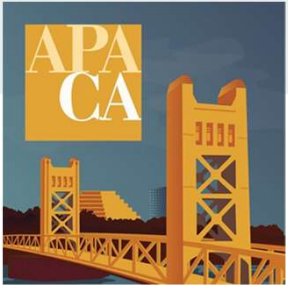




MAKING ROOM
Housing for a Changing America

APA Cascade Region Discussion

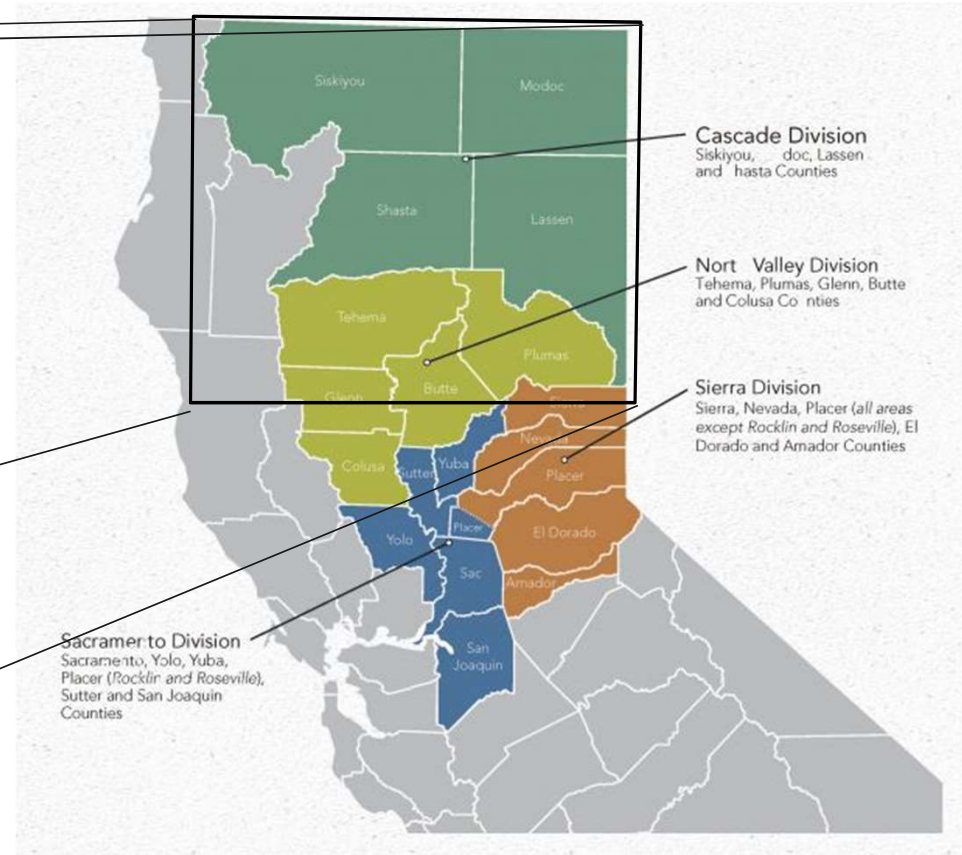
March 21, 2019



American Planning Association Sacramento Valley Section **CASCADE DIVISION**



CASCADE DIVISION
Siskiyou, Modoc, Shasta and Lassen
Counties

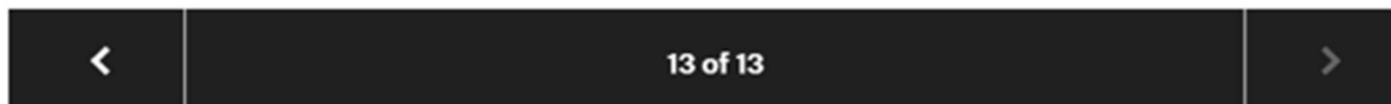


NOTE: Slides on national demographic trends and features of housing types are adapted from “Making Room” AARP and the National Building Museum.
<https://www.aarp.org/livable-communities/housing/info-2018/making-room-housing-for-a-changing-america.html>



MAKING ROOM

Housing for a Changing America

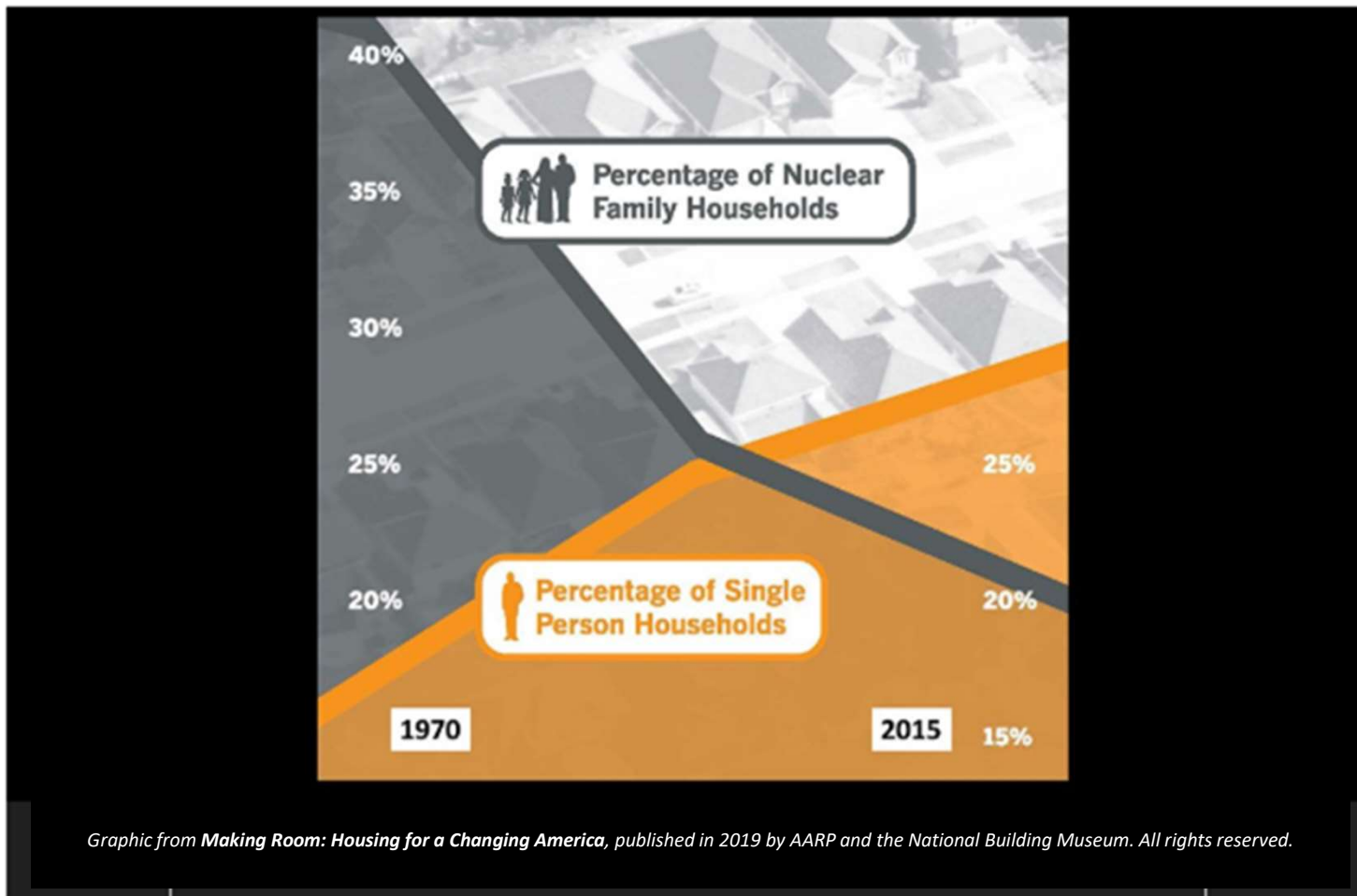


Making Room: Housing for a Changing America, introduces a potential future in which people of all ages, life stages, abilities and incomes can select from a wider menu of housing options.

43% of households were 2 adults with children



Photo by Bernard Hoffman, LIFE magazine, May 22, 1950, © Getty Images. Licensed for use in Making Room.



TRADING PLACES: As this chart shows, the percentage of nuclear family households has been on a steady decline over the past 50 years while the percentage of single person households has been on the rise — so much so that there are more people living alone than as a family.

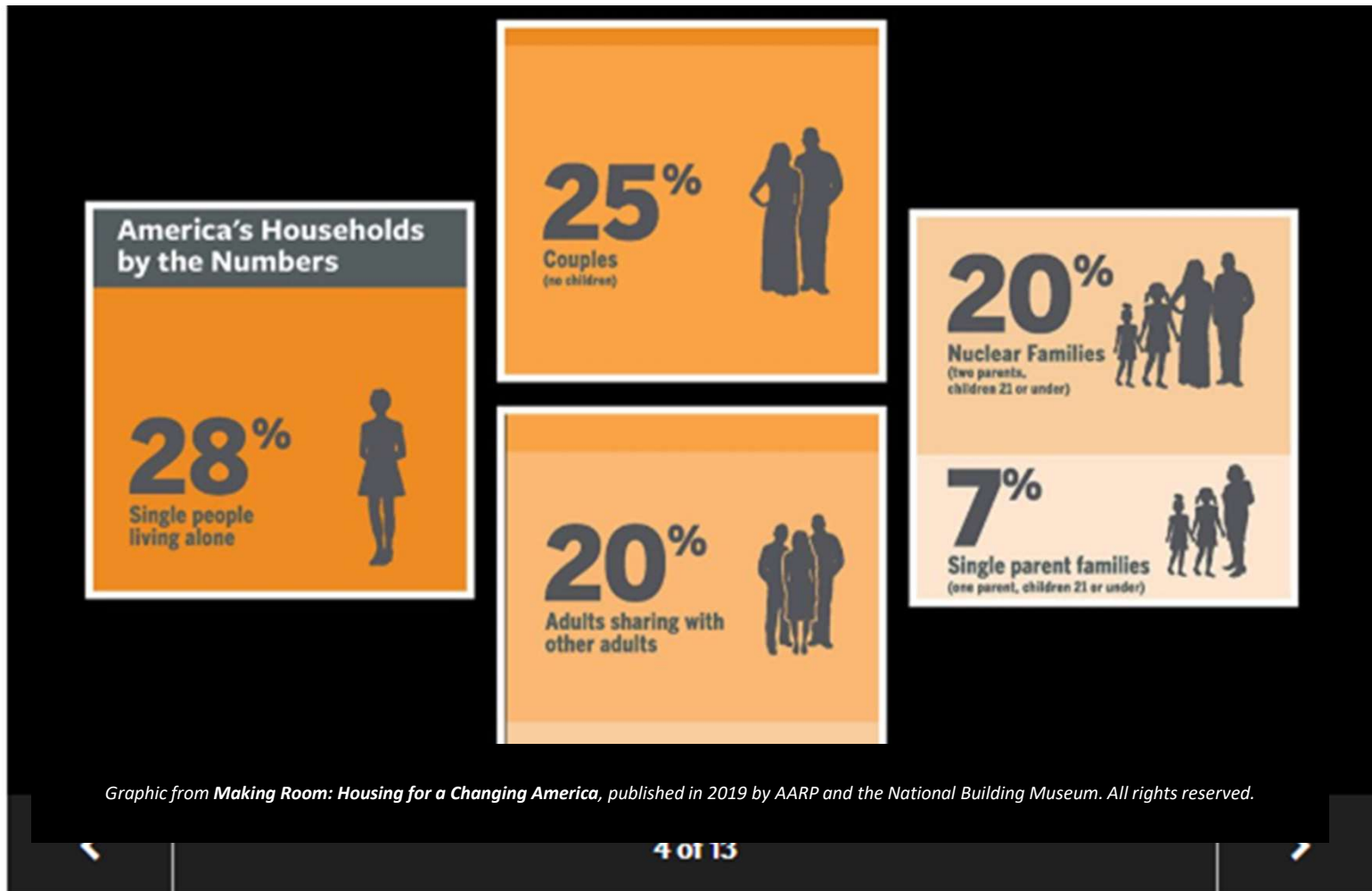
U.S. Housing Stock by Number of Bedrooms



Historically, the smallest units have received short shrift, but today's largest household category consists of singles living alone. That's a significant mismatch.

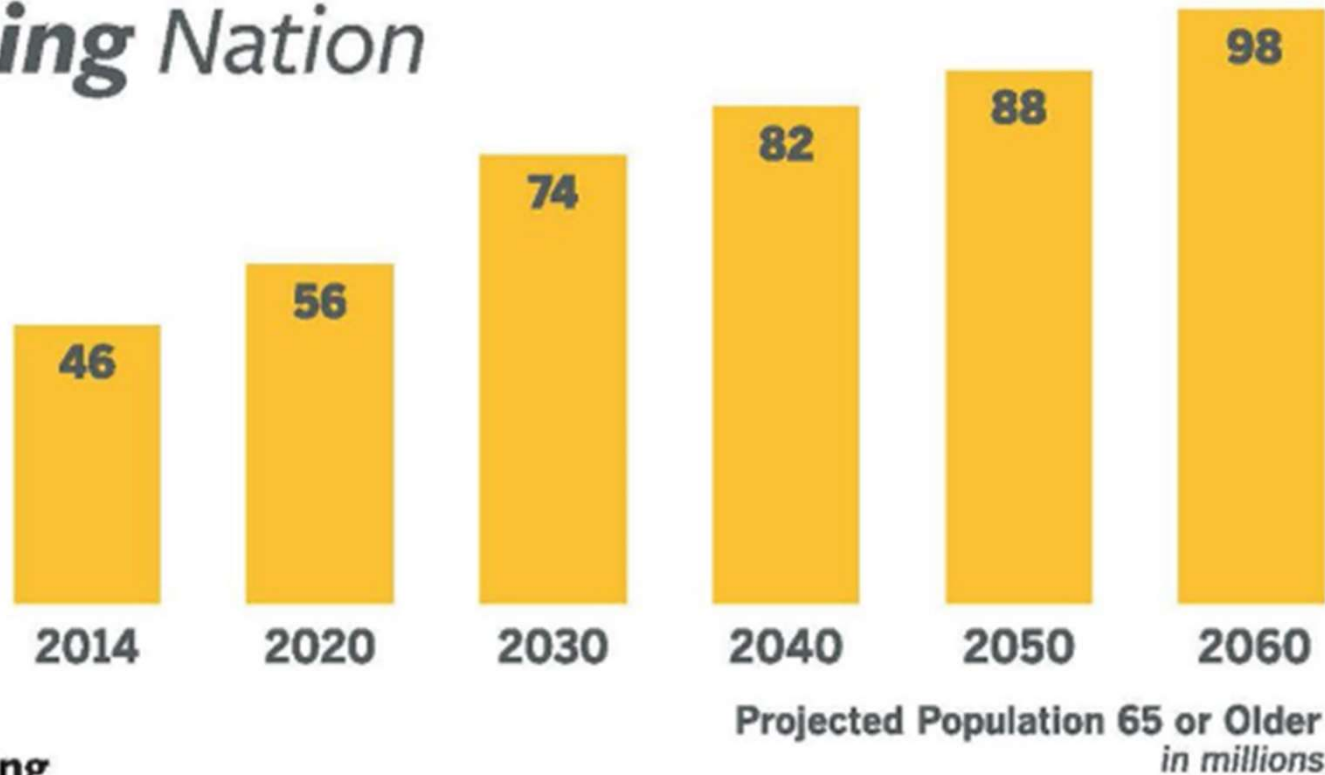
The Bottom Line: Our current housing stock isn't nearly as diverse as we are.

Source: 2015 American Housing Survey; U.S. Census Bureau



THE NUMBERS: According to the 2015 American Community Survey by the U.S. Census Bureau, single people living alone is the most common household type in the nation. The next most common: couples with no children. Children are present in less than 30 percent of U.S. households.

The **Aging** Nation



America Is Aging

The country's population of older adults is experiencing unprecedented growth.

Family Fluidity

Living Arrangements for 18- to 34-Year-Olds



32.1%

Living in
parent(s)' home



31.6%

Married or cohabitating
in own household



22%

Other living
arrangements

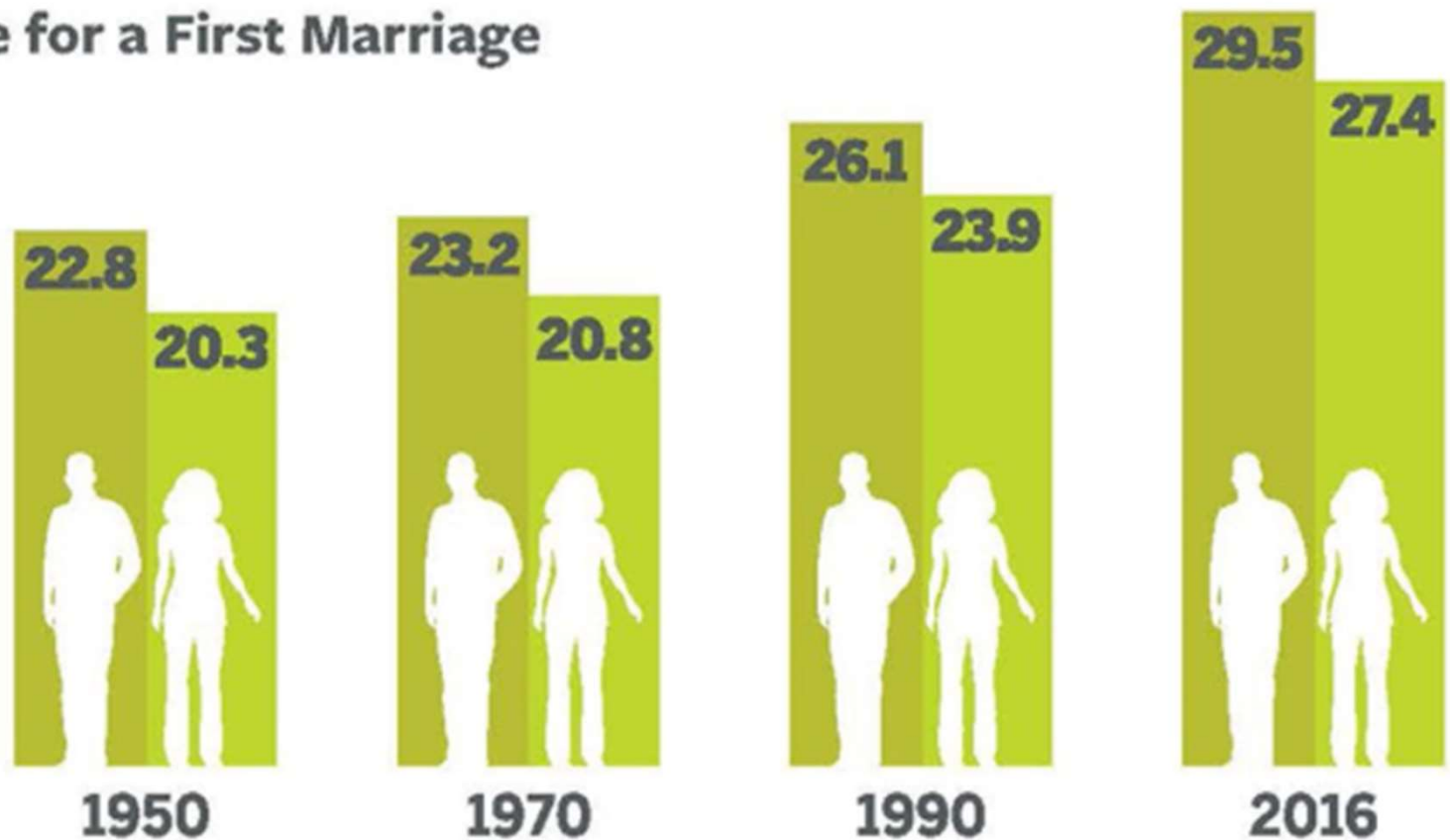


14%

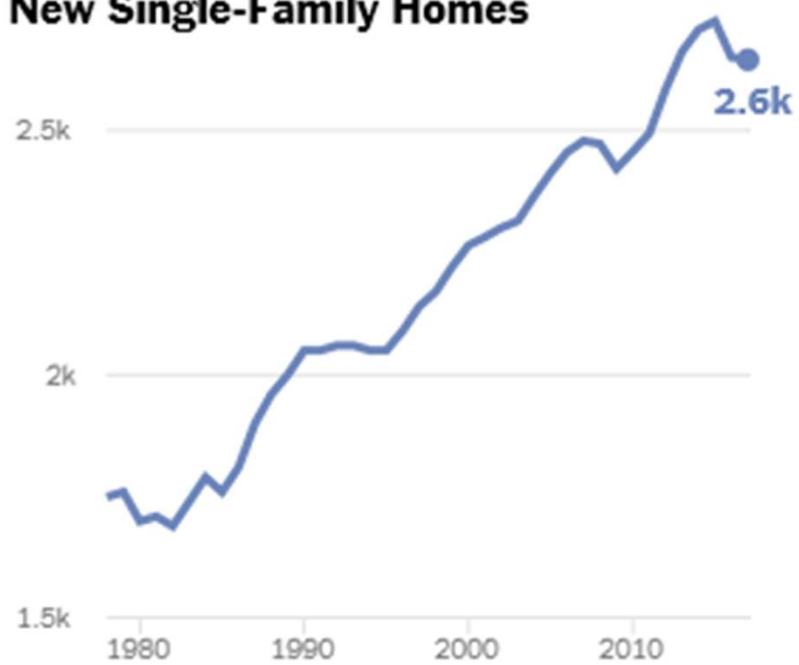
Living alone, single parents
or other heads of household

Median Age for a First Marriage

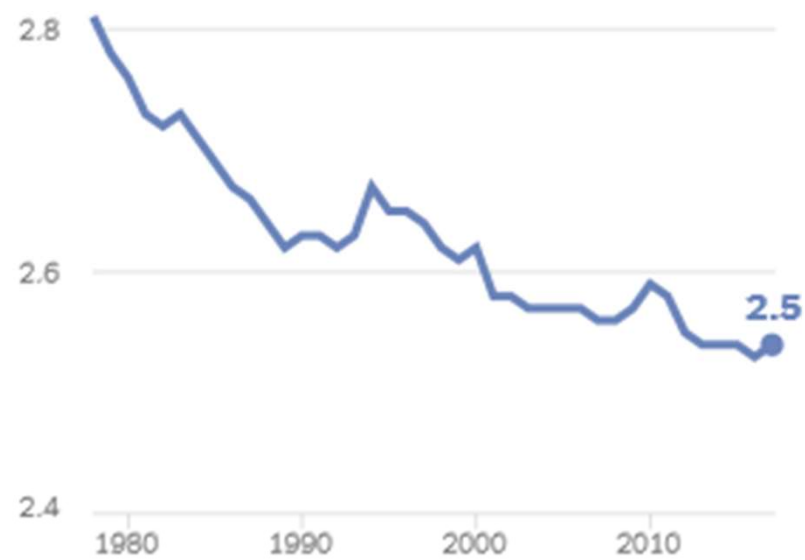
48% of all American adults are single



**Average Square Feet for
New Single-Family Homes**

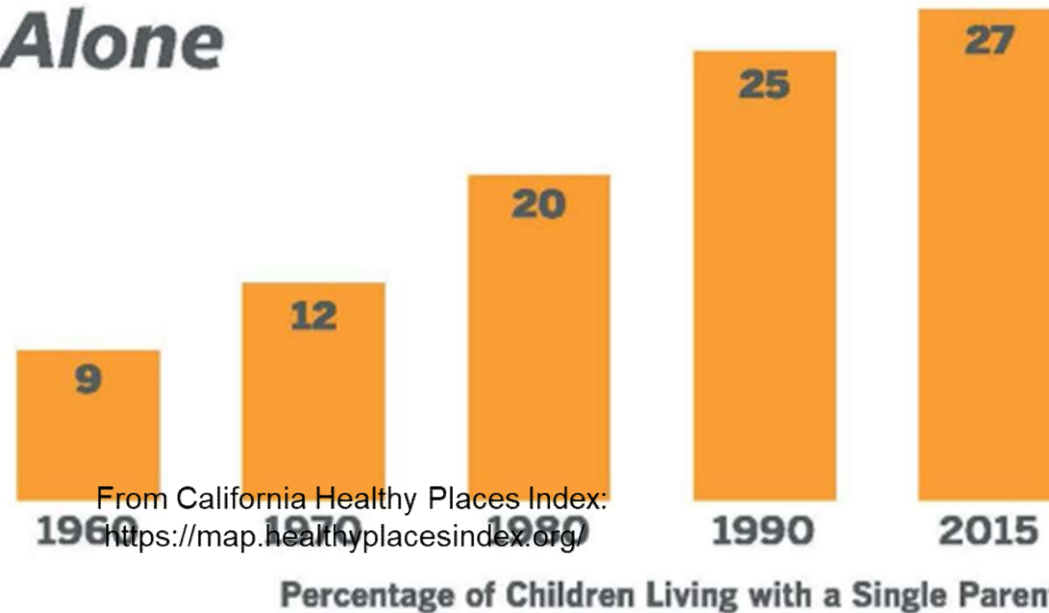


**Average Household Size
(in people)**



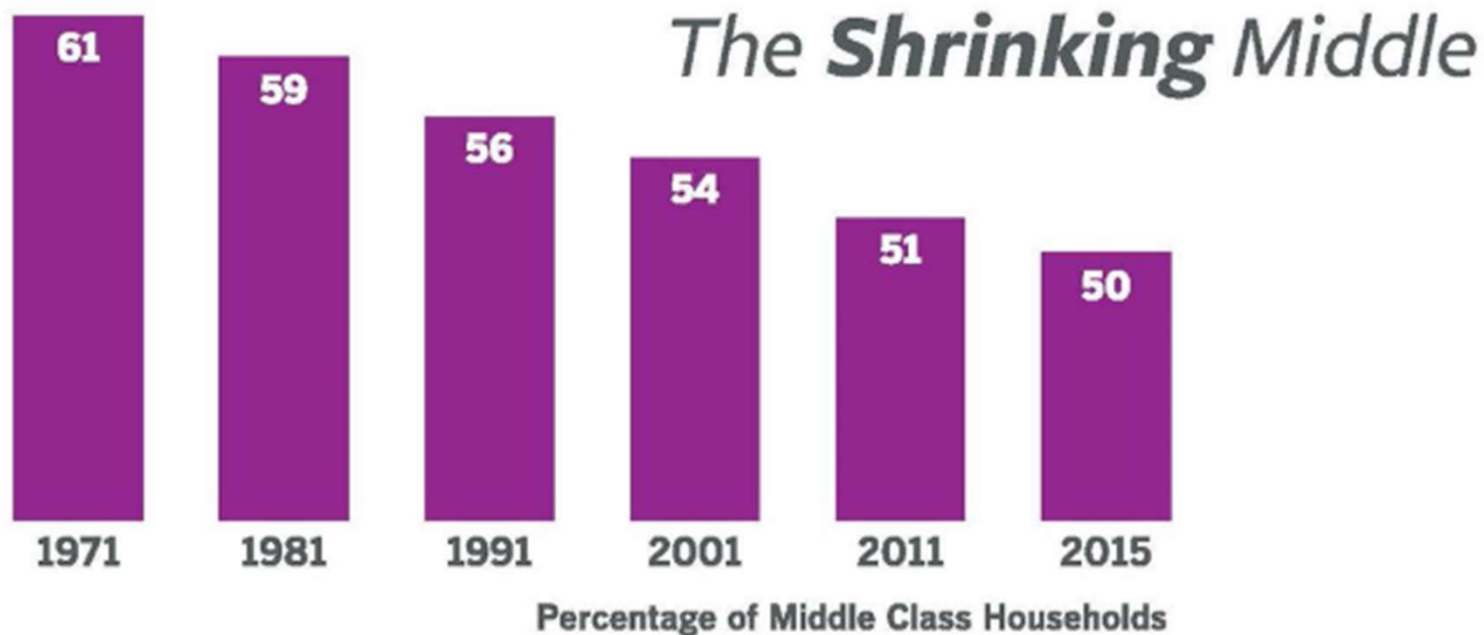
Source: Census Bureau

Parenting *Alone*



Graphic from Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum. All rights reserved.

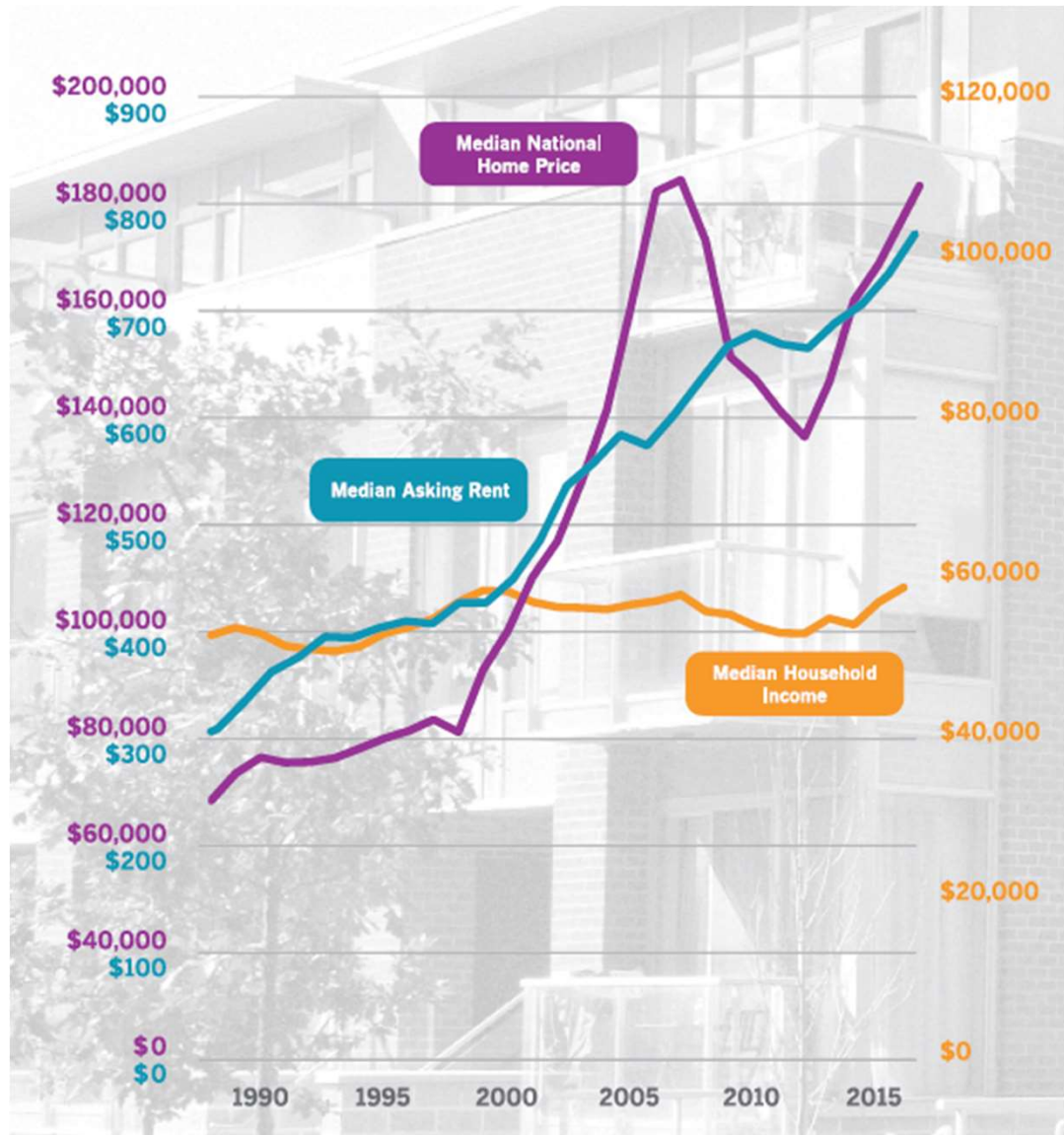
SINGLE PARENTING: The percentage of children living in a single-parent household has tripled since 1960. Single-parent households typically bring in less than half the median income of married couples. The average cost of center-based infant care exceeds that income by 24 percent. For many single parents, sharing housing and/or childcare responsibilities is a social and economic imperative.



America's Middle Class Is Getting Smaller

Graphic from Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum. All rights reserved.

STUCK IN (OR BELOW) THE MIDDLE: In 1971, 61 percent of all U.S. households earned between half and two-thirds of the median income. By 2015, the share of households in this middle tier had dropped to 50 percent. When adjusted for inflation, the U.S. median household income is virtually the same as it was in the mid-1990s.

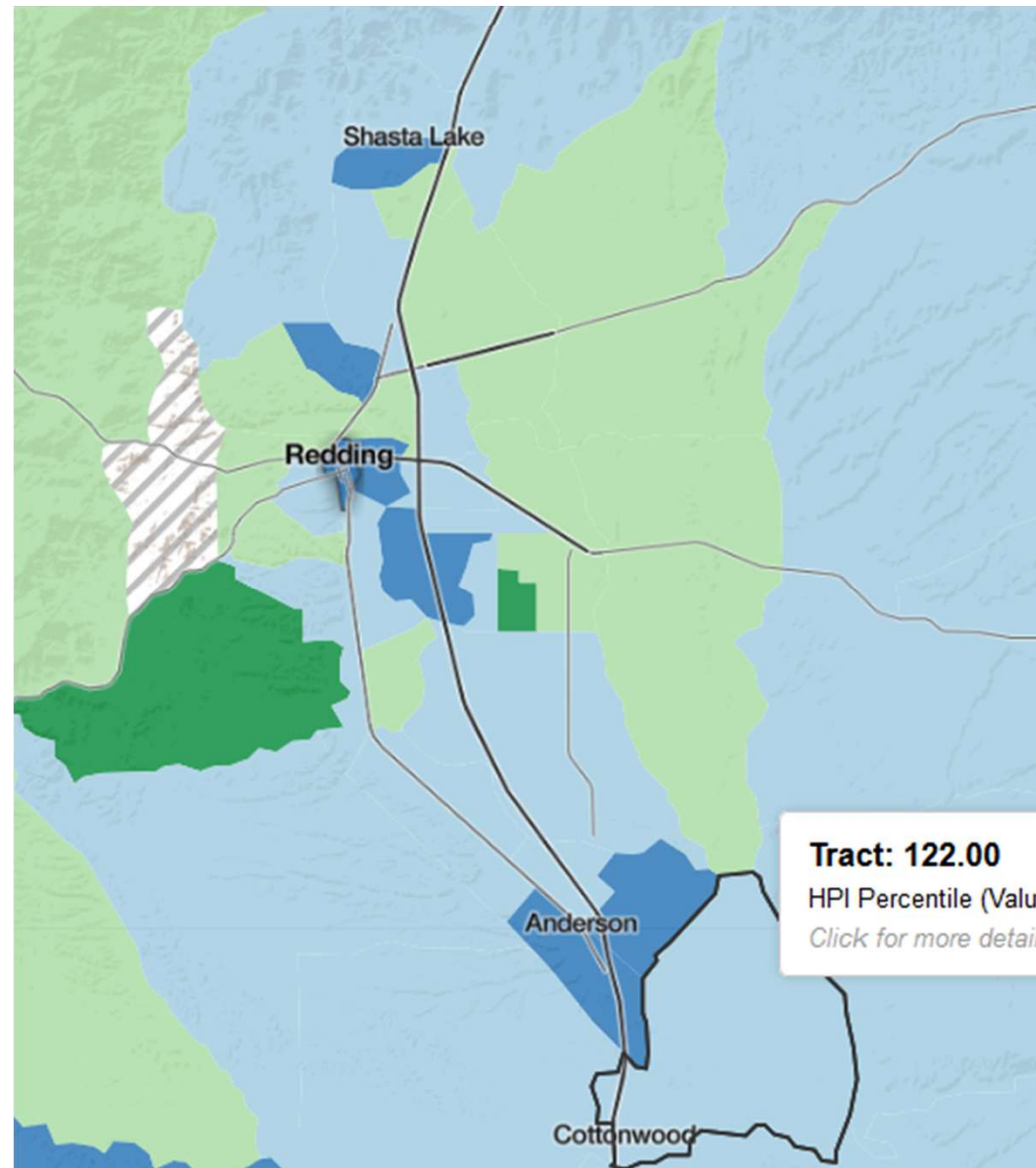


Low-income Homeowner Severe Housing Cost Burden

*low-income homeowners who pay **more than half** of their income on housing*

- Shasta County 10.8%
 - Higher than 36% of CA Counties
- Redding 10.4%
 - Higher than 39% of CA cities
- Shasta Lake 16.5%
- Anderson 13.5%
- Palo Cedro 13.0%
- Burney 7.6%

From California Healthy Places Index:
<https://map.healthyplacesindex.org/>

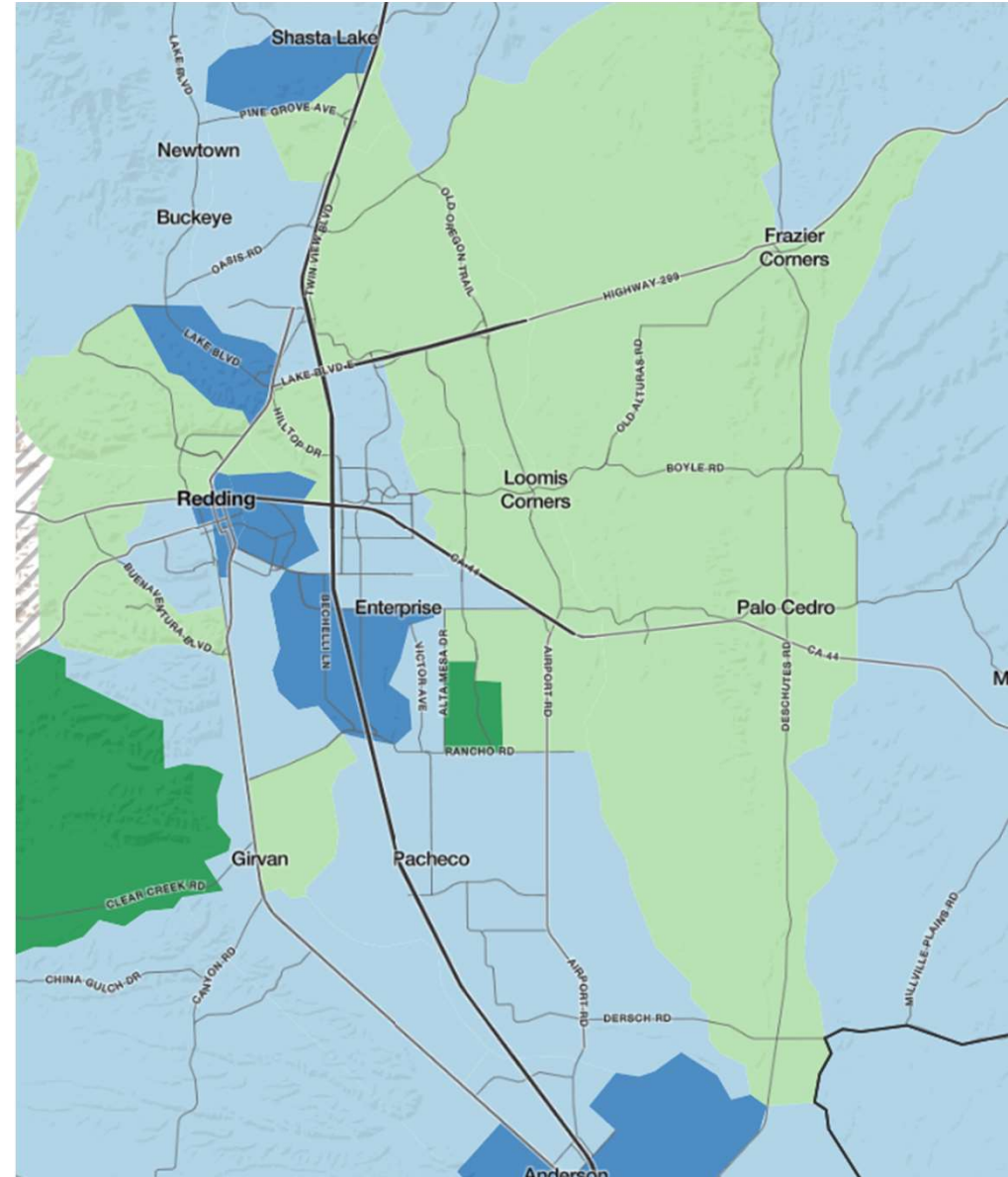


Low Income Renter Severe Housing Cost Burden

% of low income renters who pay **more than half** of their income on housing

- Shasta County 27.9%
- Redding 29%
 - Enterprise area 35.4%
 - Lake Blvd area 33.2%
- Shasta Lake 33.8%
 - **Worse than 88% of California cities**
- Anderson 28.1%
- Cottonwood 39.7%
- Burney 12.5%

From California Healthy Places Index:
<https://map.healthyplacesindex.org/>



HOUSING CRISIS

- RENTAL RATES ARE CONTINUALLY RISING ACROSS THE UNITED STATES.
- THE UNITED STATES HAS A HOUSING SHORTAGE OF 7.3 MILLION UNITS.
- CALIFORNIA ACCOUNTS FOR NEARLY HALF OF THAT AT 3.4 MILLION.
- GOVERNOR NEWSOM'S ASTRONOMICAL GOAL -
3.5 MILLION NEW HOMES BY 2025.

“We have to build more supply at all income levels, with a sense of urgency.” - Governor Newsom

HOUSING ELEMENTS

HOUSING NEEDS ASSESSMENT

- Demographics/Population Characteristics
- Housing Stock (Type, Number, Conditions, Affordability Levels)
- Special Housing Needs

HOUSING CONSTRAINTS

- Governmental Constraints and Non-Governmental Constraints

VACANT LAND INVENTORY ANALYSIS

REGIONAL HOUSING NEED ALLOCATION (RHNA)

- A demographics and projections based formula to quantify the need for housing at all income levels.

REVIEW THE PREVIOUS HOUSING ELEMENT

HOUSING GOALS AND OBJECTIVES ARE FORMULATED

- Programs and Policies are then monitored for success and reported annually to OPR and HCD.

HOUSING ELEMENTS



State Laws and penalties for not meeting Housing Goals are getting harsher and more deliberate.

The State is suing the City of Huntington Beach.

In his budget proposal speech, Governor Newsom threatened withholding transportation dollars from jurisdictions that are not meeting their housing goals.

AFFORDABILITY ASSUMPTIONS

HOUSING IS CONSIDERED AFFORDABLE IF YOU ARE SPENDING NO MORE THAN 30% OF YOUR MONTHLY INCOME ON YOUR MORTGAGE OR YOUR RENT.

SHASTA COUNTY MEDIAN HOUSEHOLD INCOME IS:

\$61,800

**Table II-23. Ability to Pay for Housing Based on HUD Income Limits*
Shasta County 2018**

Extremely Low-Income Households - 30% of Median Family Income						
	Studio	1BR	2BR	3BR	4BR	5BR
Number of Persons	1	2	3	4	5	6
Income Level	\$13,000	\$16,460	\$20,780	\$25,100	\$29,420	\$33,740
Max. Monthly Gross Rent**	\$325	\$411	\$520	\$627	\$735	\$843
Max. Purchase Price***	\$56,485	\$71,258	\$90,060	\$108,625	\$127,348	\$146,071
Very Low-Income Households - 50% of Median Family Income						
	Studio	1BR	2BR	3BR	4BR	5BR
Number of Persons	1	2	3	4	5	6
Income Level	\$21,650	\$24,750	\$27,850	\$30,900	\$33,400	\$35,850
Max. Monthly Gross Rent**	\$541	\$619	\$696	\$772	\$835	\$896
Max. Purchase Price***	\$93,694	\$107,282	\$120,633	\$133,826	\$144,728	\$155,235
Low-Income Households - 80% of Median Family Income						
	Studio	1BR	2BR	3BR	4BR	5BR
Number of Persons	1	2	3	4	5	6
Income Level	\$34,650	\$39,600	\$44,550	<i>\$49,450</i>	\$53,450	\$57,400
Max. Monthly Gross Rent**	\$866	\$990	\$1,114	<i>\$1,236</i>	\$1,336	\$1,435
Max. Purchase Price***	\$150,100	\$171,430	\$192,997	<i>\$219,620</i>	\$231,470	\$248,613
Moderate-Income Households - 120% of Median Family Income						
	Studio	1BR	2BR	3BR	4BR	5BR
Number of Persons	1	2	3	4	5	6
Income Level	\$51,900	\$59,300	\$66,750	\$74,150	\$80,100	\$86,000
Max. Monthly Gross Rent**	\$1,297	\$1,482	\$1,669	\$1,854	\$2,002	\$2,150
Max. Purchase Price***	\$224,360	\$256,750	\$310,061	\$321,135	\$346,810	\$372,485

Notes:
* Based on Shasta County FY 2018 Median Family Income

COSTS OF CONSTRUCTION

SINGLE FAMILY, DETACHED (1,400 SQ FT): \$301,812
PRE-MANUFACTURED/MOBILE HOMES:	. . . \$140,000 - \$180,000
MULTIPLE FAMILY, PER UNIT: \$186,654*

***DEPENDENT ON NUMBER OF ALLOWABLE UNITS AND DOES NOT INCLUDE REZONING, GENERAL PLAN AMENDMENTS, TRAFFIC ANALYSIS, UPGRADES TO EXISTING INFRASTRUCTURE, LEGAL CHALLENGES AND OTHER CEQA RELATED ISSUES**

HOUSING IMBALANCE

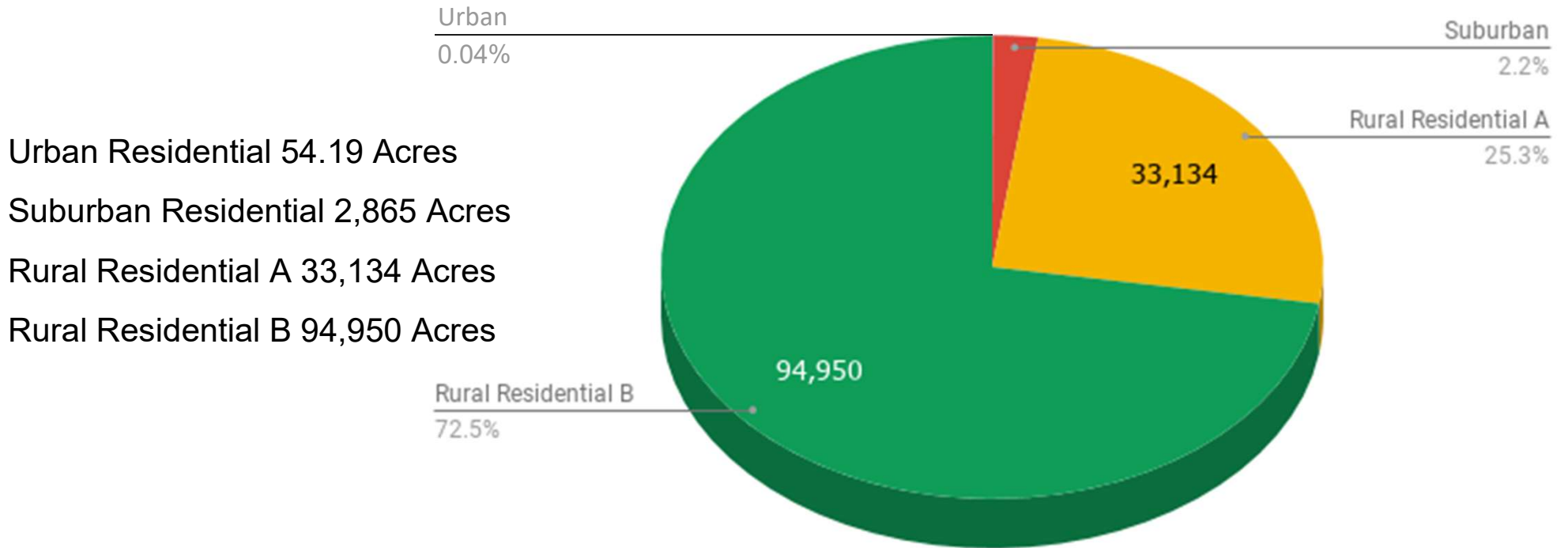
HOUSING TYPE (2009 - 2017)							
	SHASTA COUNTY (TOTAL)						
TOTAL	69,738		69,729		71,968		
TYPE/UNITS							
SF, detached	49,584	71.1%	49,019	70.3%	50,690	70.4%	-0.7%
SF, attached	2,790	4.0%	837	1.2%	1,291	1.8%	-2.2%
Duplex	1,395	2.0%	2,441	3.5%	1,887	2.6%	0.6%
3 - 4 Units	3,975	5.7%	4,811	6.9%	3,966	5.5%	-0.2%
5 - 9 Units	1,813	2.6%	1,116	1.6%	3,256	4.5%	1.9%
10+ Units	2,720	3.9%	3,835	5.5%	3,208	4.5%	0.6%
Mobile Homes	7,532	10.8%	7,600	10.9%	7,670	10.7%	-0.1%
YEAR	2009	%	2013		2017		PERCENT CHANGE
Census ACS							

RENTING ON THE RISE

NUMBER OF PEOPLE IN HOUSEHOLDS BY TENURE 2009 - 2017							
SHASTA COUNTY (TOTAL)							
Total	176963		174887		175667		
Owner Occupied	116687	65.94%	110571	63.22%	108457	61.74%	-4.20%
Renter Occupied	60,276	34.06%	64306	36.77%	67210	38.26%	4.20%
YEAR	2009	%	2013		2017		PERCENT CHANGE
REDDING							
Total	87718		88133		88790		
Owner Occupied	51073	58.22%	47730	54.16%	45033	50.72%	-7.51%
Renter Occupied	36645	41.78%	40403	45.84%	43757	49.28%	7.51%
YEAR	2009	%	2013	%	2017	%	PERCENT CHANGE
ANDERSON							
Total	10476		9967		10156		
Owner Occupied	4592	43.83%	4750	47.66%	5227	51.47%	7.63%
Renter Occupied	5884	56.17%	5217	52.34%	4929	48.53%	-7.63%
YEAR	2009	%	2013	%	2017	%	PERCENT CHANGE
SHASTA LAKE							
Total	10159		10092		10098		
Owner Occupied	6725	66.20%	6691	66.30%	6159	60.99%	-5.21%
Renter Occupied	3434	33.80%	3401	33.70%	3939	39.01%	5.21%
YEAR	2009	%	2013	%	2017	%	PERCENT CHANGE

RESIDENTIAL LAND IN THE COUNTY

VACANT RESIDENTIALLY DESIGNATED LAND IN ACRES



CONSTRAINTS

- PERMIT FEES
- **ZONING / DENSITY RESTRICTIONS**
- CEQA
- IMPACT FEES
- OTHER IMPROVEMENT OBLIGATIONS
- NIMBYISM
- MINIMUM LOT SIZES
- SETBACKS AND OTHER SITE DEVELOPMENT REQUIREMENTS
- PARKING REQUIREMENTS
- COSTS OF NEW CONSTRUCTION
- BUILDING CODES
- LACK OF FINANCING

ZONING REFORM

Politics & Policy

Single-Family Zoning Is an Urban Dinosaur

Minneapolis just banned the exclusionary zoning, a step more cities must take to increase density and spur growth.

By [Noah Smith](#)
December 14, 2018 3:30 AM PST

Bloomberg

Oregon Proposes Ditching Single-Family Zoning Statewide

Cities and states are embracing bold housing reforms as the year ends.

[Christian Britschgi](#) | Dec. 18, 2018 10:25 am

Reason

Minneapolis Voted to Pass a Plan That Would End Single Family Zoning. The Rest of the Country Should Follow Suit.

Zoning laws are more than just municipal red tape—they're drivers of racial and economic segregation.

Esquire

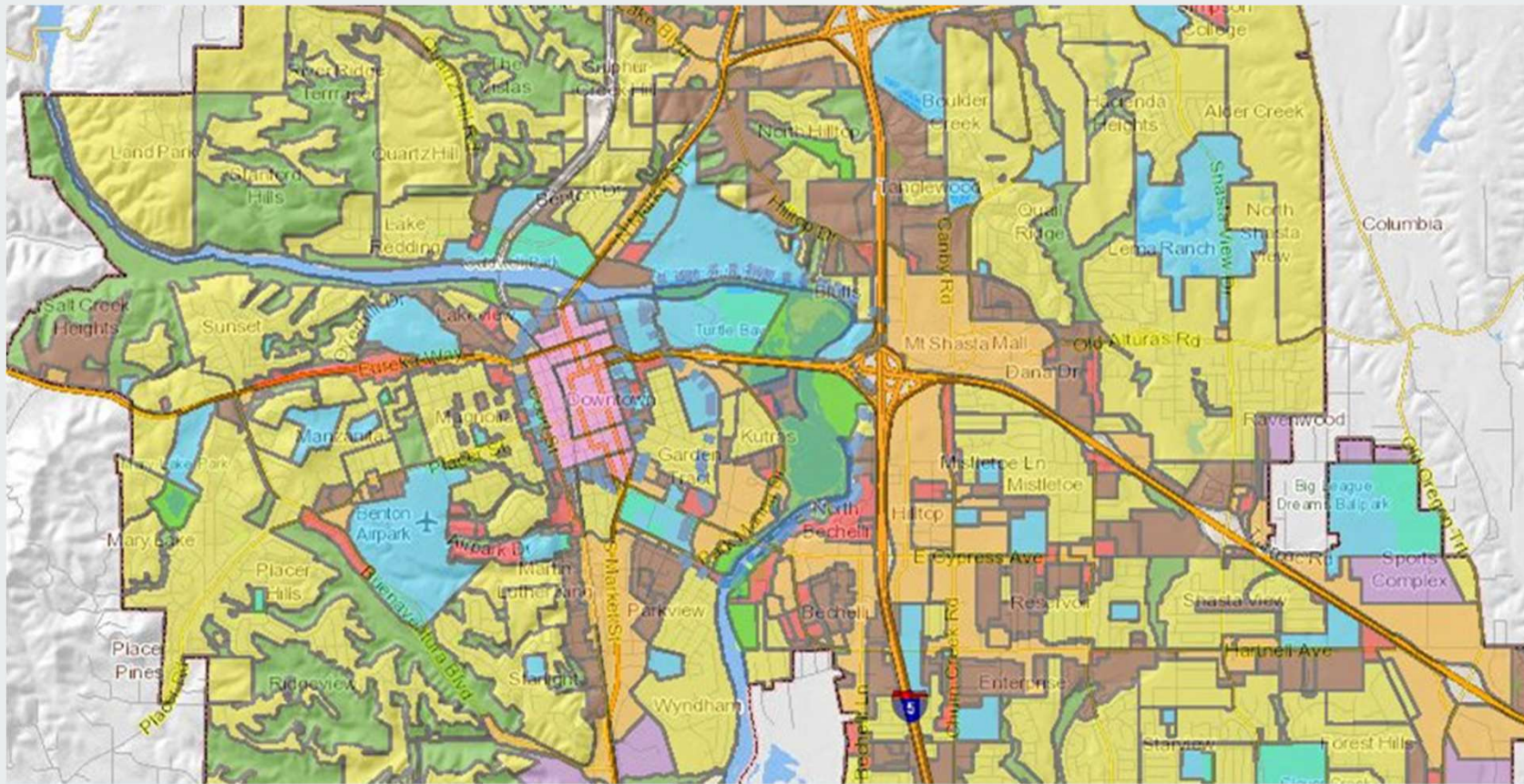
Seattle's housing crunch could be eased by changes to single-family zoning, city report says

Originally published December 3, 2018 at 6:00 am | Updated December 7, 2018 at 11:27 am

Seattle Times



ZONING AS A CONSTRAINT



NATURAL STAGES OF INCREMENTAL GROWTH



ROGERS PARK, 1893



LINCOLN SQUARE, 1894



RAVENSWOOD MANOR, 1915



WEST WALKER, 1909



LOGAN SQUARE, 1904



ROGERS PARK, 1896



EDGEWATER, 1907



RAVENSWOOD MANOR, 1908

NATURAL STAGES OF INCREMENTAL GROWTH



LINCOLN SQUARE, 1921



RAVENSWOOD, 1905



EDGEWATER, 1914



LINCOLN PARK, 1886



LAKEVIEW, 1895



PORTAGE PARK, 1908



LINCOLN PARK, 1889



HYDE PARK, 1903

TWO FLAT

THREE FLAT

NATURAL STAGES OF INCREMENTAL GROWTH



WRIGLEYVILLE, 1910



RAVENSWOOD, 1896



EDGEWATER, 1968



LAKEVIEW, 1989



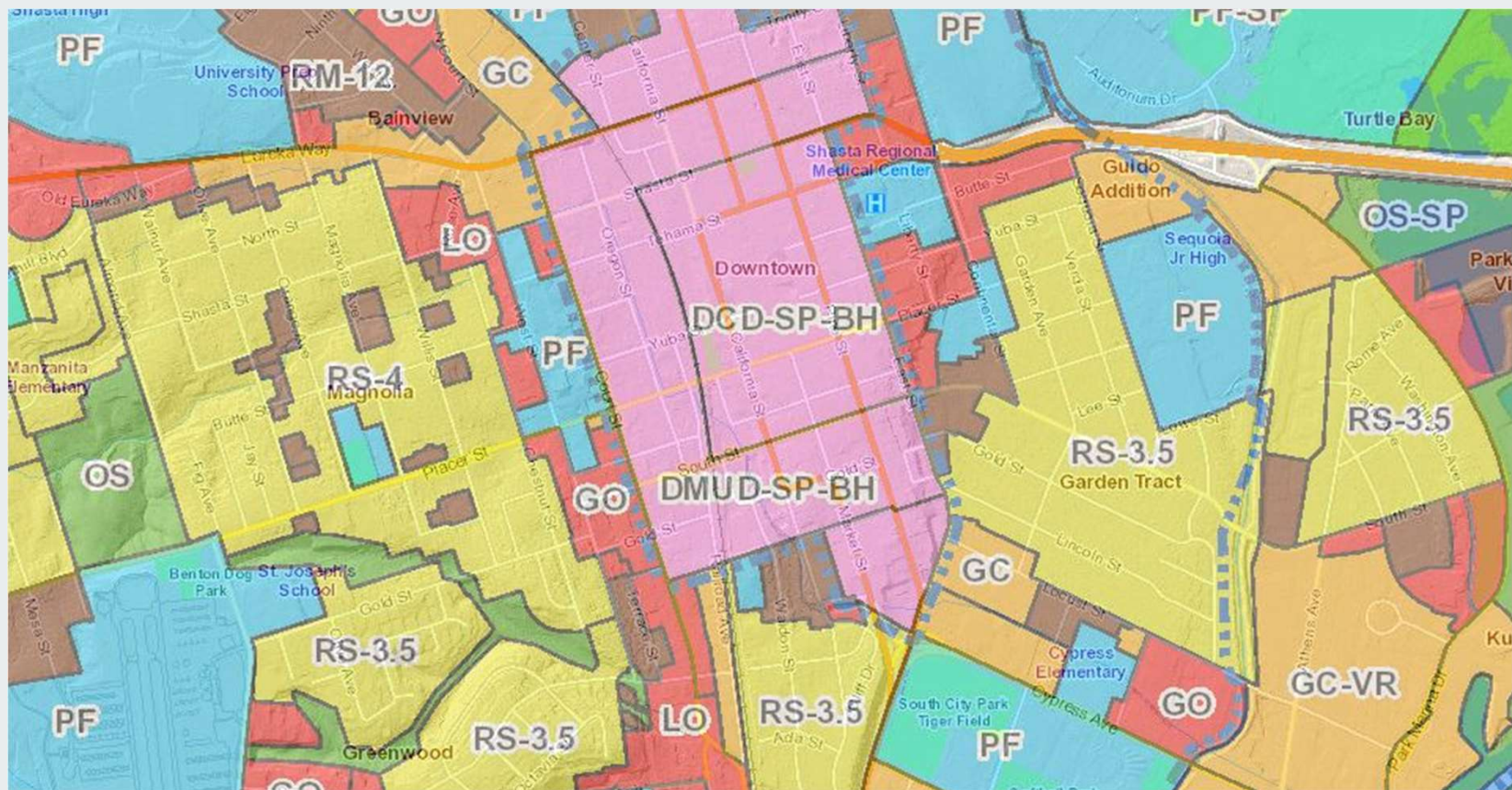
ANDERSONVILLE, 1925



LINCOLN PARK, 1896

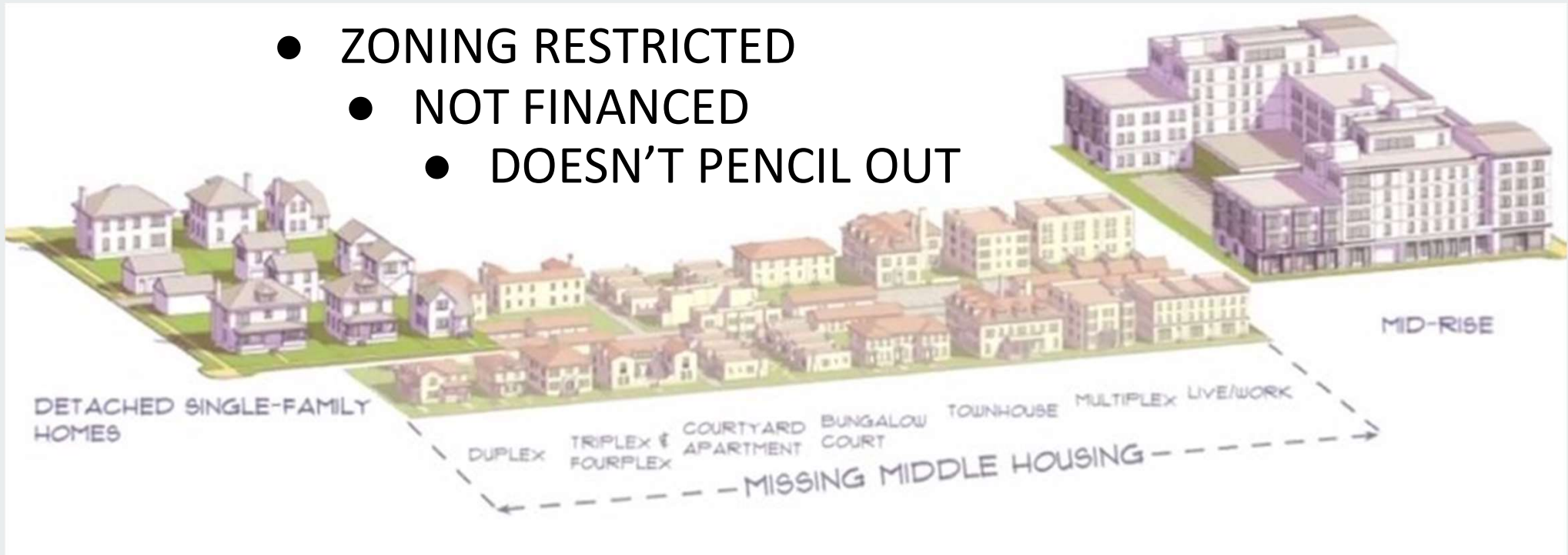
SIX FLAT

ZONING AS A CONSTRAINT



MISSING MIDDLE NOT ALLOWED

- ZONING RESTRICTED
- NOT FINANCED
- DOESN'T PENCIL OUT



NEXT INCREMENT BY RIGHT

LIFTING THE GLASS CEILING ON GROWTH

- EMPOWERS SMALL-SCALE LOCAL DEVELOPMENT
 - CEQA HAS BEEN ADDRESSED
 - DEVELOPER HAS CERTAINTY
 - NEEDS DRIVEN



CA ON MISSING MIDDLE

Governor Newsom's budget includes financial incentives and loan programs for missing middle housing.



\$500,000 PLEDGE BY STATE WITH A \$500,000 MATCH FROM TECH COMPANIES

LIFE STAGES AND HOUSING VARIETY



Rethinking Small

- **Tiny houses** (typically no foundation, not on public utilities, 200-300 sq ft)
 - Community First Village, Austin – neighborhood of tiny homes for previously homeless with support services
- **Micro-units, micro-lofts**
 - Carmel Place, NY – for singles, 260-360 ft sq, prefabricated modules, shared community room and outdoor space
- **Prefab Prototypes**
 - Cityspaces MicroPad – stackable or stand alone, transportable, permanent once installed

From: Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum.



Designed for Sharing

- **Co-living** – designed with both shared and private space
 - Baumhaus, Pittsburg
 - 3-bdrm microsuits rented by the bedroom
 - Shared kitchen, living and bathrooms in each unit
 - Building also has shared lobby, lounge, upscale kitchen residents can reserve; on-site programmed activities
- **Group Living** – designed for roommate / group living
 - Oslo, Washington DC
 - Equal size bedrooms with locks, private bathrooms, closet space
 - Large shared kitchen, living room, and deck



From: Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum.

Designed for Sharing

- Turnkey neighborhood
- WeLive, Crystal City – by WeWork
 - “convenience of hotel with social/communal advantage of dorms”
 - Very small private studios and suites – some with kitchens
 - Furnished (including towels, bedding, dishes...)
 - Hip, amenity filled shared spaces – communal kitchen /dining, media lounge, coffee bar, library, movie room, shared work space, game room
 - Social app and programmed meals/activities on site



From: Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum.

Co-Housing

- Designed by like minded families
- Private homes plus communal space
- Often sustainability focus
- **Pacifica**, Carrboro
 - Common House – shared kitchen, dining, socializing space; organized activities
 - Individually owned homes
 - Shared central yard / play space / gardens
 - Parking on perimeter
 - Guest house for visitors
- **Aria**, Denver – former convent converted to 28 co-housing condos on 17 acres



Designed for Grandparenting

Las Abuelitas Family Housing, Tucson

- Designed for grandparents raising kids who want to assist one another
- Small affordable 2 & 3 bdrm ADA-accessible units
- Large community room (open to public), teen hang out space, outdoor play areas, ball courts, garden boxes, afterschool programs
- LEED Platinum / energy efficient = residents save costs

From: Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum.



Two Homes (or More) in One

- **ADU = Accessory Dwelling Unit** (self contained unit within or adjacent to primary residence)
 - Rent out one and live in the other – supplement income
 - Housing for a caregiver, or for family member needing assistance to live independently on site
 - Add units to existing properties – in basement, above garage, separate cottage...



From: Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum.

Two Homes (or More) in One

- **Next Gen** – designed for multigenerational households
 - Larger home with self-contained suite (accessible from separate outdoor entrance plus a doorway to the main home); shared backyard
 - Sometimes 2nd unit does not have stove to get around restrictions on ADUs
- **Choy House** – two independent homes plus a shared living room in ‘granny unit’ under one roof
 - 3 independent but interconnected spaces
- **Chameleon House** – Adaptable to changing uses via enclosed stairways
 - 3 bdrm, 2 bath single family
 - OR duplex
 - OR housing unit with commercial space

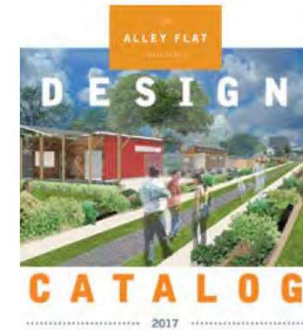
From: *Making Room: Housing for a Changing America*, published in 2019 by AARP and the National Building Museum.



Two Homes (or More)

- **Alley Flat Initiative**, 3 nonprofits with City of Austin
 - Property owners get assistance building ADU on their property – expedited process, reduced fees, save costs by choosing predesigned model
 - Commit to renting to low income residents for >5 years
- **MEDCottage**, Virginia – temporary “medical ADUs”
 - Prefabricated portable residence designed for adults with medical or mobility issues, 12x24 feet
 - Sensors monitor vital signs and detect falls, touch illuminated flooring, audible reminder to take meds...
 - Rent or purchase – place on family member’s property

From: Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum.



Matchmaking for Home Sharing

- **Affordable Living for Aging, LA**
 - Often participants simply don't want to live alone
 - Avg homeowner 75 yrs, renter 65 yrs old
 - Must be self-sufficient (financially, emotionally, physically)
- **CoAdobe, Santa Monica**
 - Links single mothers who want to share housing and help each other
 - Members can get matched online and meet in mom/play groups
 - Average member saves 56 hours/month previously spent on childcare, household duties and transporting kids
- **Nesterly, Boston**
 - Matches empty nesters with millennials
 - Renters can do chores/tasks to reduce rent
 - Decreases loneliness
 - Works like AirBnB but for longer term placements

From: Making Room: Housing for a Changing America, published in 2019 by AARP and the National Building Museum.



BREAKOUT DISCUSSIONS

- **Missing Middle:** serving the market for low-middle to middle-middle housing...
- **Creative Housing Types & Serving Small Households:** ADUs, tiny homes, shared housing...
- **Anything Housing:** anything housing...
- **Housing Location:** geographic need, walkability, low fire/flood risk, transportation, access to destinations...
- **Making It Happen:** costs, fees, zoning, funding, incentives, vouchers...
- **Unique Housing Needs:** aging in place, student housing, caregiving...

Learn More



- Get a free copy of ***Making Room: Housing for a Changing America***, an 84-page, photo-filled publication: [AARP.org/MakingRoom](https://www.aarp.org/MakingRoom)
- Subscribe to the free, award-winning **AARP Livable Communities Weekly eNewsletter**: [AARP.org/Livable-Subscribe](https://www.aarp.org/Livable-Subscribe)
- Visit the **AARP Livable Communities Website**: [AARP.org/Livable](https://www.aarp.org/Livable)

Sources for the statistics cited in this slideshow can be found on pages 8-15 of [Making Room: Housing for a Changing America](https://www.aarp.org/MakingRoom), published in 2019 by AARP and the National Building Museum.

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- Based on Making Room: Housing for a Changing America materials from AARP and the National Building Museum, published in 2019
 - <https://www.aarp.org/livable-communities/housing/info-2018/making-room-housing-for-a-changing-america.html>