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 Marta
00:01:40 --> 00:01:40:	Shanz.
00:01:40 --> 00:01:43:	The Lewis Center is leading the real estate industry in
00:01:43 --> 00:01:47:	creating buildings and places where people and the environment thrive.
00:01:47 --> 00:01:50:	We were established in 2021 with a gift from ULI
00:01:50 --> 00:01:53:	Trustee Randall Lewis and we continue to utilize long standing
00:01:54 --> 00:01:57:	focus on helping ULI members and the real estate industry
00:01:57 --> 00:02:02:	promote more equitable, sustainable and healthy outcomes in our professional
00:02:02 --> 00:02:03:	practice and in communities.
00:02:04 --> 00:02:09:	The Lewis Center has three main programs, decarbonization, resilience in
00:02:09 --> 00:02:13:	healthy places and also a substantial cross cutting body body
00:02:13 --> 00:02:13:	of work.
00:02:14 --> 00:02:18:	We do our work through convenings, research, technical assistance and
00:02:18 --> 00:02:21:	the cultivation of member leadership networks.
00:02:22 --> 00:02:24:	We also work closely with ULI members, District councils and
00:02:24 --> 00:02:27:	product councils, and we're excited that you are here.
00:02:28 --> 00:02:31:	Next slide, so I'm Rachel Mccleary.
00:02:31 --> 00:02:35:	Before leading the Lewis Center, I managed utilize portfolios focused
00:02:35 --> 00:02:38:	on healthy places, infrastructure and arts and culture.
00:02:39 --> 00:02:42:	I'm a planning and policy person by background and before
00:02:42 --> 00:02:46:	joining ULII worked on projects in places like China and
00:02:46 --> 00:02:50:	as a transportation planner for the City of Washington, DC.
00:02:50 --> 00:02:54:	Now I'm excited to have the opportunity to moderate this
00:02:54 --> 00:02:58:	panel focused on multi generational living and communities and to
00:02:58 --> 00:03:00:	introduce you to today's speakers.
00:03:01 --> 00:03:02:	Our first speaker is Matt Norris.
00:03:03 --> 00:03:06:	He is Senior Director at the Urban Land Institute, where
00:03:06 --> 00:03:10:	he supports the organization's Healthy Places program and other initiatives.
00:03:11 --> 00:03:14:	Through the Healthy Places program, Matt advances efforts 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 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
00:08:47 --> 00:08:51:	varied really significantly over the past century.
00:08:52 --> 00:08:58:	In 1950, roughly 21% of households were multi generational, 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 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 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 needs
00:16:17 --> 00:16:21:	to be accompanied by investments in community spaces and infrastructure
00:16:22 --> 00:16:26:	that facilitates social connections, safe and inclusive mobility, 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, parks,
00:16:33 --> 00:16:37:	other infrastructure, really this is just just as crucially 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 childhood service.
00:17:14 --> 00:17:20:	Childcare services can facilitate really important early childhood experiences, so
00:17:20 --> 00:17:26:	neighborhoods also need supportive transportation infrastructure to accommodate all modes.
00:17:26 --> 00:17:31:	So walking, biking, wheelchair use, automobile use, and 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 other, you
00:17:50 --> 00:17:53:	know, key community spaces where they can gather and 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 meet the
00:18:18 --> 00:18:21:	growing demand and to allow people to thrive throughout 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

Time	Text
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 engagement and
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:	Secondarily, 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 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 missingmiddlehousing.com,
00:48:26 --> 00:48:30:	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 generational
00:49:14 --> 00:49:17:	living is delivered sort of on a, on a basis
00:49:17 --> 00:49:19:	of like a home having an Adu.
00:49:19 --> 00:49:22:	But there's no reason that a, a, a larger community
00:49:22 --> 00:49:25:	like this couldn't be sort of built specific to the
00:49:25 --> 00:49:27:	needs of an individual family.
00:49:28 --> 00:49:31:	And then the fourplex, which any of you have heard
00:49:31 --> 00:49:33:	me speak in the past, is one of my favorite
00:49:33 --> 00:49:35:	missing middle types.
00:49:35 --> 00:49:37:	And I feel like if cities can learn how to
00:49:37 --> 00:49:40:	deliver these more effectively, we'll, we'll go a long way
00:49:40 --> 00:49:42:	in addressing our larger housing needs.
00:49:42 --> 00:49:46:	But specific to multi generational living, I've seen and heard
00:49:47 --> 00:49:51:	stories from friends and colleagues over the years about how
00:49:51 --> 00:49:55:	they've used these fourplexes to adapt to meet their needs
00:49:55 --> 00:49:58:	as they change at different points in their lives.
00:49:58 --> 00:50:00:	So for example, well, just to give you a sense
00:50:01 --> 00:50:04:	the the fourplex, basically the numbers represent each represent a
00:50:04 --> 00:50:04:	unit.
00:50:04 --> 00:50:07:	So it's just base very basically 2 units on the
00:50:07 --> 00:50:09:	ground floor and two units on an upper floor.
00:50:10 --> 00:50:14:	And basically the idea here is that a young couple
00:50:14 --> 00:50:17:	could buy the fourplex.
00:50:17 --> 00:50:20:	They could rent the three units and generate some passive
00:50:20 --> 00:50:23:	some income to help them pay their mortgage.
00:50:23 --> 00:50:27:	As their family grows, they can transition two of the
00:50:27 --> 00:50:30:	units into one larger unit and still have a, a
00:50:30 --> 00:50:33:	couple of income units generating income.
00:50:34 --> 00:50:37:	And then maybe as their parents age, they can move
00:50:37 --> 00:50:40:	into one of the units and maybe as their kids
00:50:40 --> 00:50:43:	get older, they can move into a unit.
00:50:43 --> 00:50:46:	You know, so there's just a lot of tremendous amount
00:50:46 --> 00:50:49:	of flexibility in how this fourplex typology can adapt.
00:50:49 --> 00:50:52:	And I, I think the one of the strategies for
00:50:52 --> 00:50:56:	developers could be building these fourplexes to be 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 accommodate a
00:51:59 --> 00:52:03:	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 housing types
00:52:17 --> 00:52:21:	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 Resources
00:52:33 --> 00:52:37:	Group to take an otherwise mostly single family community and
00:52:37 --> 00:52:42:	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, create
00:52:50 --> 00:52:54:	the walkability and could very easily deliver this multi generational
00:52:54 --> 00:52:54:	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 simly 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 frictions
00:56:10 --> 00:56:14:	when it comes to sort of residents and, and living
00:56:14 --> 00:56:19:	in multi generational communities together, psychological barriers, you know, feeling
00:56:19 --> 00:56:23:	of whether or not it's sort of socially acceptable to
00:56:23 --> 00:56:23:	do that.
00:56:23 --> 00:56:26:	Could you talk more about those perceptions and also what
00:56:27 --> 00:56:29:	are the opportunities to address those?
00:56:29 --> 00:56:32:	And then Dan, we'll talk to you next about sort
00:56:32 --> 00:56:36:	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 and cities
00:58:27 --> 00:58:32:	should not underestimate the value of simply creating a 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 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 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 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 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 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 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 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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have a correction or for permission inquiries, please contact .