this, this displacement of those valuable community members, important

01:03:19 --> 01:03:20: community members.

01:03:20 --> 01:03:23: And so I think that's a really important part of

01:03:23 --> 01:03:27: this is not just sort of opening the floodgates, but

01:03:27 --> 01:03:31: being really thoughtful about the impacts of those policies and

01:03:31 --> 01:03:35: zoning changes so that you're not displacing community members in

01:03:35 --> 01:03:36: a way that wasn't intended.

01:03:36 --> 01:03:39: And so I think that's really important part of part

01:03:39 --> 01:03:39: of these efforts.

01:03:42 --> 01:03:45: And I guess what I can just add, this is

01:03:45 --> 01:03:47: a little bit on a, on a different tangent, but

01:03:47 --> 01:03:50: but there are, there is the ability to provide for

01:03:50 --> 01:03:52: the government to provide incentives.

01:03:53 --> 01:03:56: And so, you know, living close, close to as, as

01:03:56 --> 01:04:00: Rachel said at the beginning, it's not necessarily only with,

01:04:00 --> 01:04:04: but close to relatives is an important way to encourage

01:04:04 --> 01:04:07: intergenerational interactions and and family support.

01:04:08 --> 01:04:11: And there are places, you know, outside the US that

01:04:11 --> 01:04:15: will more centralized governments that have more control over the

01:04:15 --> 01:04:19: housing supply and that can direct individuals into multi generational

01:04:19 --> 01:04:23: settings through, you know, direct financial or other incentives.

01:04:24 --> 01:04:27: The one that comes to mind is, is Singapore where

01:04:27 --> 01:04:30: essentially a person a, you know, a younger couple can

01:04:30 --> 01:04:34: get, I believe it's \$20,000 today towards the purchase of

01:04:34 --> 01:04:37: a new apartment if their parent, if they live with

01:04:37 --> 01:04:41: their older adult relative, or even like \$10,000 if they

01:04:41 --> 01:04:45: live within 4 kilometers of their older adult relative.

01:04:46 --> 01:04:49: So, you know, we have some things in this country.

01:04:49 --> 01:04:52: And again, I think Dan illustrates this really well with

01:04:52 --> 01:04:55: missing middle and, and we've done a lot of work

01:04:55 --> 01:04:57: on accessory dwelling units as well.

01:04:58 --> 01:05:01: It's not it, it, it doesn't have to be something

01:05:01 --> 01:05:05: that is promoting only multi generational, but if you provide

01:05:05 --> 01:05:09: certain incentives and then talk about the benefits of multi

01:05:09 --> 01:05:13: generational and that becomes a shift in the narrative that

01:05:13 --> 01:05:16: will increase the multi generational living as well.

01:05:16 --> 01:05:20: So I mean, in this country, we have some incentives

01:05:20 --> 01:05:24: that state and local governments provide for people to that

01:05:24 --> 01:05:25: to to move.

01:05:26 --> 01:05:29: It's usually rural areas of the state of Vermont that,

01:05:29 --> 01:05:32: you know, offers up to \$10,000 to encourage professionals to

01:05:32 --> 01:05:33: move to the state.

01:05:34 --> 01:05:37: And, you know, they wanted to attract younger residents to

01:05:37 --> 01:05:40: a state where the population is aging faster than the

01:05:40 --> 01:05:42: overall, you know, US population.

01:05:42 --> 01:05:44: So those are the kinds of things that also paired

01:05:45 --> 01:05:48: with education about the benefits of multi generational living

01:05:48 --> 01:05:49: could

01:05:48 --> 01:05:49: be really powerful.

01:05:51 --> 01:05:57: Guys, so we are just almost wrapping up here.

01:05:57 --> 01:06:02: Before folks leave the webinar, would love to ask you

01:06:02 --> 01:06:04: to fill out a survey.

01:06:04 --> 01:06:07: I think Sean's going to put the link in the

01:06:07 --> 01:06:09: chat and I can do it here.

01:06:09 --> 01:06:11: We take a lot of, we pay a lot of

01:06:11 --> 01:06:15: attention to survey results and would love to hear what

01:06:16 --> 01:06:19: you thought of this webinar and you know, what you'd

01:06:19 --> 01:06:22: like for us to be focused on next.

01:06:22 --> 01:06:25: So please do fill that out.

01:06:25 --> 01:06:29: We had so many questions and great comments and

01:06:29 --> 01:06:30: feedback

01:06:29 --> 01:06:30: and links.

01:06:30 --> 01:06:33: And so we can think about compiling some of that

01:06:33 --> 01:06:36: input and sharing it back out if people are sharing

01:06:36 --> 01:06:38: resources or other things to share.

01:06:40 --> 01:06:43: But so I just want to wrap up with one

01:06:43 --> 01:06:45: final question for each of you.

01:06:45 --> 01:06:48: And just really quickly, and I, I know this might

01:06:48 --> 01:06:51: be a little bit of a curveball because we didn't

**01:06:51 --> 01:06:54:** talk about in advance, but just love to hear from  
**01:06:54 --> 01:06:57:** you about what are like one or two key lessons  
**01:06:57 --> 01:07:01:** for making multi generational living or communities  
 successful.  
**01:07:03 --> 01:07:04:** So who wants to start?  
**01:07:06 --> 01:07:07:** Great lessons for.  
**01:07:08 --> 01:07:10:** Successful multi generational communities.  
**01:07:10 --> 01:07:12:** I can start, I can start and I can be  
**01:07:12 --> 01:07:12:** quick.  
**01:07:12 --> 01:07:15:** I, I just, I think it's so important for the  
**01:07:15 --> 01:07:20:** development community to learn about and understand the  
 opportunity that's  
**01:07:20 --> 01:07:21:** here.  
**01:07:21 --> 01:07:24:** I mean the, the growth in multi generational living, the  
**01:07:24 --> 01:07:28:** demand that's being unmet is really can be an opportunity.  
**01:07:28 --> 01:07:31:** And yes, there are lots of barriers in the way  
**01:07:31 --> 01:07:35:** in terms of policy potential, potentially in terms of financing,  
**01:07:35 --> 01:07:39:** but developers are such important key voices in the  
 conversations  
**01:07:39 --> 01:07:42:** to ensure the policies are really set up to, you  
**01:07:42 --> 01:07:45:** know, accommodate multi generational living and  
 communities.  
**01:07:46 --> 01:07:49:** And, you know, it can be a really successful and,  
**01:07:49 --> 01:07:50:** you know, business strategy.  
**01:07:50 --> 01:07:54:** And also just the role of developers is so crucial  
**01:07:54 --> 01:07:58:** in terms of, you know, creating the places that will  
**01:07:58 --> 01:08:03:** facilitate these social connections, quality of life, longevity,  
 etcetera.  
**01:08:03 --> 01:08:04:** So we'll stop there.  
**01:08:05 --> 01:08:05:** Yeah.  
**01:08:05 --> 01:08:10:** So getting developers to embrace the multi generational  
 development opportunity.  
**01:08:10 --> 01:08:12:** Dan, you want to go next?  
**01:08:13 --> 01:08:15:** Yeah, for, I'm going to sort of one for the  
**01:08:16 --> 01:08:19:** public sector folks that are on the in the attendees  
**01:08:19 --> 01:08:19:** group.  
**01:08:19 --> 01:08:22:** And then one for for developers is I think for  
**01:08:22 --> 01:08:26:** public sector folks, just the, the, the broad recommendation is  
**01:08:26 --> 01:08:29:** to stop using density as a way to regulate because  
**01:08:29 --> 01:08:34:** it disincentivizes the delivery of smaller, more attainable,  
 more creative  
**01:08:34 --> 01:08:37:** units like that three generation home that I showed you  
**01:08:37 --> 01:08:41:** would be considered through a planning and zoning lens a  
**01:08:41 --> 01:08:45:** triplex right, which isn't allowed in very many locations in

01:08:45 --> 01:08:45: the US.

01:08:45 --> 01:08:51: So stop using density as your regulatory metric.

01:08:51 --> 01:08:55: And then for developers, I think what we see is

01:08:55 --> 01:09:00: just trying to being really, really thoughtful about the value

01:09:00 --> 01:09:05: that you're creating through placemaking and the the sort of

01:09:05 --> 01:09:10: sense of community that comes inherently with this multi

01:09:10 --> 01:09:15: generational

01:09:10 --> 01:09:15: living approach and factor that into your, your pro forma.

01:09:15 --> 01:09:18: It's a really hard thing to do, but it it

01:09:18 --> 01:09:21: enables you to sort of think outside of the box

01:09:21 --> 01:09:24: a little bit more and get creative and understand your

01:09:24 --> 01:09:27: market to to deliver a good successful project.

01:09:29 --> 01:09:30: Stephanie.

01:09:30 --> 01:09:32: Yeah, I mean, I'll be really quick.

01:09:32 --> 01:09:36: I think that adaptability is really critical there.

01:09:36 --> 01:09:39: There has to be flexibility in our housing in order

01:09:39 --> 01:09:40: to meet changing needs.

01:09:40 --> 01:09:43: And I think one of the key reasons for needing

01:09:43 --> 01:09:46: adaptability, needing that flexibility is privacy.

01:09:46 --> 01:09:50: That's something that we've that we've learned, you know, to

01:09:50 --> 01:09:54: be to have harmonious functioning multi generational spaces

01:09:54 --> 01:09:56: just like

01:09:54 --> 01:09:56: living with anyone else.

01:09:56 --> 01:09:58: Sometimes you know, you want to separate yourself from

01:09:58 --> 01:09:58: your

01:09:58 --> 01:09:58: spouse.

01:09:58 --> 01:10:01: So you want to separate yourself to a certain degree

01:10:01 --> 01:10:02: and have some privacy.

01:10:04 --> 01:10:06: Awesome, wonderful.

01:10:06 --> 01:10:08: Well, thank you everybody.

01:10:08 --> 01:10:08: Thanks.

01:10:08 --> 01:10:13: Special thanks to Dan, Stephanie and Matt for sharing your

01:10:13 --> 01:10:13: insights.

01:10:13 --> 01:10:16: And we will be sure to share the link and

01:10:16 --> 01:10:18: share the PowerPoints.

01:10:18 --> 01:10:19: Really appreciate it.

01:10:19 --> 01:10:20: Thanks all.

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