ADUs as Age-Friendly Housing
November 3, 2017

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Our Window to Prepare is Closing!

• Population aging represents a demographic imperative, and a market opportunity.

• This rapid and unprecedented trend has already begun (note: 1st “boomer” turned 65 in 2011)

• Over the next two decades households will become older and experience increases in mobility-related disabilities.

• Renters and homeowners will need home modifications and become increasingly housing cost burdened.

• Housing with access to services – even for those “independent” older adults – will be increasingly needed.

Source: UN/businessinsider.com
Demographic Imperatives: Our Population is Aging and Diversifying
Additional Demographic Trends

• Number of older householders is predicted to “soar”
  o 2016: older households represent one-quarter of U.S. households
  o 2035: older households will represent one-third of U.S. households

• Increased accessibility is critically important:
  o Households aged 80+ will increase at a higher rate than all other households (7.8 to 16.2 million by 2035; 11% of U.S. households); fastest growth will occur between 2025 and 2035
  o By 2035, the number of older households with a disability will increase by 76%
  o Renters are more likely than homeowners to have mobility disabilities, but also have less control over modifying their units.
  o Policies are needed to ensure that new stock is built with higher standards of accessibility

• Projections reveal a sharp future increase in older adults likely to face housing cost burdens; renters are most vulnerable, but older homeowners are more numerous

  - Joint Center for Housing Studies of Harvard University, 2016
What is Age-friendly Housing?

- An age-friendly community is “friendly for all ages and not just ‘elder-friendly’”

- Age-friendly housing is:
  - Affordable
  - Hooked up to essential services (e.g., plumbing, electric)
  - Designed to be accessible, safe & appropriately equipped
  - Able to be modified efficiently and affordability
  - Able to be maintained over time
  - Accessible to services (e.g., transit, shopping, health services)
  - Connected social to community members and/or family
  - Available with a range to sizes, locations, and supportive services
  - Healthy and livable

Age-Friendly Housing Concepts & Approaches

• Accessibility is a broad term, most often linked to the Americans with Disabilities Act (ADA); single-family housing is rarely covered by the ADA

• Visitability

• Lifelong Housing

• Universal Design

• Adaptable/Modifiable Housing

• Aging in Place/Community (CAPS certification)

Source: Laura Jasinski (2014). Green & Engaging for All
*Adapted from Institute for Human Centered Design (2013)
ADUs Assist in Addressing Age-Friendly Needs and Opportunities

• Needs:
  • Affordable
  • Accessible
  • Safe
  • Easy to maintain

• Opportunities
  • Meeting a variety of needs across the life course
  • Planning for future changes in mobility and health
  • Sustainable lifestyle


- **Allow greater flexibility in management policies & within rental subsidy programs** to allow for development/preservation of co-housing and other intergenerational living opportunities.

- **Ensure quality housing choices for older adults through maintenance and modernization** of the existing housing stock via **direct financial assistance**: loan/grant programs, home maintenance assistance, home modification programs for people with disabilities, and weatherization assistance programs.

- **Adopt policies, ordinances, and incentives** that facilitate affordable, inclusive, and enabling housing for residents of varying levels of physical ability (multifamily housing and single family residential).

- **Identify and reuse underutilized or vacant properties** for the development of affordable housing, particularly housing for older adults.

- **Additional action opportunities**
  - Create **housing options along a size continuum** that are affordable, accessible, close to services, and located within existing communities.
  - Utilize existing housing more effectively through **infill that advances gentle density** (e.g., accessory dwelling unit programs, home sharing); these can enable on-site caregivers (family or paid), provide essential income for a homeowner, and mitigate isolation.
  - Eliminate discriminatory rules or practices that undermine the potential for new, more innovative housing arrangements, such as limited definitions of “family” and “maximum unrelated” restrictions.
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PORTLAND is growing

260,000 new residents by 2035 added to 620,000 current residents

20 percent of the new housing units will be built in Portland’s single-dwelling residential neighborhoods.

Source: 2035 Comprehensive Plan (Portland Bureau of Planning and Sustainability), December 2016
PORTLAND is changing

Less persons per household

Smaller percentage of households with children

More racial and cultural diversity

Increasing senior population
Three Project Topics

Residential Infill Project

AN UPDATE TO PORTLAND’S SINGLE-DWELLING ZONING RULES

DISCUSSION DRAFT
OCTOBER 2017

Comments are due by 5 p.m., Monday, November 20, 2017

www.portlandoregon.gov/bps/infill

1. Scale of Houses
2. Narrow Lots
3. Housing Opportunity (ADUs, Internal Conversions, Duplexes, etc.)

Draft Proposal: Increase housing opportunity in most single-dwelling areas, when ‘visitability’ provisions are included.
Applying a Housing Opportunity Zoning Overlay

Residential Infill Project
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Draft Proposal:
Lots zoned R7, R5 and R2.5 within:
- ¼ mile of designated centers; corridors with frequent service; and/or MAX stations;
- Inner ring districts; and/or
- Higher opportunity housing areas (with services, amenities, jobs, schools, parks).

Reduce based on infrastructure and environmental constraints and in areas with vulnerable populations at risk of displacement.

Expand based on proximity to other amenities, such as community centers, parks, schools and multiple bus lines.

These applications are consistent with the goals and policy framework of Portland’s 2035 Comprehensive Plan
‘Visitability’ Provisions for an Additional Unit*

1. Low- or no-step entry
2. Wider doors/hallways
3. Living space/bathroom

* One additional unit beyond what is allowed by current code (only lots in overlay zone)
The Residential Infill Project aims to meet the changing housing needs of Portland’s current and future residents. It is one of many tools to: increase housing choices like ADUs, create more age-friendly housing, catalyze more affordable housing, and add protection of historic resources.

Source: accessorydwellings.org
Thank you!

To learn more visit:

www.aarp.org/livable
www.agefriendlyportland.org
https://www.portlandoregon.gov/bps/67728
http://environspdx.com/