

# A ROAD MAP FOR AGE-FRIENDLY COMMUNITIES

**Ramona Mullahey**  
 June 16, 2017



## Age friendly cities

According to the WHO, an age-friendly city is “an inclusive and accessible urban environment that promotes active aging.” In practical terms, an age-friendly city adapts its structure and services to be accessible to and inclusive of older people with varying needs and abilities.



# AMERICA IS AGING



132 million

In the next 20 years, the population aged 50+ will increase from 109 million to 132 million.

By 2030, the U.S. population aged 50 or over will increase to 132 million. In this time, the number of adults aged 65-74 will nearly double from 21.7 million in 2010 to 38.6 million in 2030.

1 in 5

people will be 65 and over in 2030.

1 in 8

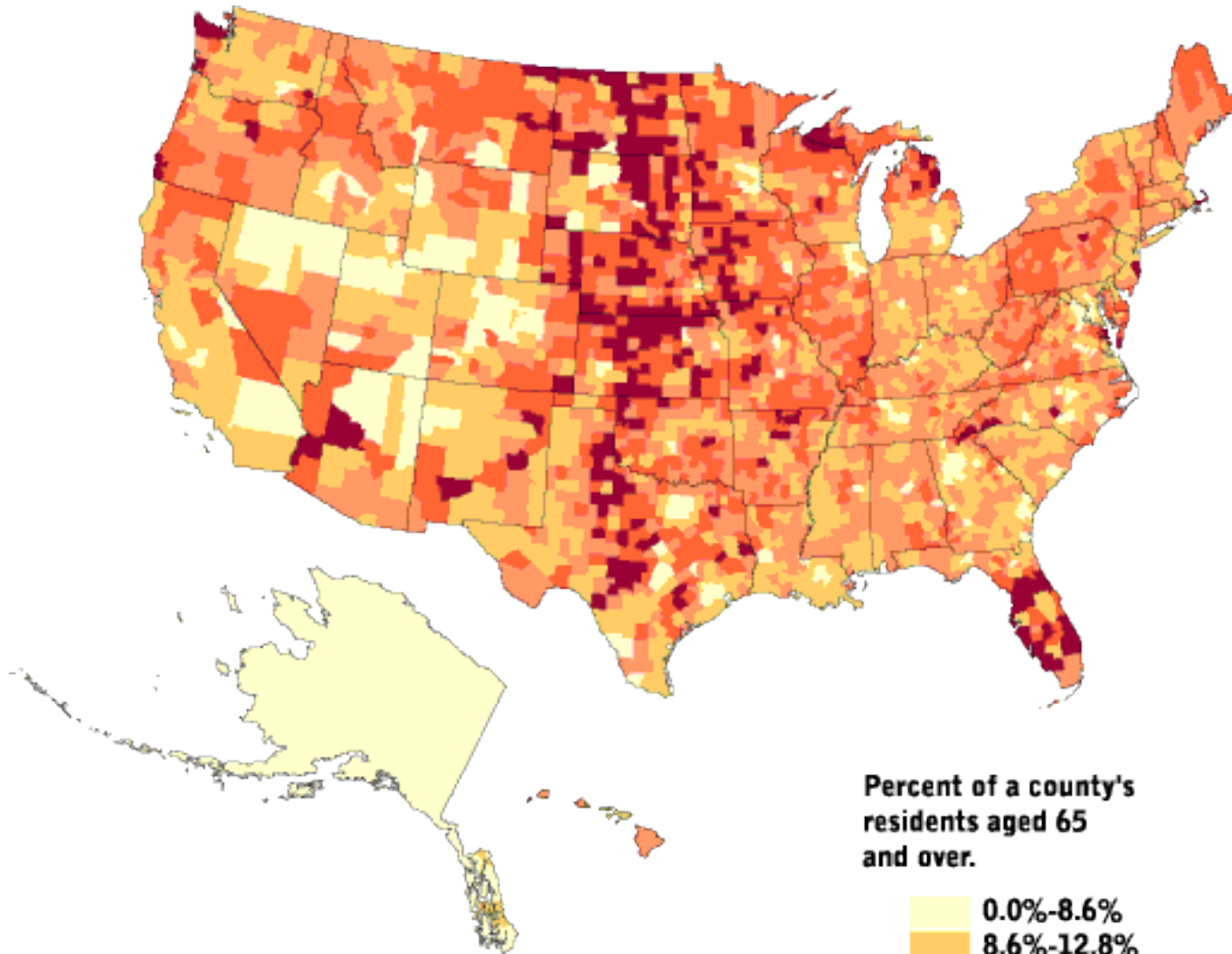
people will be 75 and over in 2040.



"I keep active so I can do the things that I love."  
—Rise, age 64



# United States - AN AGING POPULATION



Source: [Census 2000](#) analyzed by the [Social Science Data Analysis Network \(SSDAN\)](#)



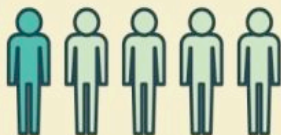
# Housing Challenges

## for an Aging Population

The U.S. is at the beginning of a 20-plus-year surge in the older population, and is thus at a critical point for putting in place the affordable housing options, accessibility features, and in-home care services that will be needed over the next two decades.

Over the next 20 years, the population aged 65 and older is expected to increase from 48 million to **79 million.**

By 2035, **one in five** people in the U.S. will be aged 65 and over. Up from one in seven today.



Housing design features that increase accessibility can allow those with mobility disabilities much more independence in the home. Currently, only 1% of the housing stock offers all five of these features:



Zero-step entrances into the home



Single-floor living



Wide halls and doorways to accommodate a wheelchair



Electrical controls reachable from a wheelchair



Lever-style handles on faucets and doors



## CAREGIVERS IN THE USA STATISTICS



\* There are **65,700,000** caregivers in the U.S.-- that's **29%** of the population

66% of caregivers identify as female

The population 65 and older will double between years 2000-2030

35,100,000



71,500,000

On average, caregivers spend between 20-40 hours a week providing care

Informal caregiving is valued at **450,000,000,000**

Exceeded Medicaid spending in 2010 by 112%

Source: Joint Center for Housing Studies of Harvard University "Projections and Implications for Housing a Growing Population: Older Households 2015-2035"



www.caregiversurvivalnetwork.com

Stats provided by National Alliance for Caregiving and AARP 2010



# APA AGING IN COMMUNITY POLICY GUIDE

*The aging of the population demands a fundamental shift in planning in order to minimize the economic, social and health challenges that will otherwise overwhelm communities.*

<https://www.planning.org/policy/guides/adopted/agingincommunity.htm>

## SIX GUIDING POLICIES for PLANNERS:

- 1 Actively engage the aging perspective in the planning process.** This includes ensuring participation across age, language, race, gender, sexual orientation, immigration status, ability and technology barriers, and soliciting input in all dimensions of planning and policies.
- 2 Provide a range of affordable and accessible housing options.** Promote housing development of differing sizes and costs. Tap underutilized housing resources by encouraging flexible housing options such as accessory dwelling units, shared housing, and the adaptive use reuse of community structures. Advance universal design and visitability standards to promote accessibility.
- 3 Ensure access to a variety of quality transportation options.** Provide choices that facilitate the maximum degree of personal independence for people of differing abilities. Design and fund appropriate mobility components such as well-maintained sidewalks, benches, bus shelters, good lighting, well-marked and adequate crosswalks and crossing times.
- 4 Use land-use and zoning tools to create welcoming communities.** Maximize connections among community features such as housing, transportation, health care, recreation, human services and community engagement, in order to facilitate health, participation, security and quality of life as people age.
- 5 Support the economic well-being of older adults and their caregivers,** who are a boon to the local economy and its resilience and represent an under-recognized market segment. Advance local economic development policies and planning that support their remaining in the workforce longer, serving as employees, entrepreneurs and mentors.
- 6 Strengthen the community assets of and supports for older adults.** Shift the housing and service design model and ensure that community services and assets are accessible to older adults. Conversely, promote and nurture the rich human asset of older adults who wish to give back to the community—through caring for grandchildren, contributing to household support, and engaging civically and voluntarily in the community.



# PRESENTERS



## ❑ **Mildred E. Warner, Ph.D.**

Professor, City and Regional Planning  
W. Sibley Hall, Cornell University



## ❑ **Jana Lynott, AICP**

Senior Strategic Policy Advisor -  
Transportation and Livable Communities  
AARP Public Policy Institute



## ❑ **Alan DeLaTorre, Ph.D.**

Research Associate  
Portland State University, Institute on Aging





# Community Connections: The Key to Age Friendly

Mildred E. Warner  
Department of City and Regional Planning  
Cornell University

Webinar: A Road Map for Age-friendly Communities  
June 16, 2017  
APA Private Practice Division

*Contact:* [www.mildredwarner.org](http://www.mildredwarner.org) | [mew15@cornell.edu](mailto:mew15@cornell.edu)  
Funding provided by the USDA National Institute for Food and Agriculture  
APA Divisions Council Grant, Engaged Cornell



# How do we build more age friendly communities?

- Need a broader approach
  - Not Just Aging - All Ages – children, caregivers, elders
  - Not Just Physical – Physical and Social
  - Not Just Design – Design, Maintenance and Use
  - Not Just Planning – Participation and Institutional Partnerships
- Evidence
  - National Surveys (APA 2008, AARP 2010, ICMA 2013)
  - Case studies from Rome, Italy (2017)

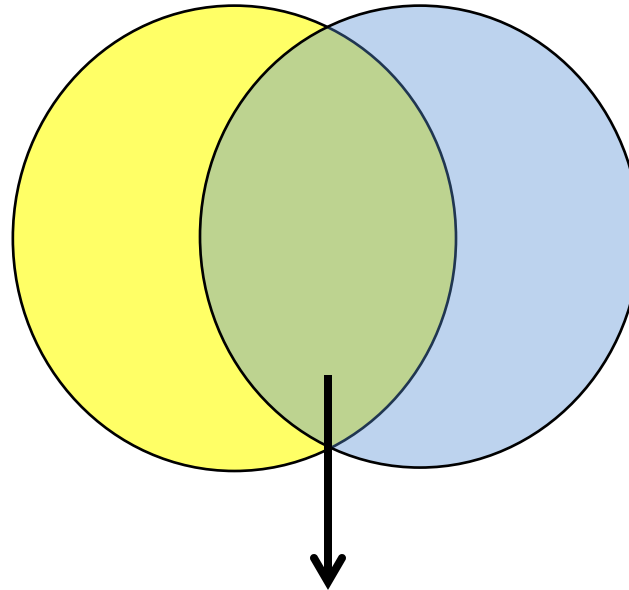


# Not Just Aging – All Ages



## Child-Friendly Cities

Basic Services  
Safe Water  
Safe Streets  
Opportunity to Play  
Civic Participation  
Family Support  
Protection from  
Exploitation

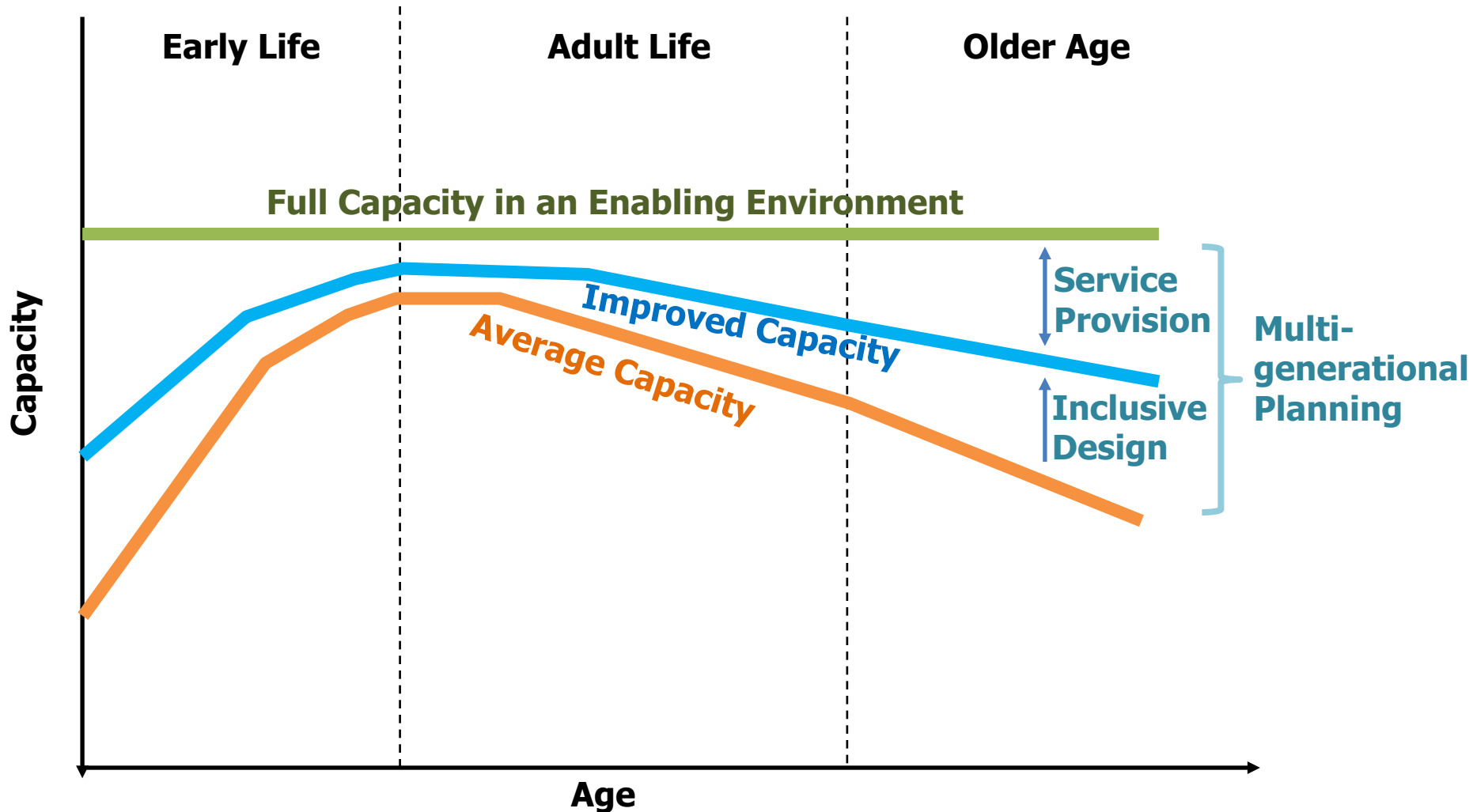


## Age-Friendly Cities

Housing  
Transportation  
Services (Health)  
Outdoor Spaces  
Communication  
Civic and Social  
Participation  
Respect

**Many Common  
Elements**

# Not Just Physical – Physical and Social





# Not Just Design: Design, Maintenance and Use

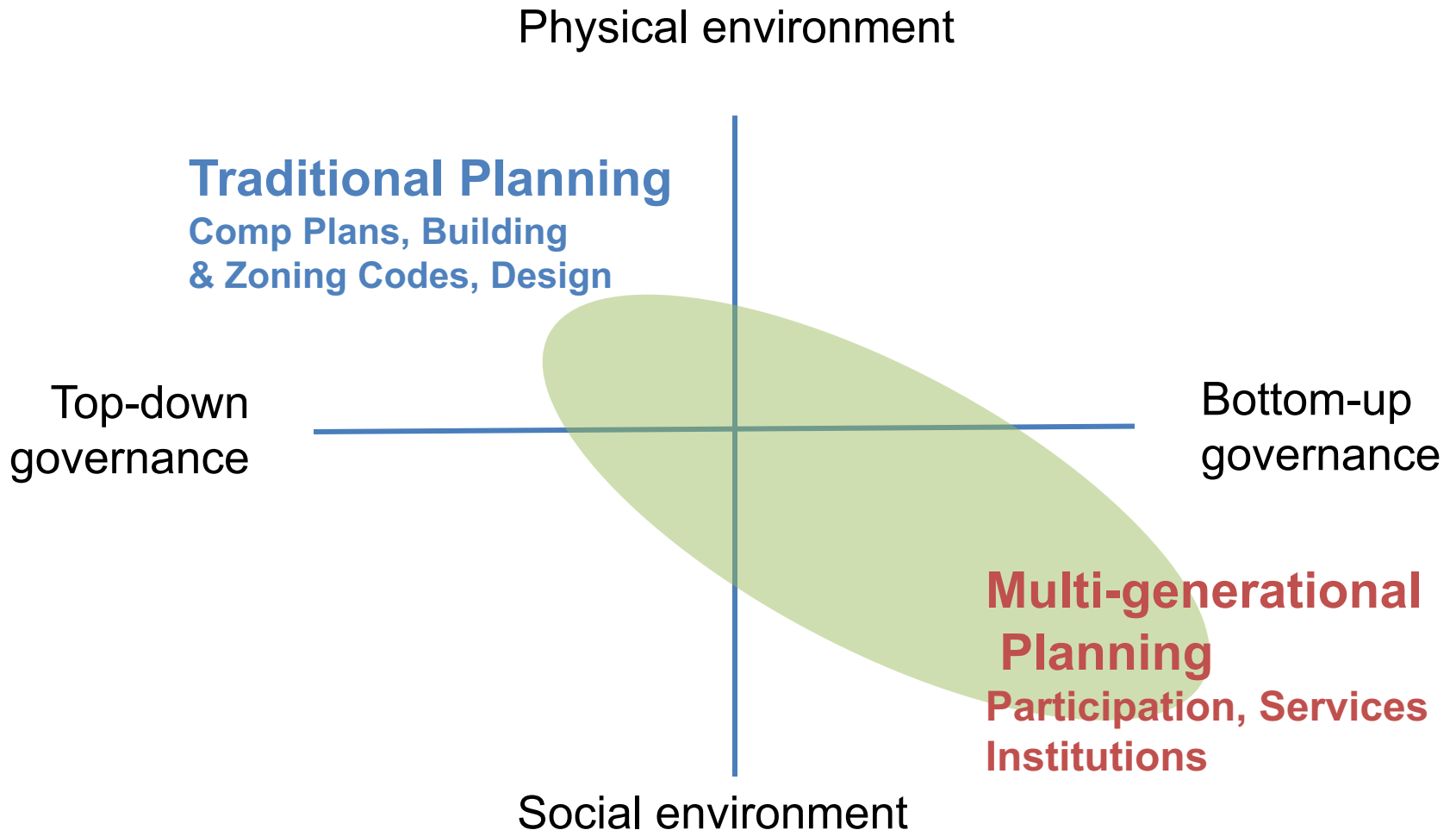


Good Design can be undermined by poor maintenance and violating uses



Piazza Alessandria, Rome, Italy

# Not Just Planning – Participation and Institutional Partnerships







## Where is Current Practice?

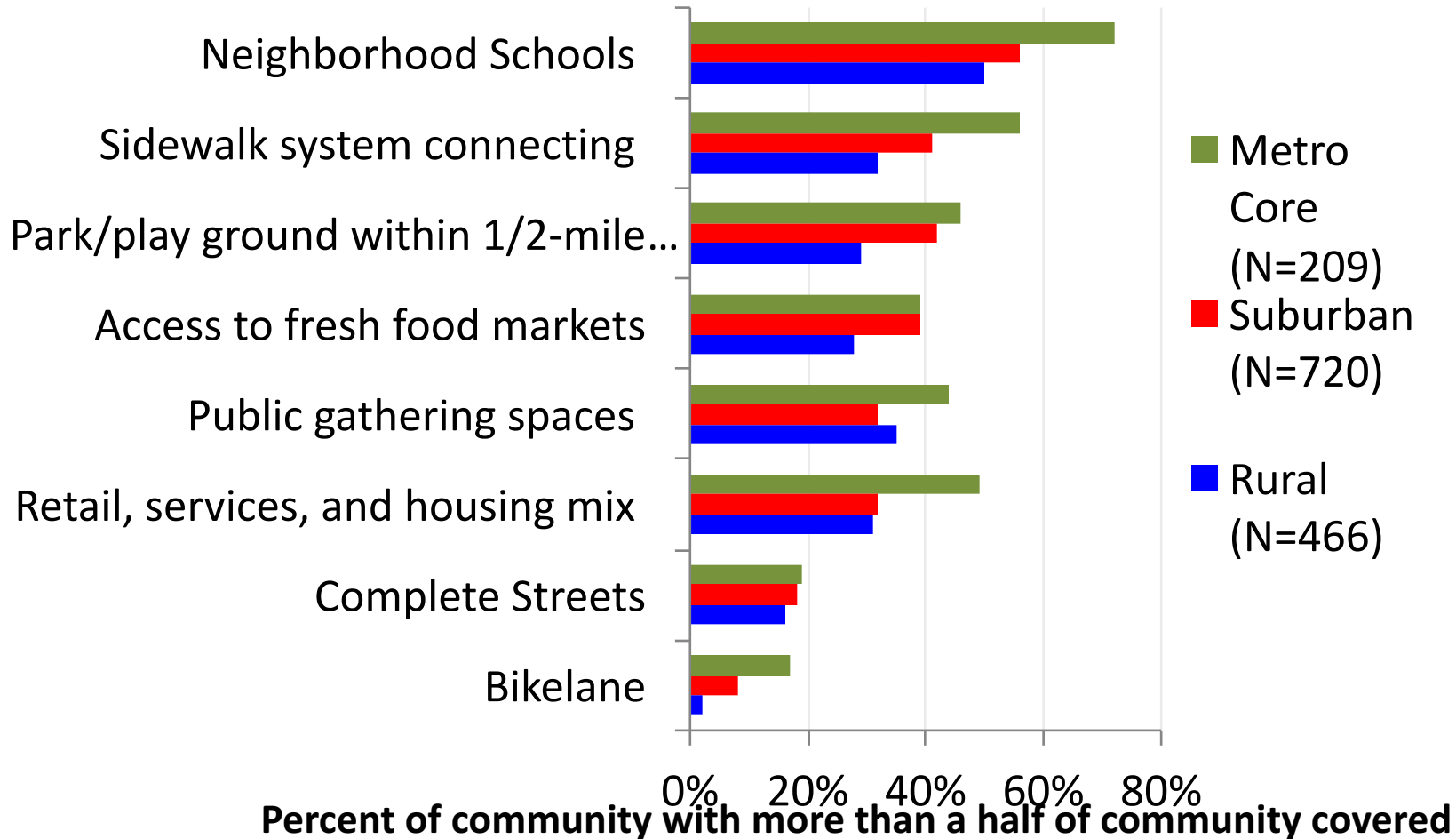
- 2008 Family Friendly Planning Survey (APA)
  - 944 planners responded
- 2010 Maturing of America Survey (AARP, ICMA, n4A)
  - 1413 city managers responded
- 2013 Planning Across Generations Survey (ICMA)
  - 1478 city managers responded
- 2014 Planning for Women and Aging Survey (APA)
  - 624 planners responded
- Common themes –
  - Planning codes and zoning matter
  - Participation is key
- 2017 Rome Case Studies social layer





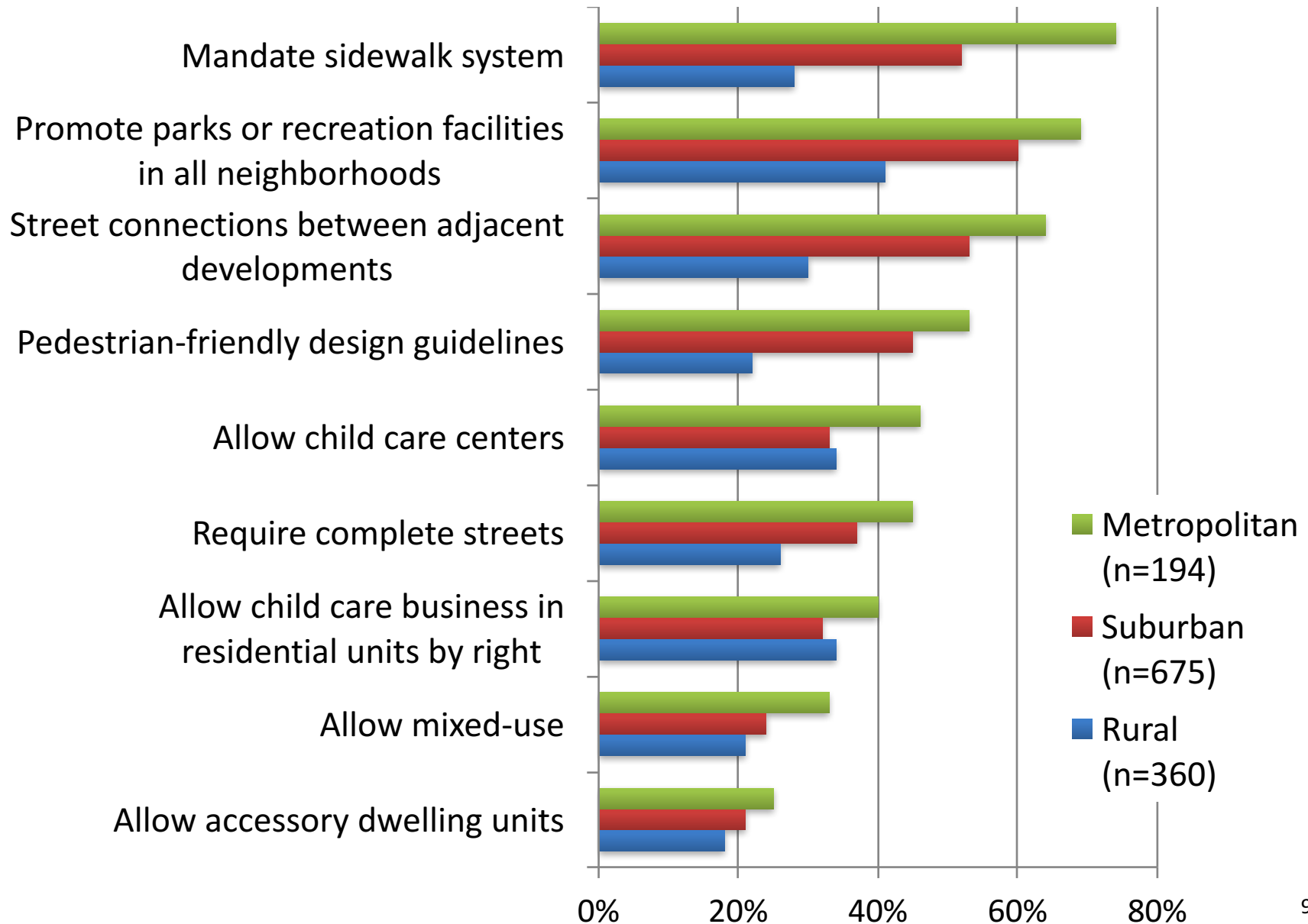
# Built Environment Not Optimal

Planning Across Generations Survey, 2013, 1478 city managers responding



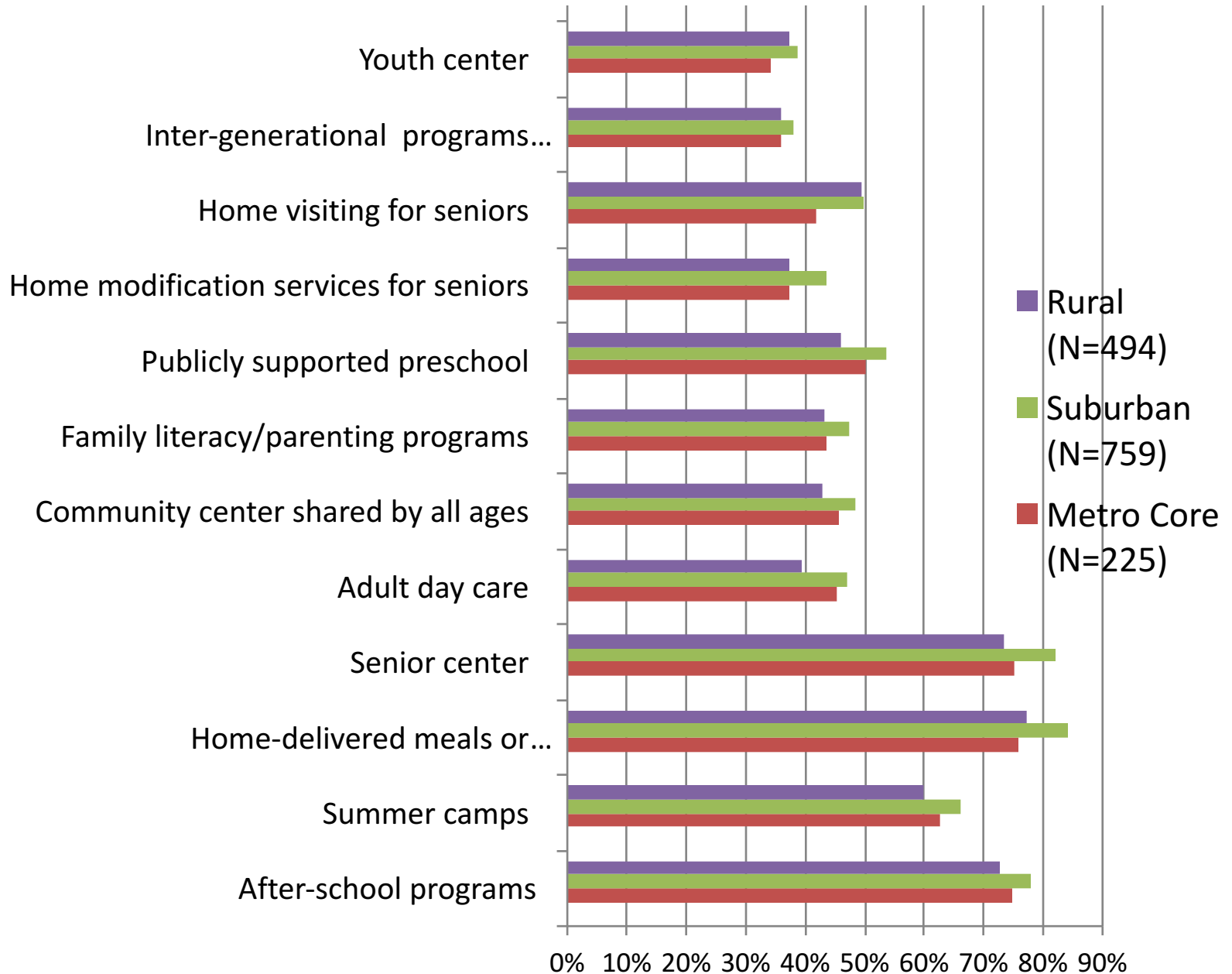
# Zoning Regulations Can Build a Better Future

ICMA Planning Across Generation Survey, 2013 (1,478 city managers responding)



# Separate Services for Children and Elders

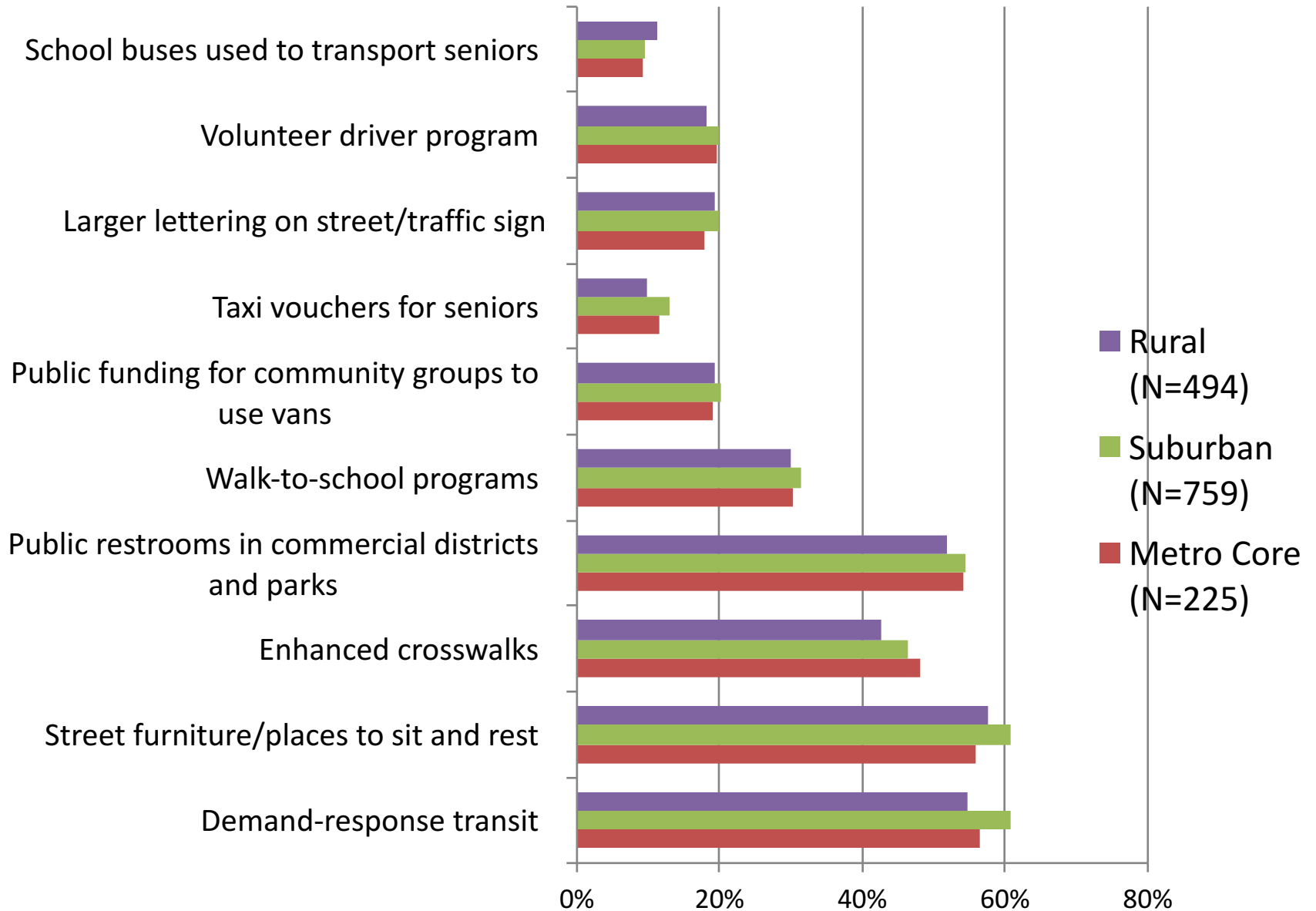
ICMA Planning Across Generation Survey, 2013 (1,478 city managers responding)





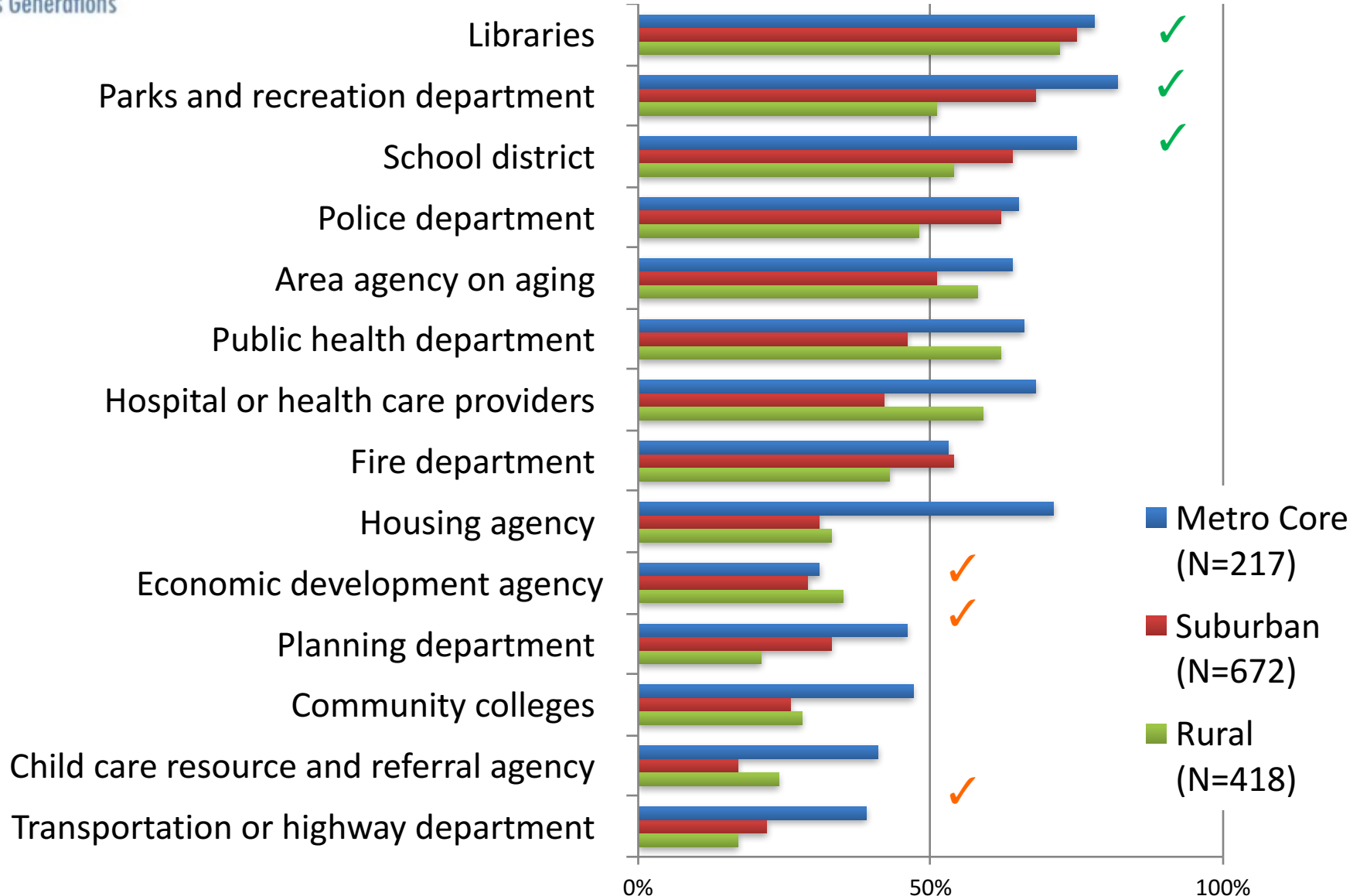
# Integrate Services to Promote Mobility

ICMA Planning Across Generation Survey, 2013 (1,478 city managers responding)



# Cross Agency Partnerships

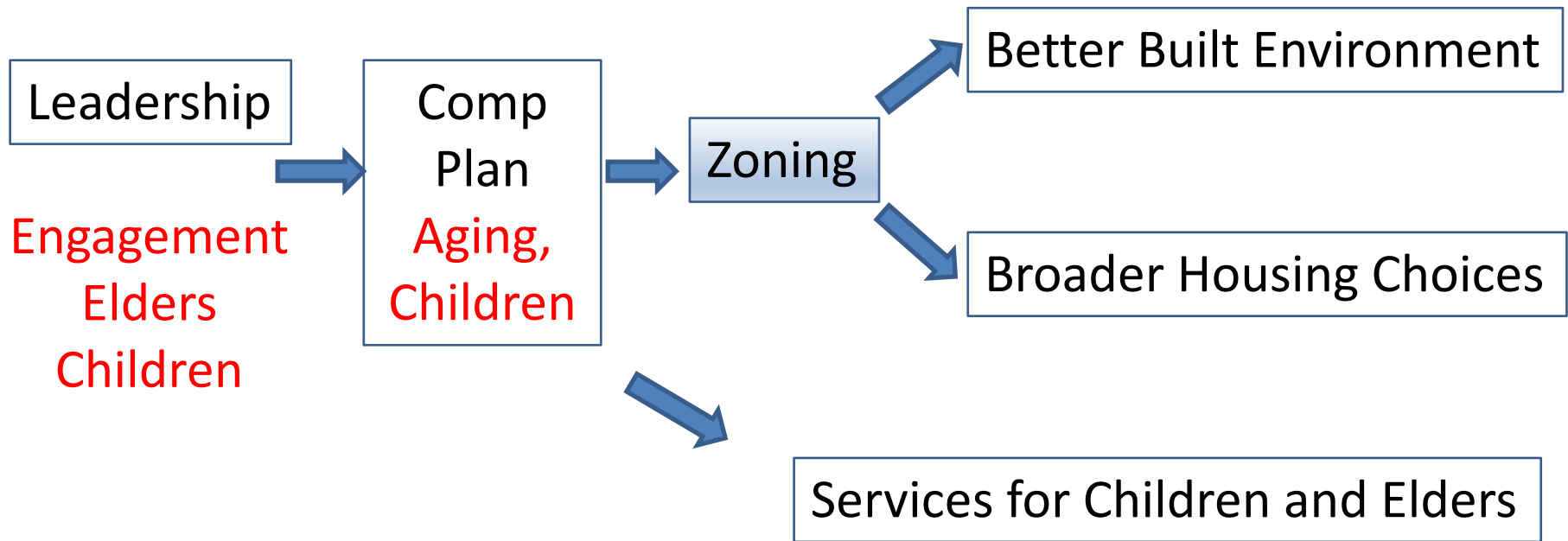
Are any of the following engaged in cross-agency partnerships to serve children or seniors?



Planning Across Generations Survey, 2013, 1478 city managers responding

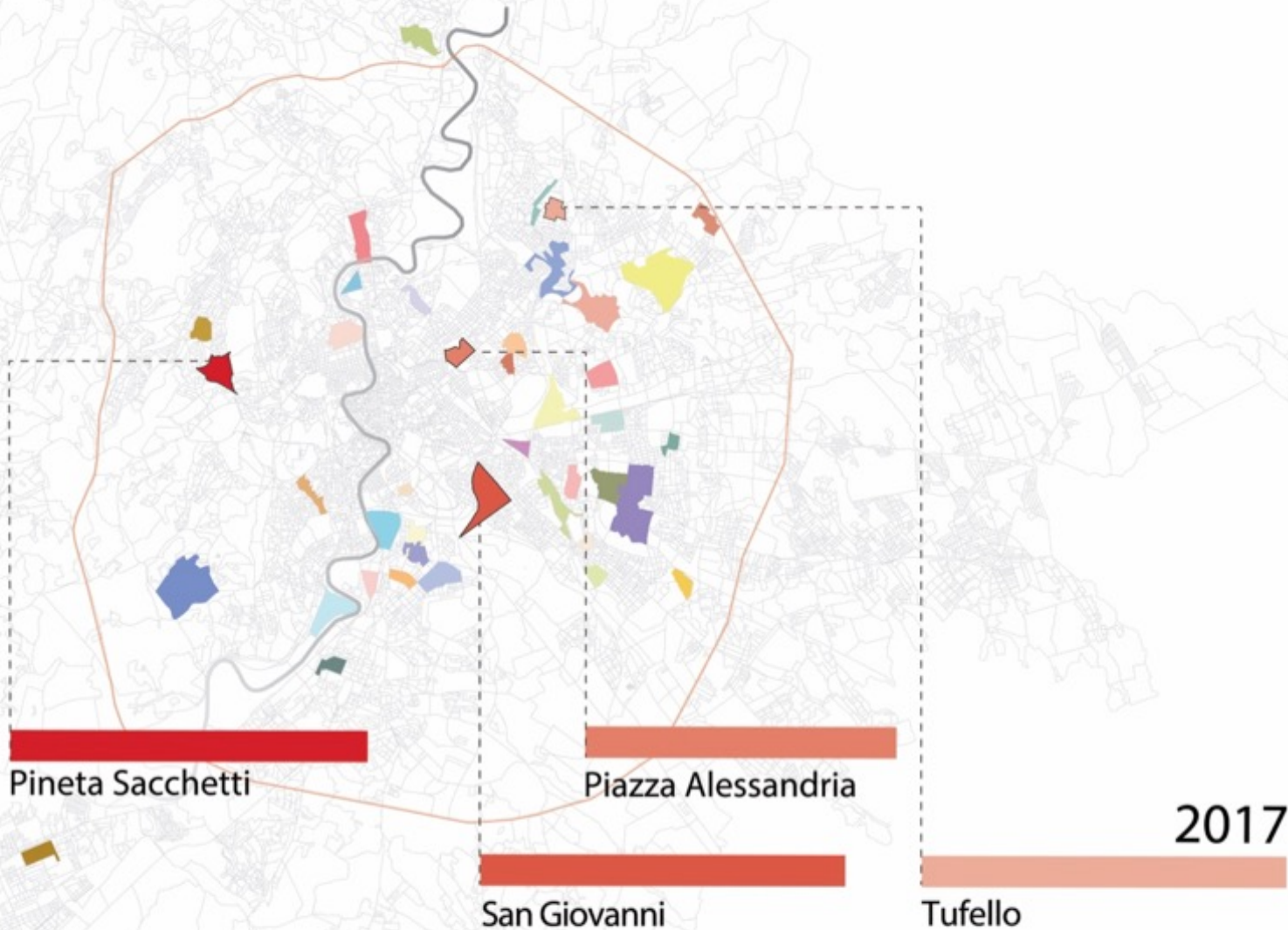
## What Leads to Change?

- **Participation** of elders and families with children
- **Community Leadership** – elected officials, developers, planning and zoning board
- **Planning** – comprehensive planning and zoning and building codes



# Rome Workshop 2017

## Planning Child and Age Friendly Cities





# Local Institutions Matter

Planning typically centers on the role of urban design, transportation planning, and housing policy in creating child and age-friendly cities ...

**We emphasize the role of institutions** in making a place **more livable for children and elders.**

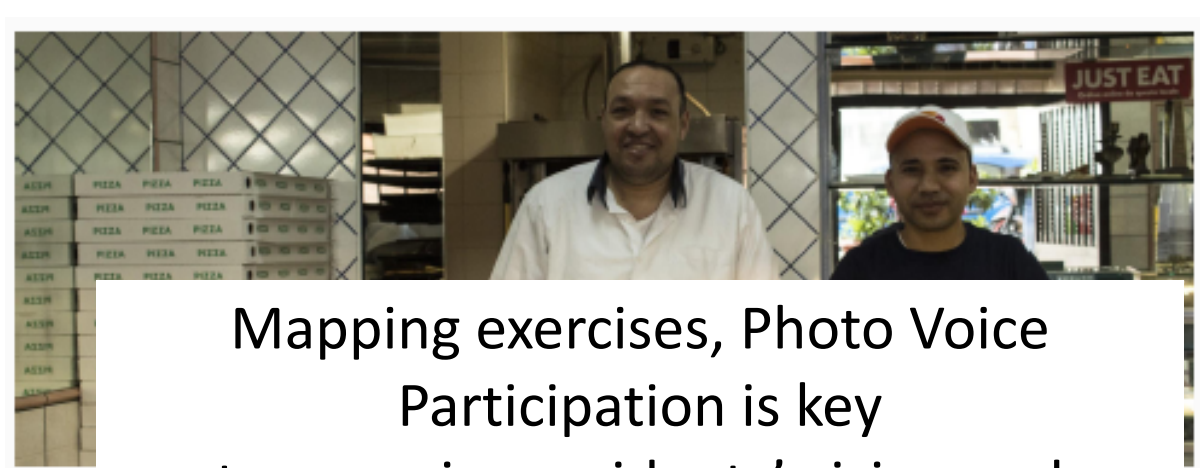


“Local Institutions Matter” (2017)

# Libraries and Schools Support Inter-Generational Planning



Tufello, Rome, Italy



Mapping exercises, Photo Voice  
Participation is key  
to engaging residents' vision and  
support for multi-generational planning



Tufello, Rome, Italy



# How do we get participation?

- Schools, Youth and Senior Centers, Libraries
- Platform for encouraging norms of reciprocity
- New residents/next generation integration



Pineta Sacchetti, Rome, Italy



# Informal Institutions, Norms, Matter



“We feel unsafe in this neighborhood because there is too much drug dealing happening. We only go out in the morning for this reason.”

# Informal Institutions, Norms, Matter

- “Mothers feel safe leaving thier children in the playground where they can watch them from the windows.”



Tufello, Rome, Italy

# Good design can be obliterated by poor maintenance and inappropriate uses

## intersections

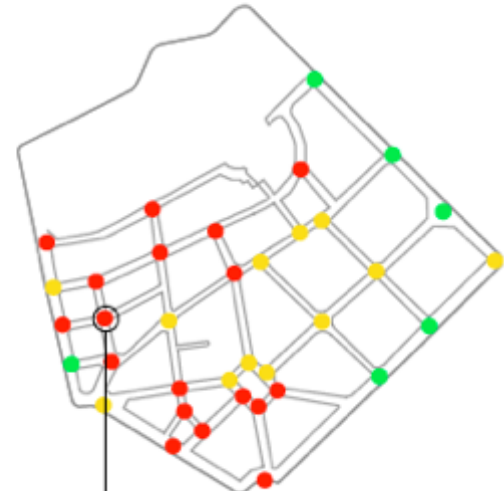
good fair poor



design



maintenance



usage





Poor design can  
ameliorated by  
good norms of use



Pineta Sacchetti, Rome, Italy



# Seeing Invisible Assets

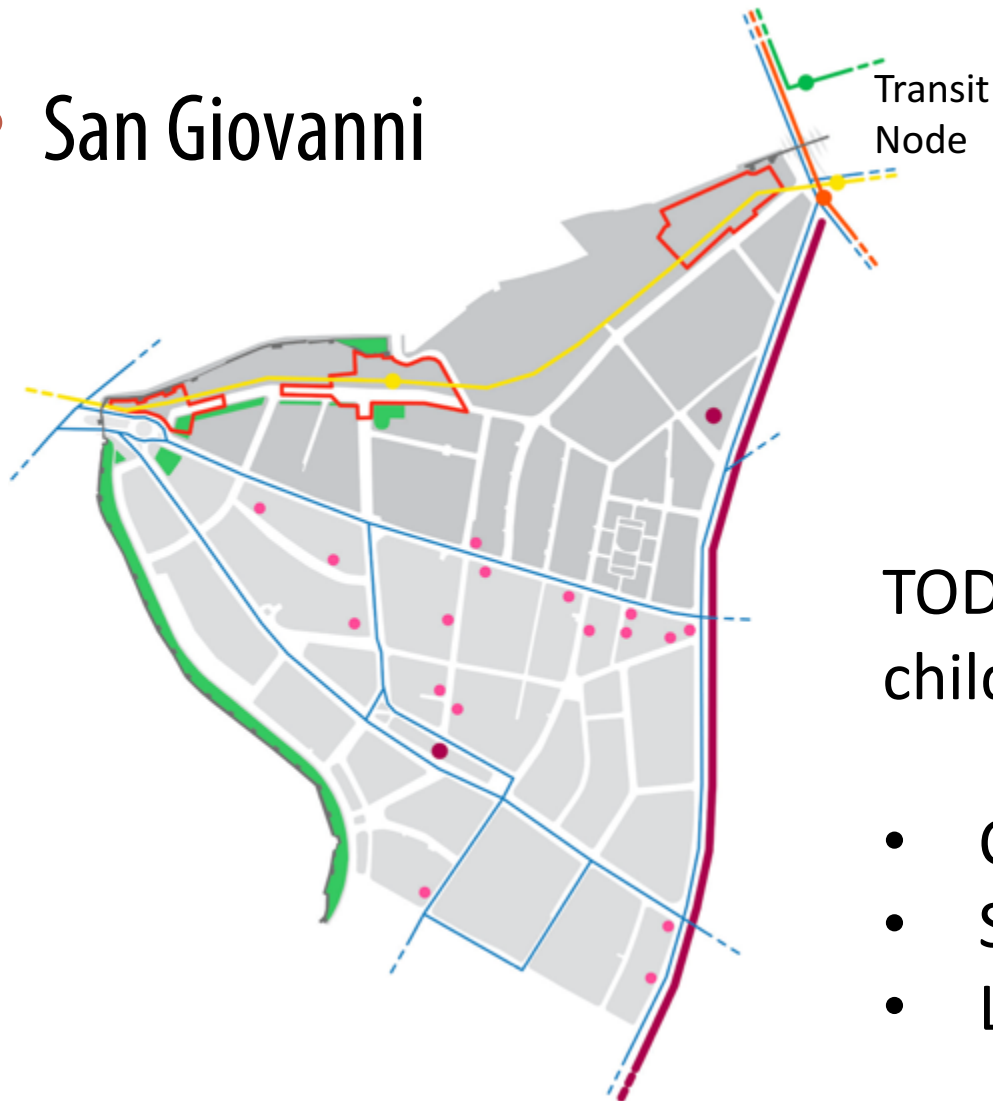
- Slow Flow
  - Reduces conflict between users
  - Complete streets despite poor design
- Deeply Rooted Institutions
  - Reinforce neighborhood norms
  - Encourage intergenerational respect
- Strong Local Control
  - Creates a robust sense of place





# Design Must Consider All Users

- San Giovanni



TOD can negatively impact children and elders

- Congestion and Pollution
- Shift in Service Mix
- Loss of Public Space

San Giovanni, Rome Italy

# Re-Building Cities for All Ages

Can Regeneration be Multigenerational?



YES

# Need an All-Inclusive Planning Approach

Common Vision



Planning  
Across Generations

## Rome Issue Briefs:

Available at [www.mildredwarner.org/planning/generations](http://www.mildredwarner.org/planning/generations)

### Walkability — It's Not All About Design

Building Complete Streets with Good Maintenance and Norms of Use

Adam Bronfin, Rachel Liu, Steven Switzer & Kai Walcott

Slow the flow to reduce conflict and promote "complete streets"  
Some separation of land uses can enhance walkability

### Living Next to a Transit Corridor

A Livability Audit for Children and Elders

Brooke Shin, Madeleine Galvin, Raphael Laude, & Shareef Hussam

- Traffic and construction can lead to the deterioration of public and green spaces  
- Transient users in a well-connected neighborhood can push out local services, r

### Hearing the Voices of Children and Elders

Raquel Blandon, Gray Brakke, Eduardo Carmelo Danobeytia, Joshua Glasser, Amelia Visnauskas

• Collaborate with local institutions—schools, libraries, and senior centers  
• Use interactive activities—interviews, photovoice, workshops  
• Be open to alternative visions—elders and children may see assets invisible to planners

### Local Institutions Matter

Building a neighborhood for all generations

Ehab Ebeid, Lan Luo, Graham Murphy, Tishya Rao & Edna Samron







## RESOURCES

Available at [www.mildredwarner.org/publications](http://www.mildredwarner.org/publications)

### US Articles

- Planning for Family Friendly Communities, *PAS Memo*, 2008
- Planners' Role in Creating Family Friendly Communities, *Journal of Urban Affairs*. 2013
- Not Your Mother's Suburb, *Urban Lawyer*, 2014
- Planning for Aging: Stimulating a Market and Government Response in Place, *Journal of Planning, Education and Research*, 2017
- Differences in Availability of Community Health-Related Service Provision for Seniors, *Journal of Aging and Health*, 2017

### Contact:

[www.mildredwarner.org/planning/generations](http://www.mildredwarner.org/planning/generations)

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Funding provided by the USDA National Institute for Food and Agriculture , APA Divisions Council, Engaged Cornell





LIVABLE COMMUNITIES  
Great Places for All Ages™



1

# ERA OF “DISRUPTION” Transportation Technology Innovations for an Aging America

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**Jana Lynott, AICP**  
Senior Strategic Policy Advisor  
AARP Public Policy Institute  
@JanaLynott

APA Webinar: A Roadmap to Age-Friendly Communities  
June 16, 2017

# A New Vision for Transportation in America

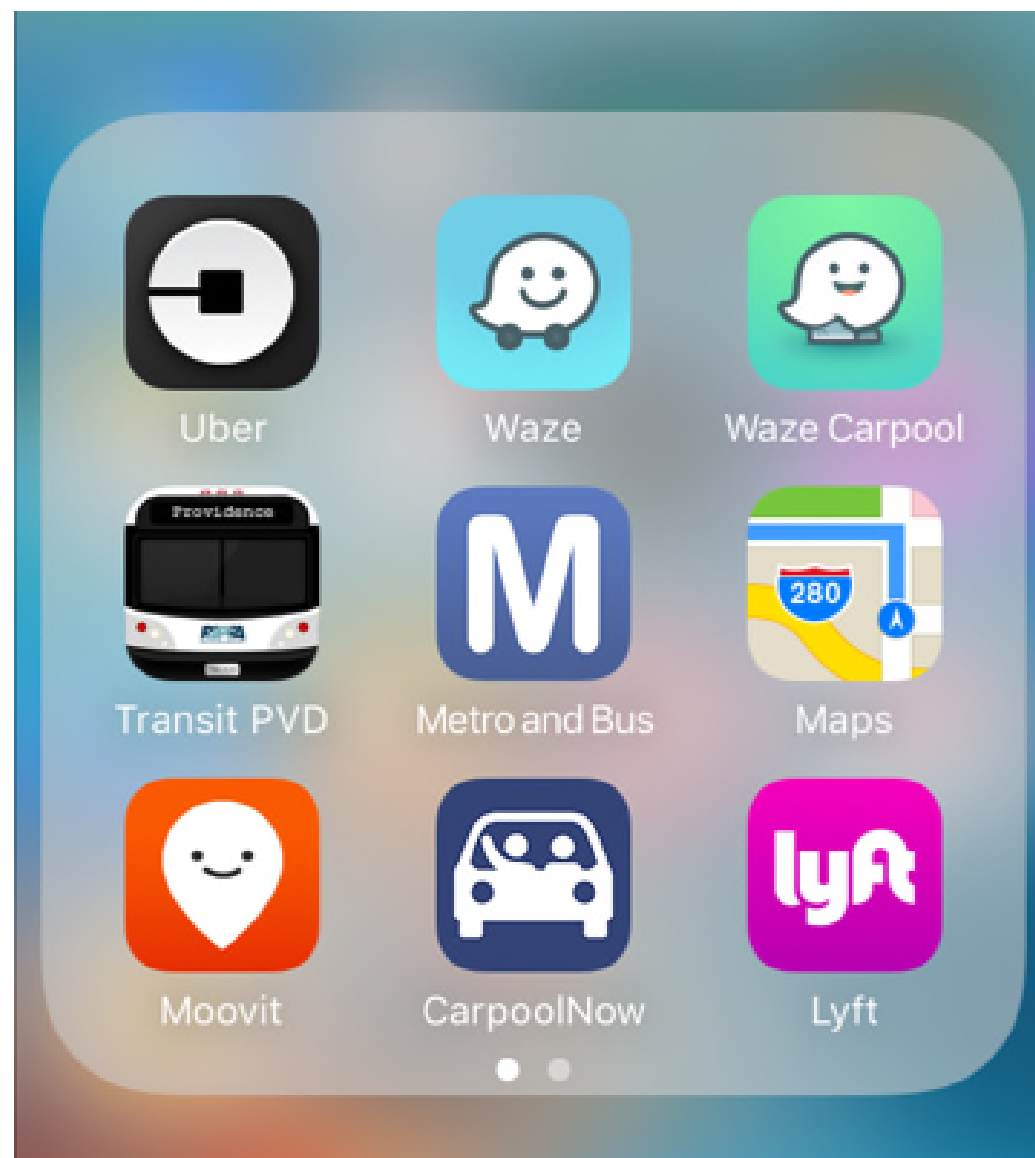


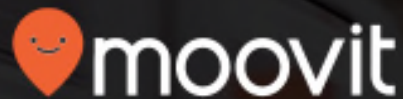
# INNOVATIONS IN TRANSPORTATION

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- Trip planning apps
- Integrated ride scheduling/dispatching
- First Mile/Last Mile Service
- Medical Transportation
- Volunteer transportation
- Ride sourcing
- Autonomous Vehicles
- Mobility as a Service (MaaS)

# Trip Planning Apps





Moovit is the world's #1 transit app.

Supports over 1200 cities worldwide!



Suggested Routes Edit

Start Your current location

End Robert F Kennedy (Rfk)...

30 min



Leaves in 29, 40 min from E St Nw & 7th St Nw  
1:02 pm-1:32 pm

28 min



Leaves now, 8 min from Gallery Place Chinatown  
12:38 pm-1:05 pm

31 min



Leaves in 4, 9 min from Gallery Place Chinatown  
12:35 pm-1:05 pm

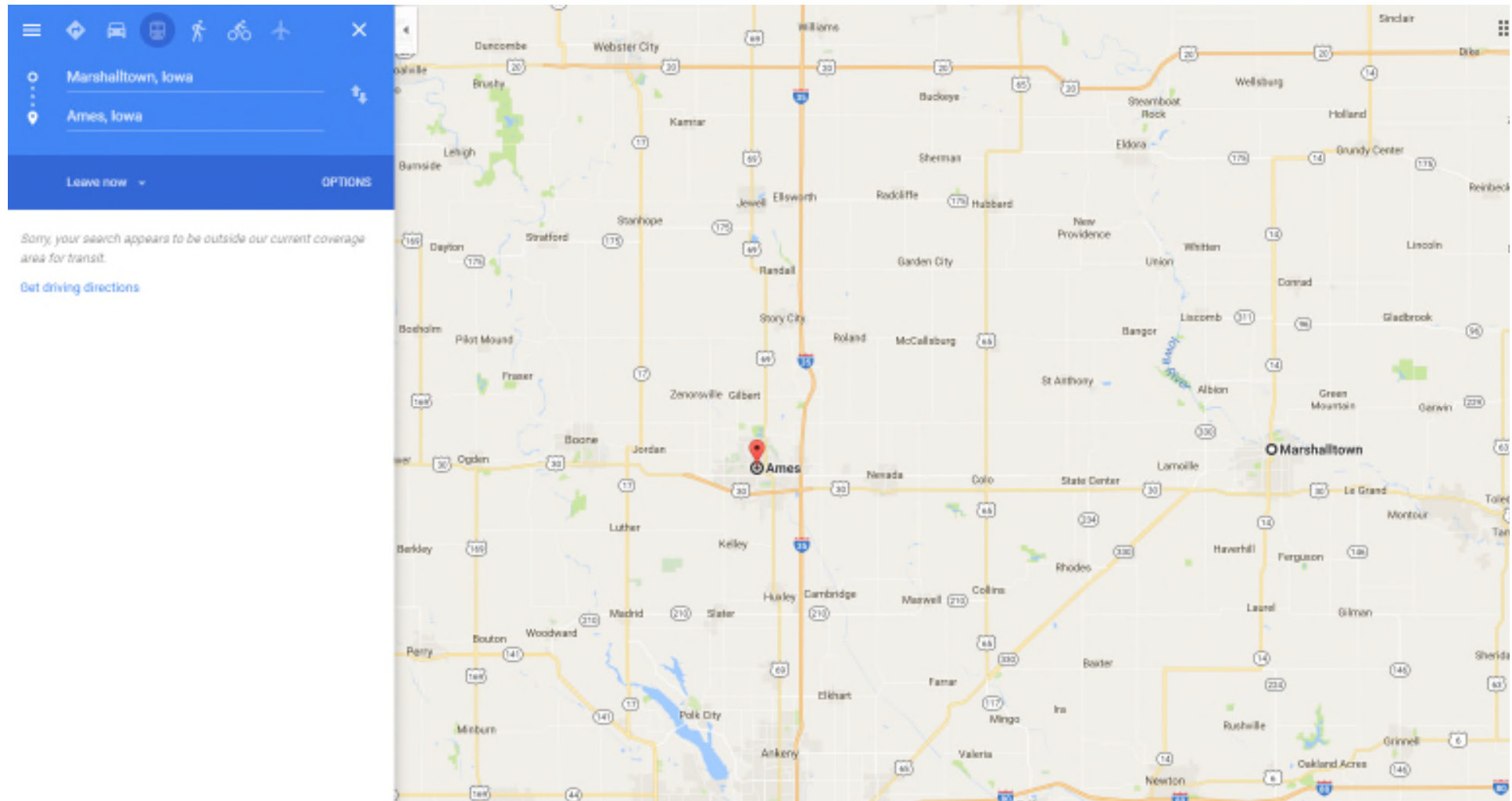
Get there faster

21



Order

If there's a bus but no one knows about it,  
...Is there a bus?





Navigation icons: Home, Car, Bus, Pedestrian, Bicycle, Airplane, Close (X)

Kansas City, Missouri

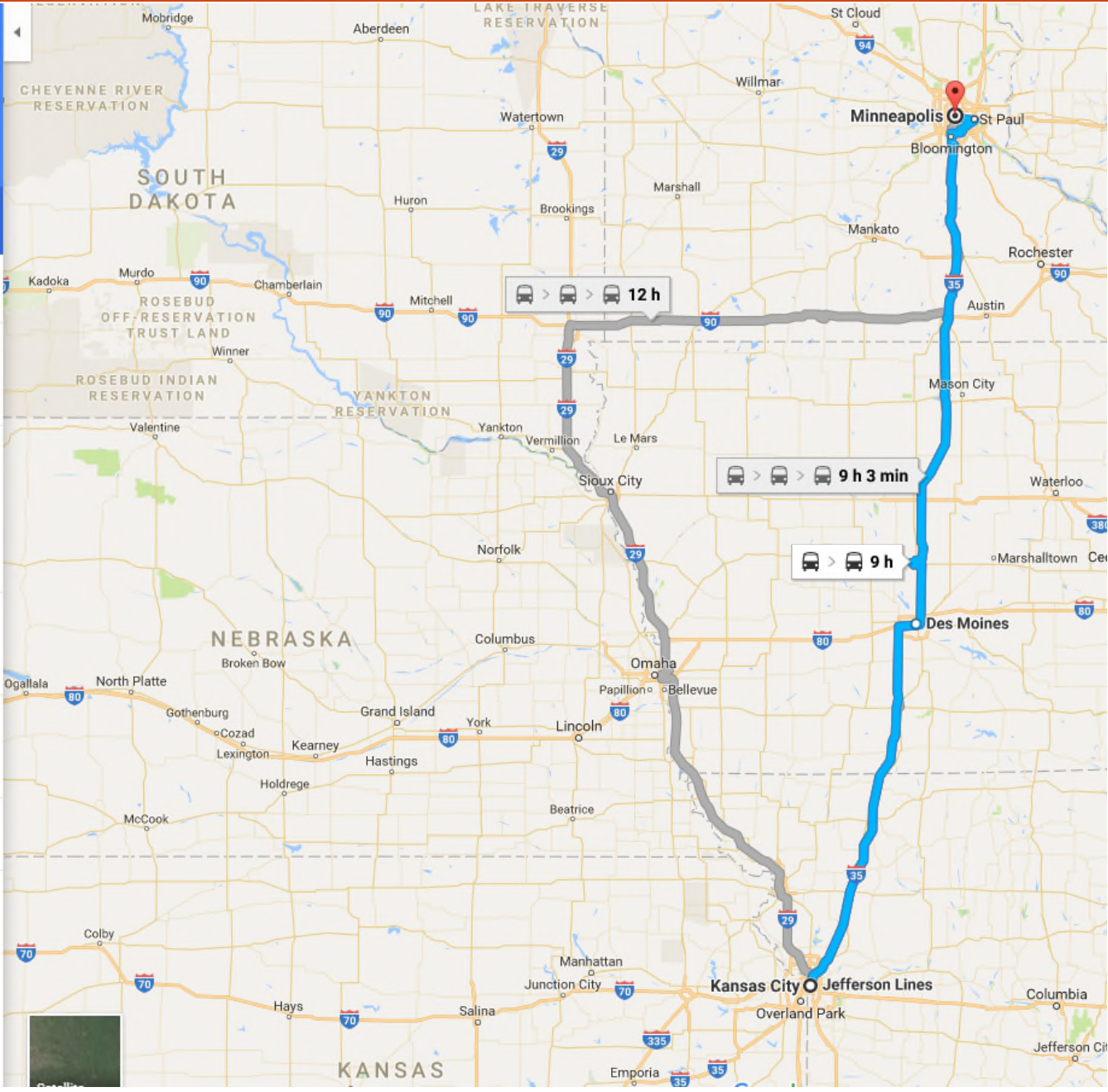
Minneapolis, Minnesota

Leave now

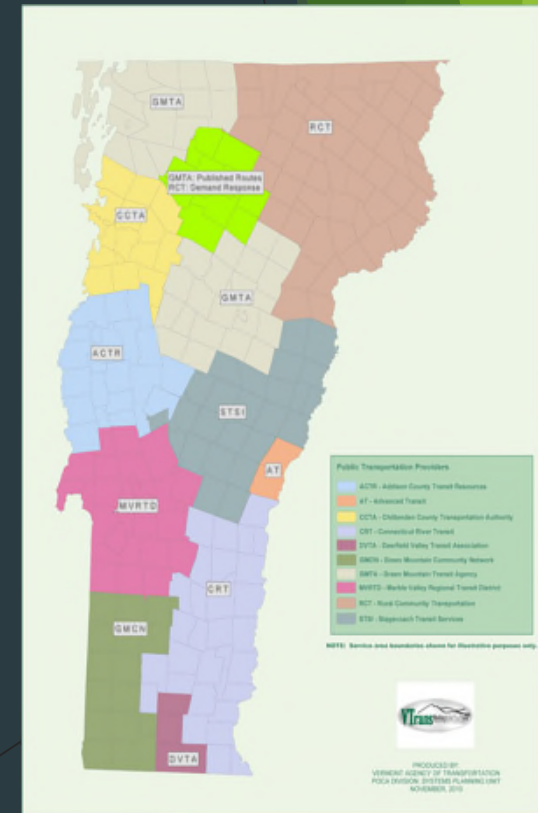
OPTIONS

- Send directions to your phone
- 12:35 PM–12:35 AM (Wednesday) 12 h  
502 > 502 > 702
- 7:45 PM–4:45 AM (Wednesday) 9 h  
802 > 802  
7:45 PM from Jefferson Lines  
[DETAILS](#)
- 7:45 PM–5:44 AM (Wednesday) 9 h 59 min  
802 > 802 > 460
- 1:30 AM (Wednesday)–10:33 AM 9 h 3 min  
806 > 806 > 465

[SCHEDULE EXPLORER](#)



# Innovations in Rural & Intercity Bus: VTrans Mobility on Demand



# Integrated Ride Scheduling & Dispatching





# Seamless, customer-oriented trip information and scheduling

## Level 5 Linkage – FindMyRidePA

PennDOT  
(7 Counties)



1

Central Repository

2

Matching Assistance

3

Trip Planning Assistance

4

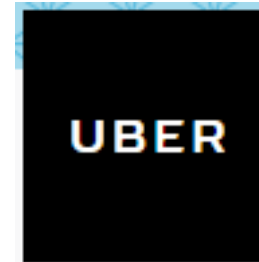
Trip Booking Assistance

5

Direct Trip Booking

Ridesourcing  
Ridesplitting  
Ridesharing

SilverRide™  
GET THERE WITH CARE



**iTN**America®  
Dignified transportation for seniors

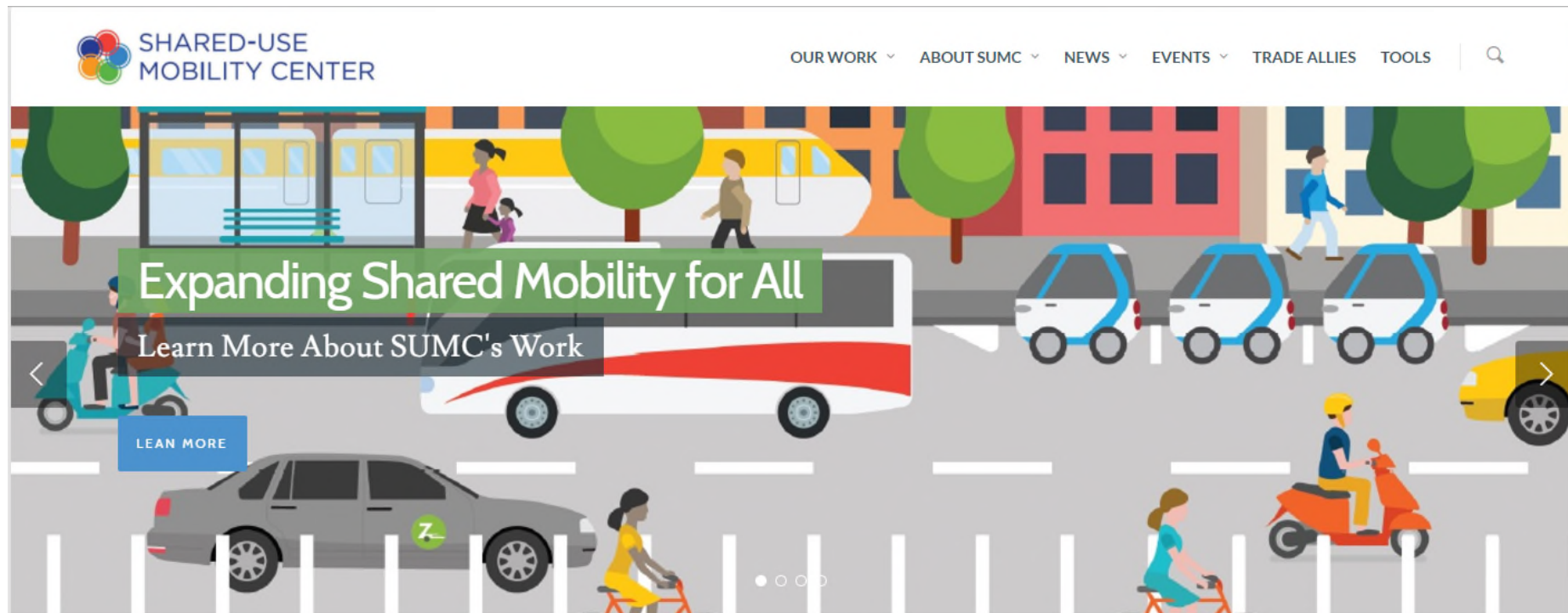


# Autonomous Vehicles



# Solutions

- Structure new transportation and land use policy around a commitment to Shared Use Mobility
- Manage curb-side parking:
- Reevaluate parking requirements.
- Reconsider transportation system pricing



# Autonomous Vehicles



This is NOT universal design





# FOR MORE INFORMATION

## Visit us on the Web!

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**AARP's Livability Index**

[www.aarp.org/livabilityindex](http://www.aarp.org/livabilityindex)

**AARP Public Policy Institute**

[www.aarp.org/ppi](http://www.aarp.org/ppi)

 [@AARPpolicy](https://twitter.com/AARPpolicy)

**AARP Livable Communities Resources**

[www.aarp.org/livablepolicy](http://www.aarp.org/livablepolicy)

[www.aarp.org/livable](http://www.aarp.org/livable)

**AARP Great Places Blogs by PPI Livable Communities Team**

<http://www.aarp.org/ppi/issues/livable-communities/info-2015/team-blogs.html>

**Videos**

<https://www.youtube.com/playlist?list=PL9D2V-OS6wSHtBtah73mxCkbttoHJ0g4kz>



# Improving Housing Policy for an Aging Population

Image credit: City of Portland (2017)



Portland State  
UNIVERSITY

**Institute on Aging**



Age-Friendly

PORTLAND & MULTNOMAH COUNTY

Alan DeLaTorre, Ph.D. – June 16, 2017

# Guiding Housing Policy for Planners

(APA Aging in Community Policy Guide,  
Talking Points for Planners)

2. Provide a range of **affordable** and **accessible** housing options. Promote housing development of **differing sizes and costs**. Better utilize existing housing resources, and advance **universal design and visitability standards** to promote accessibility in new housing.



Stacked Flat

Accessible  
Route



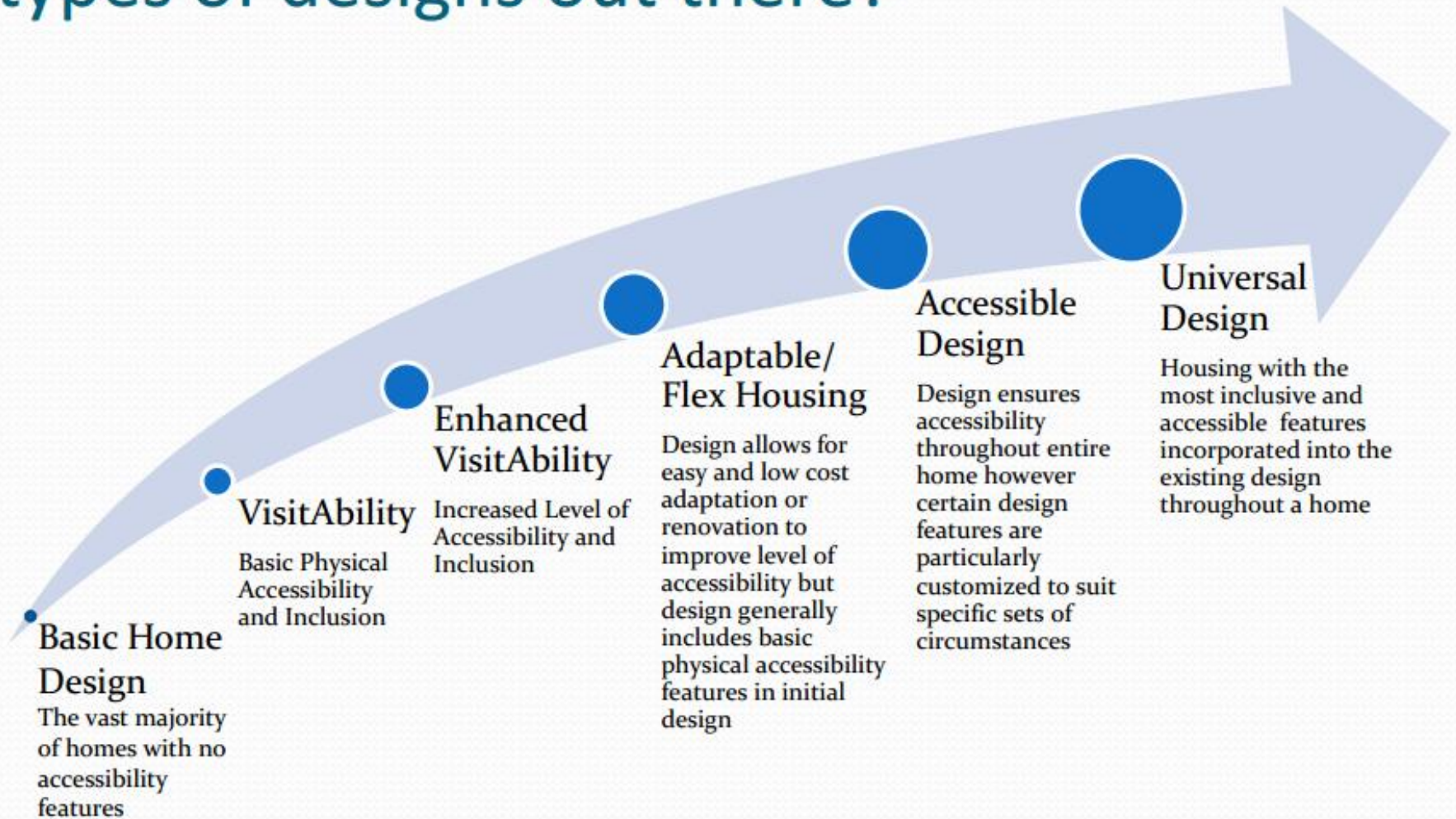
Two-Story Semi-detached Unit with Lift

# Context: Planning for an Aging Population

- **Communities are aging** in a rapid and unprecedented manner
- Housing policies such as **ADA/ABA only apply to specific developments** and do not address single family homes
- **“Peter Pan” housing** that does not consider one’s needs across the life course is ubiquitous in U.S. cities and communities
- **Universal design and visitability** promote quality of life and well-being of people of all ages and abilities.
- The **lack of affordable housing** is having an impact on the social and economic stability of communities
- **Policies and programs (e.g., Section 8/202/811, LIHTC)** are in danger of cuts and/or not sufficient to meet the needs of low income older adults and people with disabilities

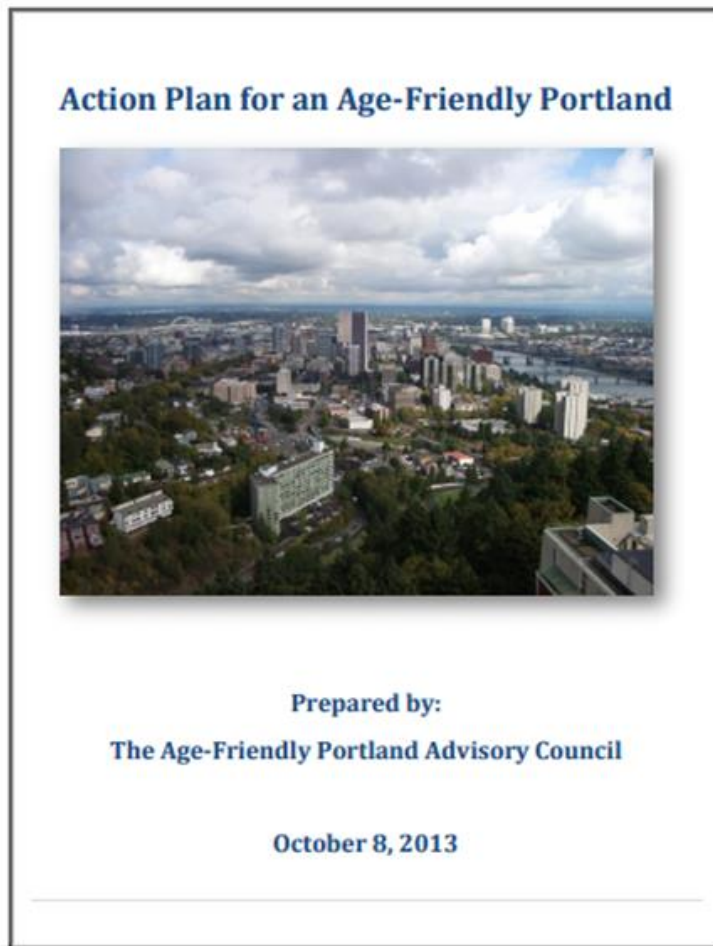


# Where does VisitAbility sit in terms of other types of designs out there?





# How is Portland (OR) furthering age-friendly, visitable, and adaptable housing?



- **City of Portland policies and projects**
  - Accessory Dwelling Units
  - Long range planning efforts
    - Portland Plan
    - Comprehensive Plan
  - Residential Infill Project
  - Better Housing by Design project
  - Portland Housing Bureau's Ordinance for the Green Building Policy
- **Age-friendly Portland and Multnomah County Initiatives**
  - Age-friendly Housing Committee
  - Action Plan for an Age-friendly Portland

# Accessory Dwelling Units

## Portland is embracing Accessory Dwelling Units

- **SDC Waiver Policy**
  - \$8,000-13,000 waiver of system development changes (e.g., transportation, parks, water)
  - Up for renewal in 2018
- **Portland charges short-term rental companies a lodging tax**
- **Portland State University's Institute on Sustainable Solutions "Small Backyard Homes Initiative" is seeking to:**
  - Reduce construction costs
  - Increase financing options
  - Streamline processes for designing, financing, permitting, and constructing ADUs
  - Assure there are enough qualified general contractors and builders
  - Address concerns and issues homeowners have about being landlords
- **Multnomah County Pilot Project "A Place For You" intends to:**
  - Design and install ADUs in 4 privately owned yards
  - Homeless family lives there rent free for 5 years, after which homeowners has unrestricted use
  - Family tenants will be referred through joint government program

# The Portland Plan – Early Policy Moving Toward Age-friendly Communities

- The Portland offered a strategic roadmap to help Portland thrive into the future
- 2+ years of research, including 20,000 public comments, led to the plan’s three integrated strategies and framework for advancing equity:
  - Healthy Connected City
  - Economic Prosperity and Affordability
  - Thriving Educated Youth
- “Portland is a *Place for All Generations*” insert (pp. 24-25) was the result of advocacy from the aging and disability communities and specifically called for further actions



# “Portland [will be] a Place for All Generations”



## PORTLAND IS A PLACE FOR ALL GENERATIONS.

**P**ortland must become a city that is a great place to live for people of all ages and abilities. The Thriving Educated Youth strategy focuses on the need to provide support and opportunities for youth to thrive; this will ultimately benefit all Portlanders and is key to reducing disparities among our communities.

Although Portland has been named one of the best places to retire in the U.S. on national lists, over the next 25 years Portland must become a more age-friendly city. The aging of the Baby Boom and Gen X generations and their increasing longevity will present challenges and opportunities that will be a key part of how we plan for the future of our city. The Portland Plan moves forward on making Portland a more age-friendly city in several ways:

- **Framework for Equity.** The Framework for Equity recognizes that Portland must become a city where access to opportunity, safe neighborhoods, safe and sound housing, healthy food, efficient public transit and parks and green spaces are available to people of all ages and abilities, and calls for meeting and exceeding the Americans with Disabilities Act.
- **Age-friendly city action plan.** Portland is one of only two U.S. cities accepted as pioneer members of the World Health Organization's (WHO) Global Network of Age-Friendly Cities. According to the WHO, an Age-Friendly City is one that, "adapts its structures and services to be accessible to, and inclusive of, older people with varying needs and capacities ... it emphasizes enablement rather than disablement, and is friendly for all ages." The City of Portland and its community partners will undertake an Action Plan on Aging to assess how Portland can become a more age-friendly city and will identify implementation strategies.
- **Accessible housing.** Finding accessible, barrier-free housing can be difficult for older adults and others with mobility needs, especially given that the majority of Portland's housing is over 50 years old and typically has stairs and other features that limit accessibility. The Portland Plan places a new priority on expanding the availability of housing that incorporates accessible design to meet the needs of people of all ages and abilities.
- **Accessible community hubs.** People of all ages need safe, welcoming places that encourage physical activity and social inclusion and interaction. Recognizing that many older adults and people with disabilities cannot walk or roll very far, the Portland Plan prioritizes locating more housing for elders and mobility-limited residents in places, such as neighborhood hubs, where proximity to services and transit and accessible sidewalks makes it easier to live independently. The plan also encourages schools, colleges and universities to flexibly accommodate multiple functions, serving community members of all ages.
- **Safety and accessibility on civic corridors.** While all TriMet buses are fully accessible, getting to some bus stops can be challenging. Safety and accessibility of some of Portland's major transit streets can be enhanced by sidewalks and marked crosswalks. The Healthy Connected City strategy's civic corridors approach will prioritize improvements to prominent transit streets to make them truly transit- and pedestrian-oriented places, with improved sidewalks, pedestrian crossings and transit facilities. They will include features that support community livability and environmental sustainability.
- **Medical institutions.** Portland's aging population will increase the demand for medical services. The Portland Plan responds to this growing need by calling for new approaches to accommodate the growth of institutional facilities and neighborhood centers that may support health facilities, and for increasing workforce training in health care and senior services.
- **Inter-generational mentoring.** The accumulated knowledge and wisdom of Portland's older population is an invaluable asset to the community. The Thriving Education Youth strategy recognizes this and encourages more inter-generational mentoring.

1. **Bolster framework for equity, including integration with City of Portland's new Office of Equity and Human Rights**
2. **Develop an Age-Friendly Action Plan**
3. **Prioritize expansion and availability of accessible housing**
4. **Concentrate on age-friendly, accessible community hubs**
5. **Foster safe and accessible civic corridors (e.g., transit and infrastructure)**
6. **Increase access to and services within medical institutions**
7. **Increase inter-generational mentoring opportunities**

# Age-friendly Portland Action Area 1 – Housing

## (Action Plan for an Age-Friendly Portland, 2013)

- Action Item 1.1 – Provide **education** to consumers, planners, and developers
- Action Item 1.2 – Improve **accessibility**
- Action Item 1.3 – Encourage **innovative approaches** to housing older adults
- Action Item 1.4 – Advance opportunities for **aging in community**

### Action Area 1: Housing

**Background:** Housing is considered to be a universal human right.<sup>14</sup> Local research and planning activities suggest that in order to house our aging population and make Portland friendly to people of all ages and abilities, it is important to assure a full range of housing options that are planned and built to be accessible, affordable, healthy, secure, located near amenities and services, and to facilitate social interaction.

**Action Item 1.1 – Provide Education to Consumers, Planners and Developers:** Age-friendly housing must be better understood on both the supply and demand sides.

- ✓ Educate residents who are looking for housing and those who desire to stay in their existing homes about options and costs so that they can find the best fit with their current and, ideally, their future needs, whether they are looking for affordable or market-rate housing or they are seeking long-term care services and supports.
- ✓ Offer streamlined guidance to planners and developers regarding best practices for age-friendly housing and technical assistance for completing age- and ability-appropriate housing (e.g., zoning and building codes, resources for answering questions).
- ✓ Offer suggestions for home modifications to increase accessibility.

**Potential Partners:** AARP Oregon, PSU Institute on Aging, Portland Housing Bureau, Home Forward

**Action Item 1.2 – Improve Accessibility:** Policy efforts that lead to inclusive and accessible housing are critical for our city as we all continue to age.



Credit: Douglas M. Adams



# Comprehensive Plan



- Long-range plan that helps the City prepare for and manage expected population and employment growth, as well as plan for and coordinate major public investments.
- Built on foundation of the Portland Plan, the Climate Action Plan, and Portland's 1980 Comprehensive Plan.
- Adopted by City Council on December 21, 2016.
- Pending review and acknowledgement by state Department of Land Conservation and Development, the new plan will take effect on January 1, 2018.

# Comprehensive Plan - Housing

## GOALS AND POLICIES

### Chapter 5: Housing

#### What is this chapter about?

The goals and policies in this chapter convey the City's intent to:

- Ensure adequate access to housing for a socially- and economically-diverse population.
- Support fair, equitable, healthy, resource efficient, and physically-accessible housing.
- Establish ways to mitigate gentrification and displacement.
- Concentrate new housing in and around centers and corridors near transit and services to reduce the housing/transportation cost burden.
- Maintain and promote a supply of permanently-affordable housing for Portland's most vulnerable residents.

#### Why is this important?

While a place to live is a basic human need, not all Portlanders have safe and healthy housing. Ensuring a fair and equitable housing market is essential to providing the opportunities and security people need to live healthy and successful lives. Economic, social, and physical barriers limit many Portlanders' access to adequate housing. People of color experience housing discrimination at much higher rates than do white Portlanders, and they often have fewer housing choices. Income, immigration status, Limited English Proficiency (LEP), sexual orientation, and disability can also limit choices.

In recent years, rising costs and declining incomes have strained household budgets for all but the most well-off. Greater housing and transportation costs mean that the cost burden is being felt not just by low-income households, but also by moderate- and middle-income households. In 2010, nearly one quarter of Portland's renter households were cost burdened, meaning that they spent more than 50 percent of household income on housing and transportation. There were many cost-burdened homeowners as well. Metro's long-range forecasts predict a steep increase in the number of cost-burdened households, particularly among low-income households.

- Chapter provides policies that will help Portland meet its need for quality, affordable homes for a growing and socioeconomically- diverse population, and to help ensure **equitable access to housing.**
- The challenge is to provide housing with a diverse range of unit types and prices in locations that help meet the needs of all, including low-income populations, communities of color, and **people of all ages and abilities.**

# Comprehensive Plan – Age-friendly Housing Policies

Goal 5.B: Equitable access to housing	Portland ensures equitable access to housing, making a special effort to <u>remove disparities in housing access</u> for people with disabilities, people of color, low-income households, diverse household types, and older adults.
Policy 5.7: Adaptable housing	Encourage adaption of existing housing and the development of new <u>housing that can be adapted in the future to accommodate</u> the changing variety of household types.
Policy 5.8: Physically-accessible Housing	Allow and support a <u>robust and diverse supply of affordable, accessible housing</u> to meet the needs of older adults and people with disabilities, especially in centers
Policy 5.9: Accessible Design for All	Encourage new construction and retrofitting to <u>create physically-accessible housing</u> , extending from the individual unit to the community, through the use of <u>Universal Design Principles</u> .
Policy 5.19: Aging in Place	Encourage a range of housing options and supportive environments to enable older adults to <u>remain in their communities as their needs change</u> .
Policy 5.53: Responding to social isolation	Encourage site designs and relationship to adjacent developments that <u>reduce social isolation for groups that often experience it</u> , such as older adults, people with disabilities, communities of color, and immigrant communities.

# Relationship to other Zoning Code projects



Bureau of Planning and Sustainability  
Innovation. Collaboration. Practical Solutions.



Sources: City of Portland, Better Housing by Design, 2017; Opticos Design, Inc., 2017



# City of Portland Residential Infill Project

## Residential Infill Project

### CITY COUNCIL FINAL CONCEPT REPORT

#### **Portland is changing.**

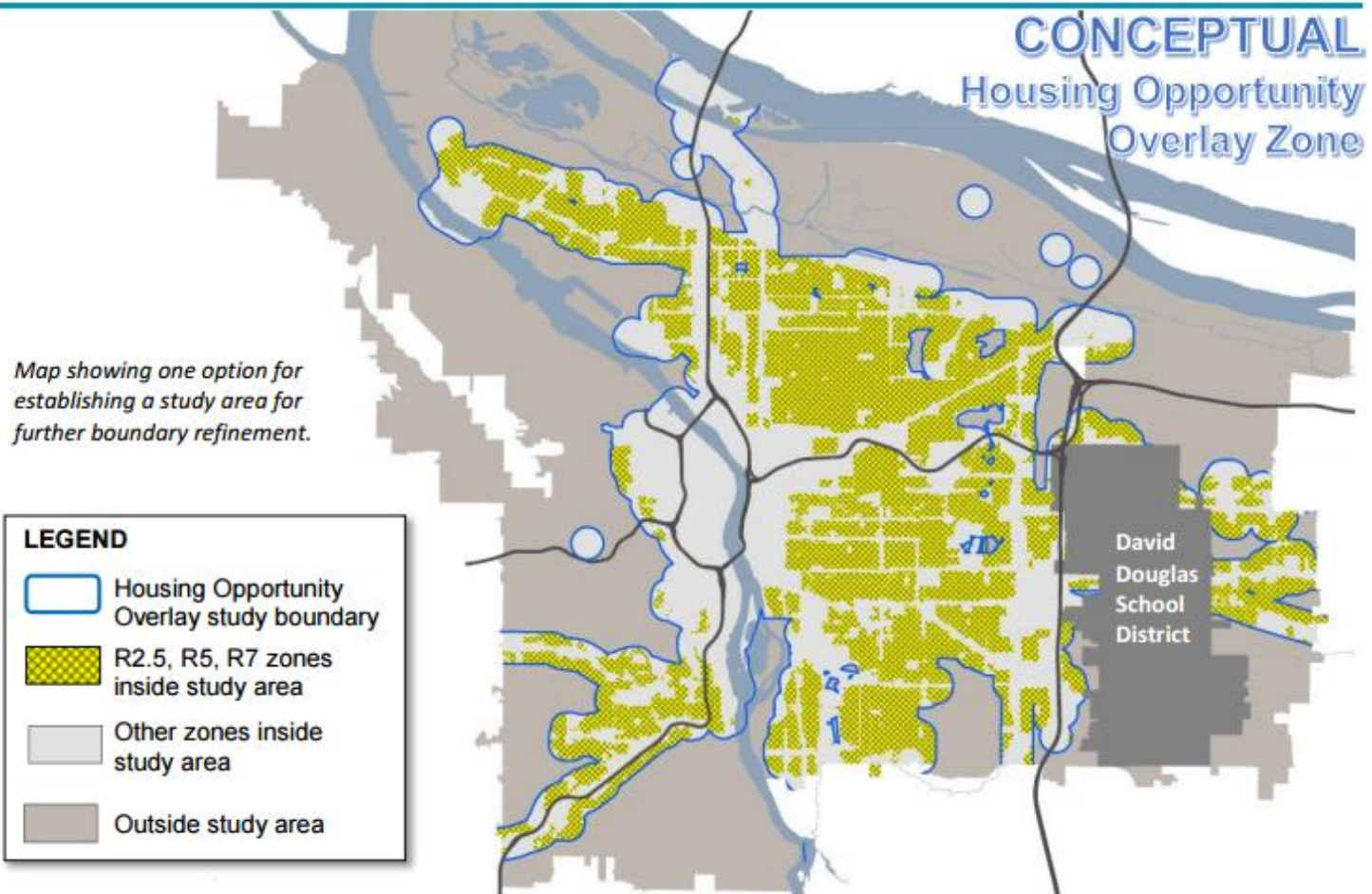
By 2035, the city will grow by approximately 123,000 households. About 20 percent of this growth is expected to be in single-dwelling residential zones. The composition and housing needs of the population are also changing. The city is becoming more diverse and older. The average household will be smaller with fewer children per household.

#### **The Residential Infill Project was initiated to address overlapping concerns related to these changes:**

- The number of demolitions and the size of infill houses.
- Increasing housing costs and the loss of affordability.
- Lack of housing choices, especially in high-opportunity neighborhoods.
- The impact of narrow lot development rules on both neighborhood character and the loss of opportunities for needed infill housing.

The goal of the Residential Infill Project is to adapt Portland's single-dwelling zoning rules to meet the needs of current and future generations.

# Potential Study Area/ Implementation Area

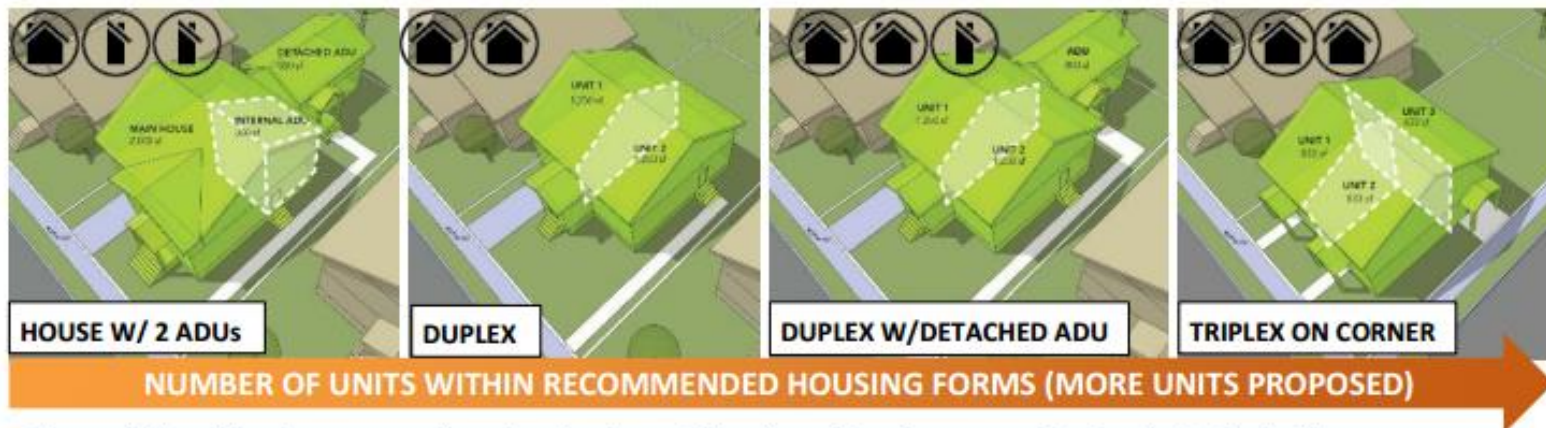


## HOUSING CHOICE – ADUs, DUPLEXES AND TRIPLEXES

### Recommendation 4: *Allow more housing types in select areas and limit their scale*

Within the Housing Opportunity Overlay Zone in R2.5, R5 and R7 zones:

- a) Also allow a:
  - o House with both internal and detached accessory dwelling unit (ADU)
  - o Duplex
  - o Duplex with detached ADU
  - o Triplex on corner lot
- b) Establish minimum qualifying lot sizes for each housing type and zone.
- c) Require design controls for all proposed housing projects seeking additional units.
- d) Explore requirements and bonus units for age-friendliness, affordability and tree preservation (beyond what is minimally required by Title 11, Tree Code).



*These additional housing types and number of units would be allowed in select areas of Portland's single-dwelling zones.*



## HOUSING CHOICE – COTTAGE CLUSTERS

### **Recommendation 6:** *Increase flexibility for cottage clusters on large lots citywide*

- a) On single-dwelling zoned lots at least 10,000 square feet in size, allow cottage clusters subject to Type IIx land use review.
- b) Cap the total square footage cottage cluster sites to the same FAR limit [see Recommendation 1] and limit each new cottage to 1,100 square feet.
- c) Inside the Housing Opportunity Overlay Zone [see Recommendation 5], the number of cottages allowed equals the same number of units that would otherwise be permitted.
- d) Outside the Housing Opportunity Overlay Zone, allow one ADU for each cottage.
- e) Develop specific cottage cluster rules to ensure that development is integrated with its surrounding neighborhood.
- f) Explore opportunities for additional units when the units are affordable and/or accessible.



*Hastings Green – a cottage cluster-like development in Southeast Portland.*



# Regulatory option for newly permitted residential infill

- **Outcome:** Require visitable/accessible development as part of zoning code or other legislation; consider exemptions for site constraints (e.g., slope, existing structures)
- **Impact:** *Strong* - In exchange for by right development, Portland 's new Residential Infill will be more equitable and will better meet the needs of its current and future generations).
- **Examples:** Several municipalities (e.g., Austin, TX) have passed ordinances requiring visitability features for residential single family & duplex construction (many limited to new construction)



Regulation

# Incentive-based option for newly permitted residential infill

- **Outcome:** Provide density bonuses, fee waivers, tax credits, and/or system development charge waivers in exchange for visitability/accessibility features.
- **Impact:** *Limited* - Leads to visitable/accessible housing in some newly constructed/renovated units; requires a market response
- **Example:** Several communities such as Babylon, NY offer universal design and accessibility incentives (e.g., expedited permits, lower permit fees)

Incentives

# Voluntary option for newly permitted residential infill



Voluntary

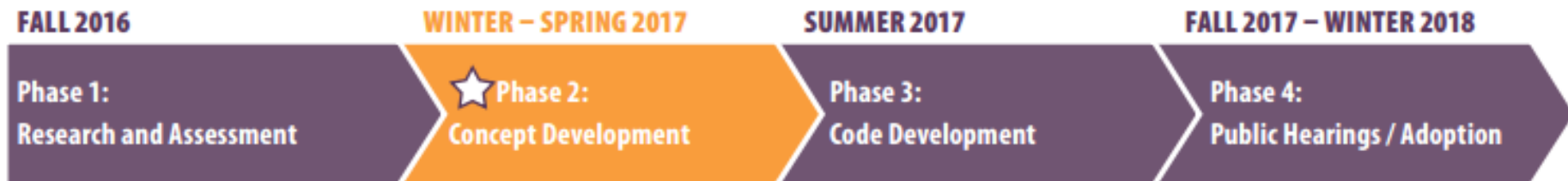
- **Outcome:** Declaration reaffirms former planning efforts (Portland and Comprehensive Plan), raises awareness of accessibility, and recommends action; education provides examples and guidance for developers.
- **Impact:** *Minimal* - Declaration would do little to address current shortage of accessible housing; education may support changes in demand and possible supply if market emerges
- **Examples:** Rogue Valley Council of Government Lifelong Housing, OR and City of Irvine, CA use education and declarations

# Better Housing by Design Project

## Addressing Equity

The Portland Plan and 2035 Comprehensive Plan direct the City to prioritize under-served communities in decision-making. Larger proportions of people of color, low-income households and renters live in multi-family housing compared to the general population. This project will address the needs of under-served Portlanders through better housing design, incentives for affordable housing and street connections.

## Project Timeline



# Better Housing by Design

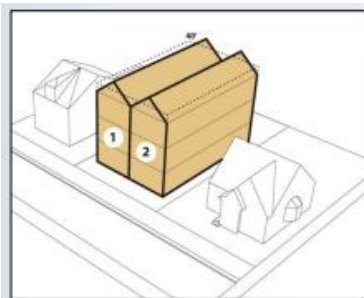
- Project Purpose and Scope
  - Revise Zoning Code development and design standards to improve outcomes in Portland's multi-dwelling zones outside the Central City (Bureau of Planning and Sustainability)
  - Develop new approaches to creating street and pedestrian connections in places that lack them (Bureau of Transportation)



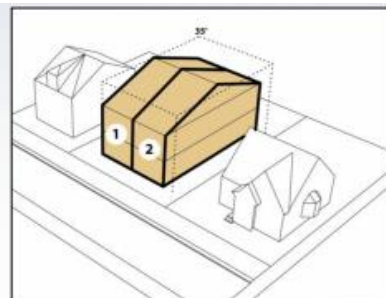


# Better Housing by Design

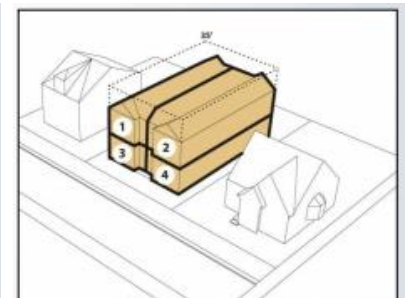
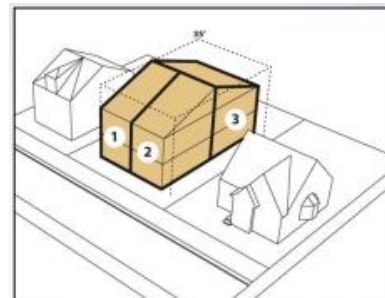
- The project will update the zoning code to align with the 2035 Comprehensive Plan to encourage:
  - **Housing diversity**, including affordable and accessible housing
  - **Pedestrian-oriented** street environments
  - Respect for neighborhood **context**
  - Housing that supports residents' **health and active living**
  - **Nature and green infrastructure** in the urban environment
  - **Resource-efficient** design and development
  - Street and pedestrian **connections** that are safe and convenient
  - Bridge gap between these goals and what is being built



Current Approach



Potential New Approach



# Contact Information



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# Wheel Pad - Eco-friendly, modular house extension designed for wheelchair users



- 200 square feet
- “Bed-and-bath unit can be added on to an existing house without triggering zoning or building codes.”
- It can be wheeled up to the house's side on its mobile, adjustable-height chassis base; a window or door of the house is removed for access between the two structures.
- An entry ramp needs to be added, and an insulated hose and extension cords attached to the house's system
- She expects to sell them for \$60,000 apiece to those interested in permanent installation, or to lease them for \$3,000 per month — a cost much lower than most nursing homes, she points out.
- Architect is a finalist in AARP's Innovation Challenge.

