

# Adding Housing Through Policy

Building Community Through the Built Environment

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## AMERICA'S HOUSEHOLDS BY THE NUMBERS

28%

SINGLES LIVING ALONE



25%

COUPLES WITH NO KIDS



20%

ADULT ROOMMATES



7%

SINGLE PARENT FAMILIES



20%

NUCLEAR FAMILIES



80%

OF AMERICAN HOUSEHOLDS ARE NOT TRADITIONAL NUCLEAR FAMILIES

## AMERICA'S HOUSING TYPES BY THE NUMBERS

72%

LARGE SINGLE FAMILY HOMES



28%

MULTI-FAMILY & MISSING MIDDLE



BUT

72%

OF AMERICAN HOUSING UNITS CATER TO TRADITIONAL NUCLEAR FAMILIES

## U.S. Housing Stock by Number of Bedrooms



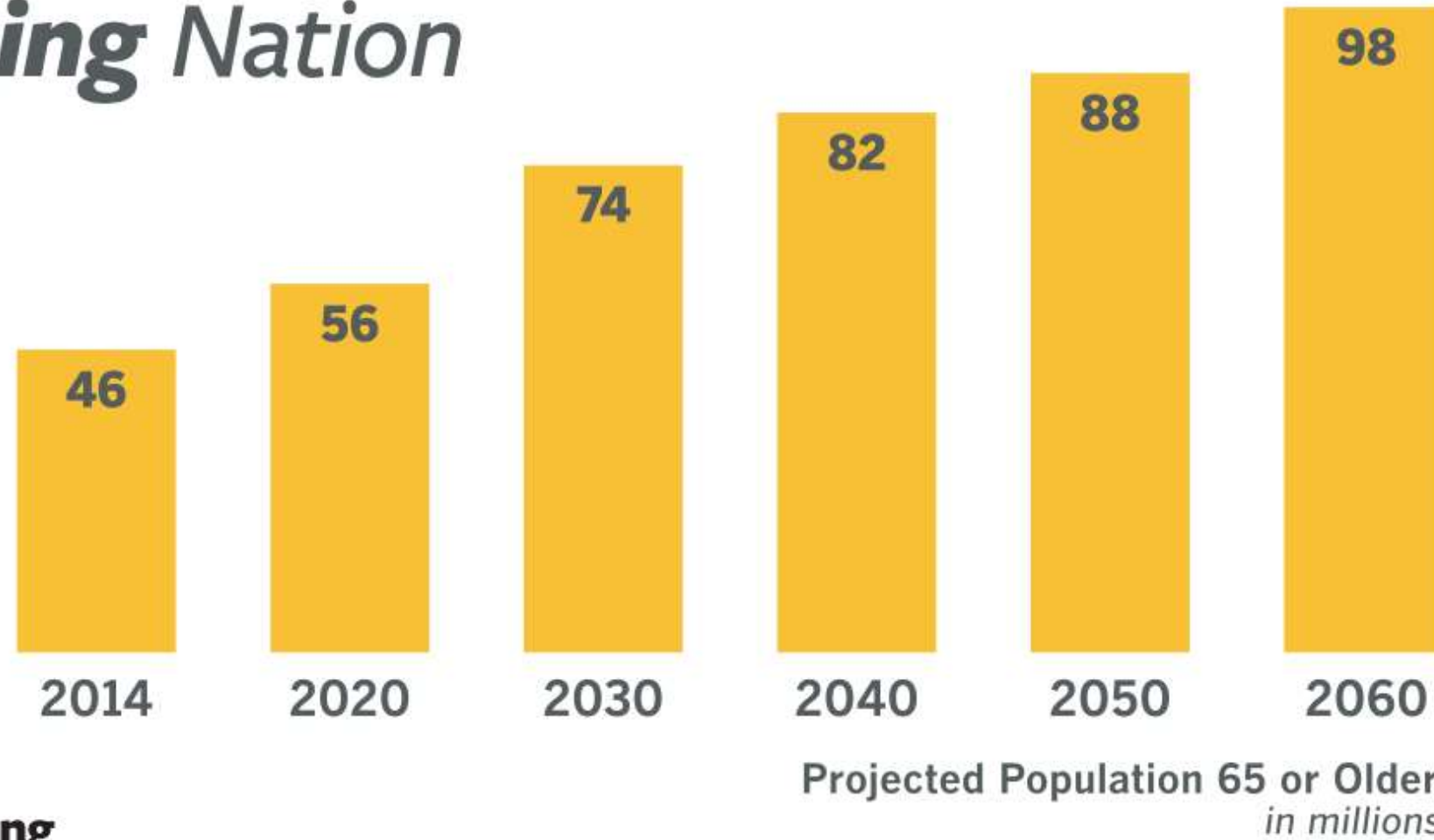
Historically, the smallest units have received short shrift, but today's largest household category consists of singles living alone. That's a significant mismatch.

**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 Aging Nation



## America Is Aging

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

**22%**  
of Americans will be  
age 65 or older in 2050

**32%**  
of young adults  
live at home

**48%**  
of adults are single

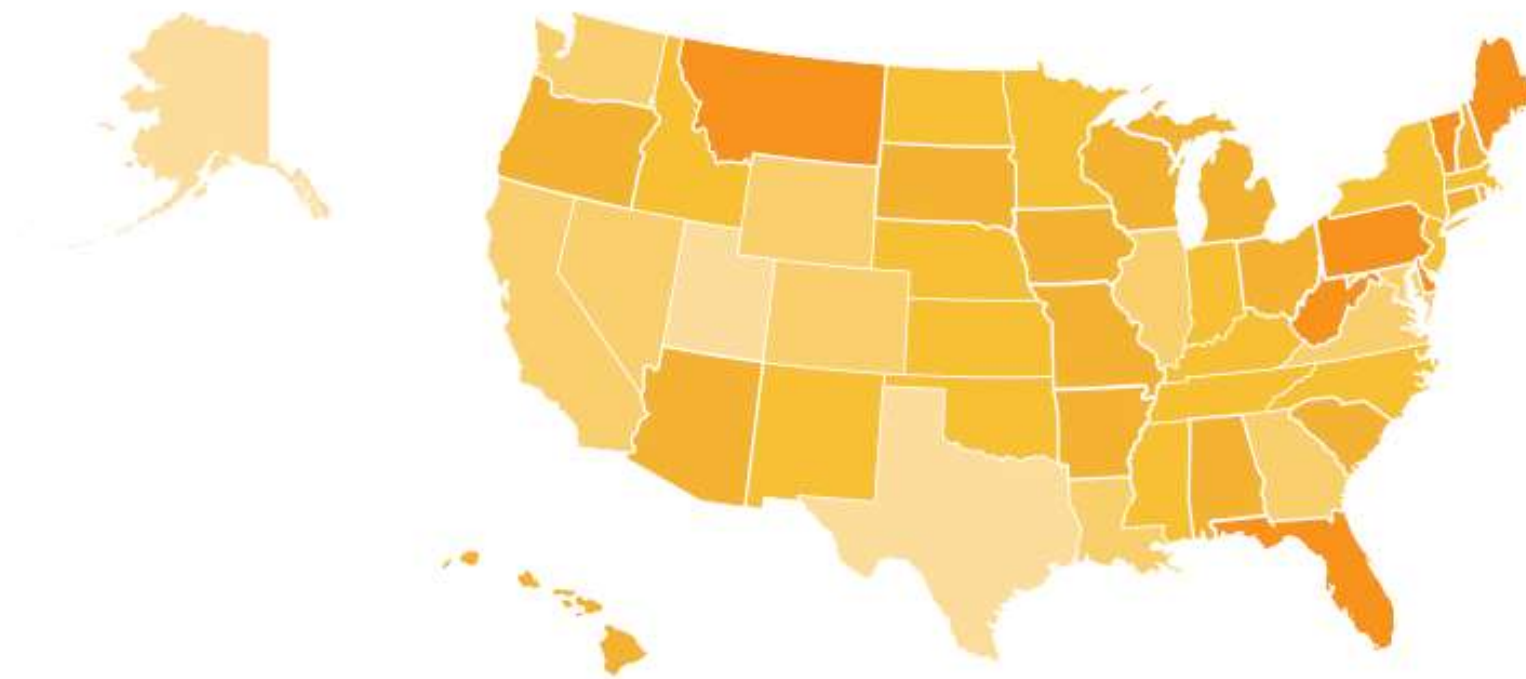
**27%**  
of children live with  
a single parent

**11%**  
fewer American  
households were middle  
class in 2015 than in 1971

## Older Adults by State

Percent of Population  
65+ by State

- 9% - 11.3%
- 11.4% - 13.6%
- 13.7% - 14.7%
- 14.8% - 15.9%
- 16% - 18.6%





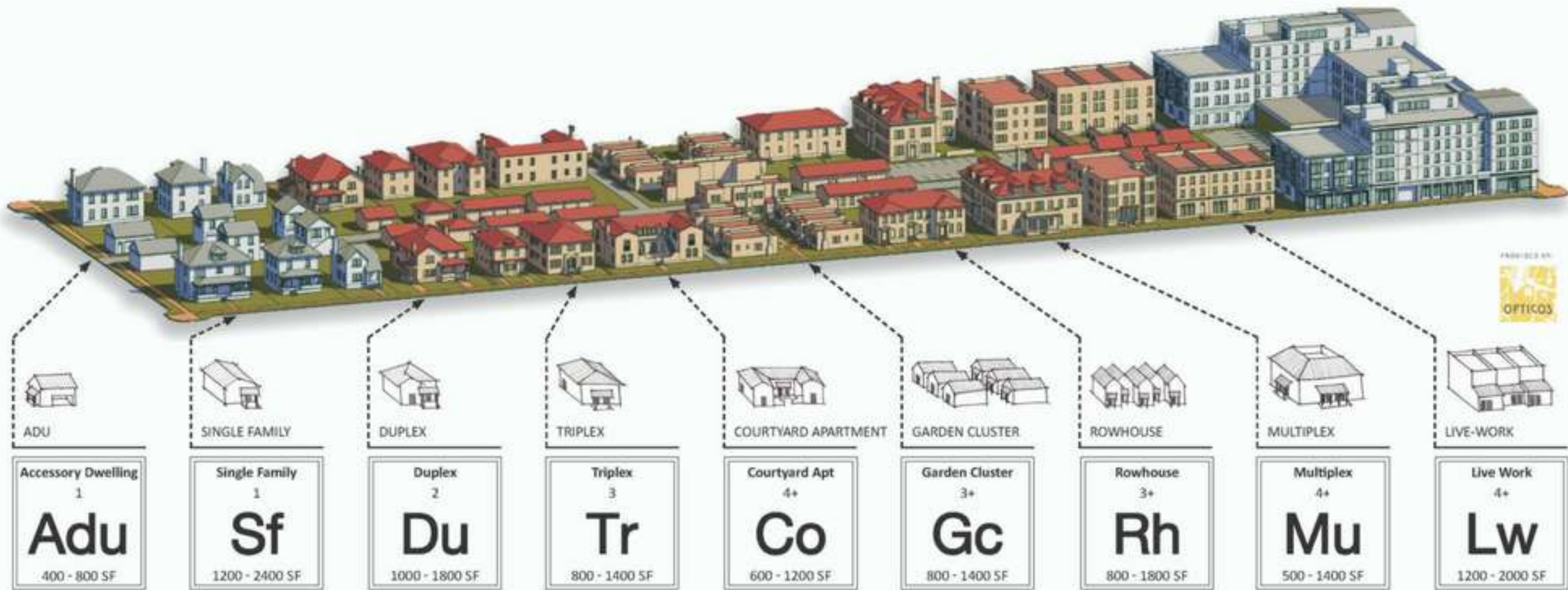
# What is Housing Choice?

- A VARIETY OF HOUSING TYPES AND SIZES
- A VARIETY OF LOT SIZES
- VARIETY OF MOBILITY OPTIONS
- TO SUPPORT OF VARIETY OF PEOPLE

# What Does it Look Like?

- SMALLER UNITS
- SMALLER LOT SIZES
- WALKABLE MOBILITY RICH AREAS
- MAINTAINS EXISISTING CHARACTER





Missing Middle Housing Diagram: Opticos Design



# Transition from Single-Family to Higher-Density Housing



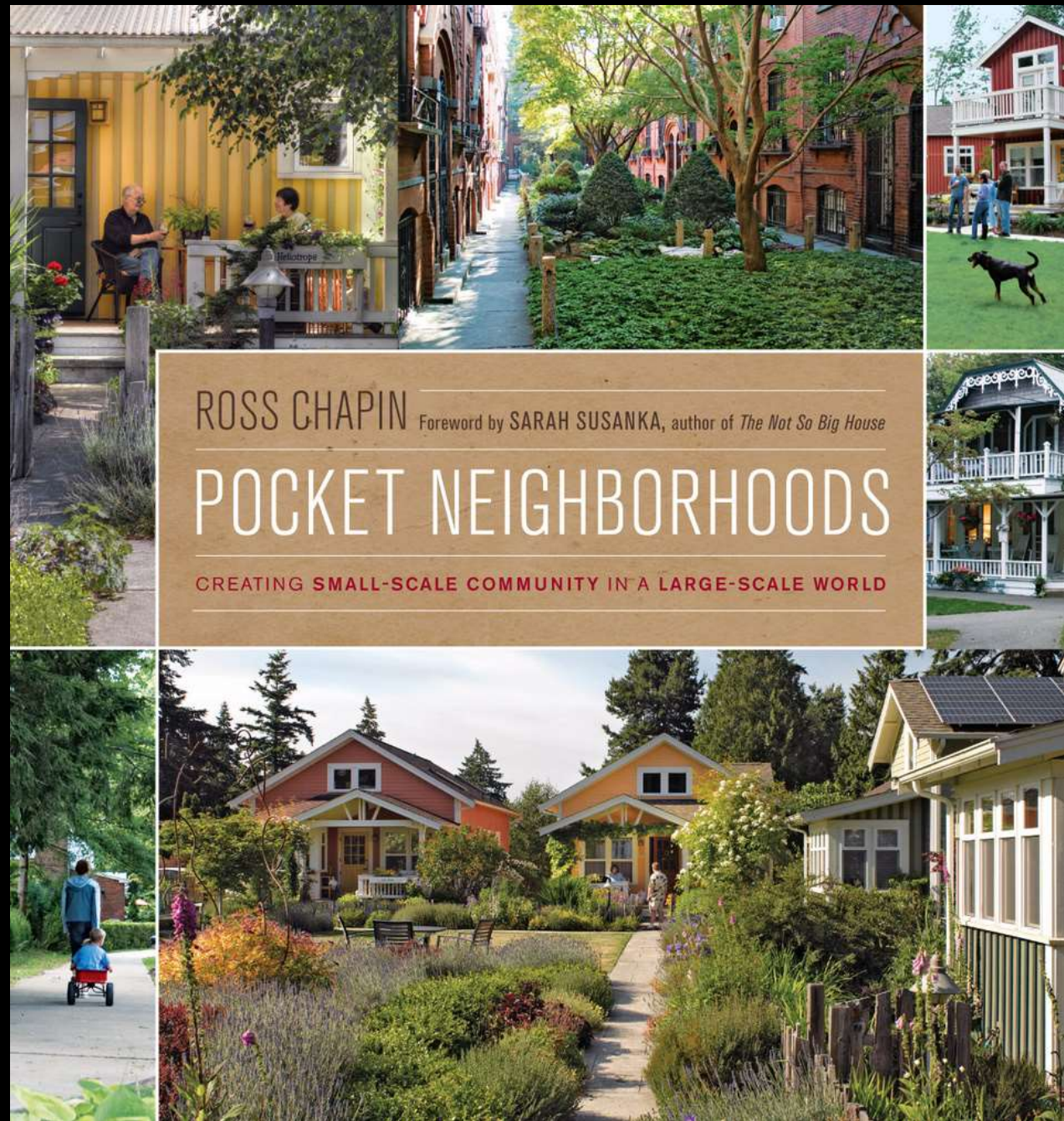




SOMETHING SMALL: ATLANTA ADU'S




# Cottage Developments aka Pocket Neighborhoods:



Right-sized  
housing  
clustered  
around common  
area that fosters  
community.





THE COTTAGES  
ON VAUGHAN

A COTTAGE COMMUNITY  
CLARKSTON, GEORGIA



































1178

1174

1170

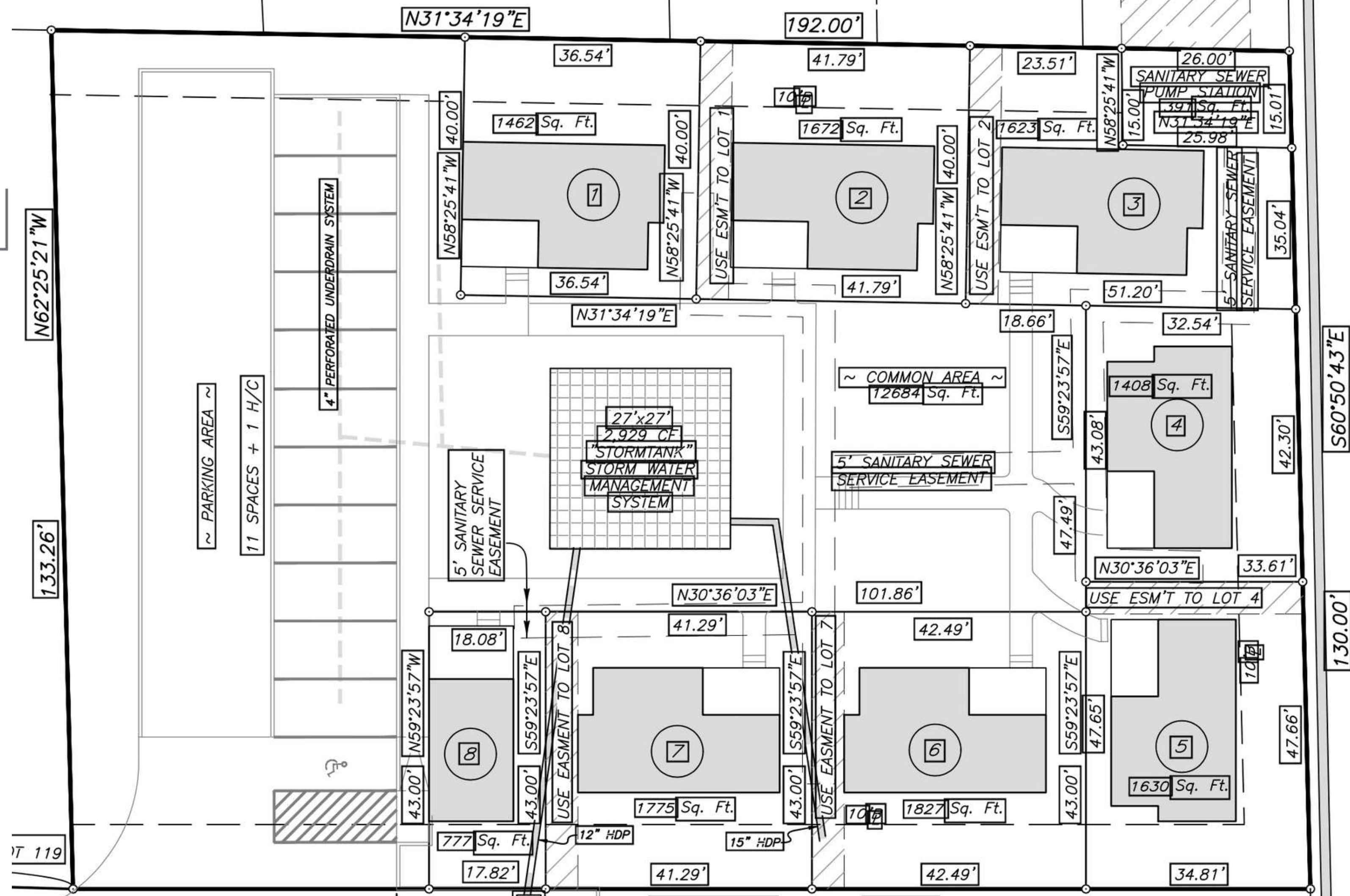






# THE COTTAGES ON VAUGHAN

A TINY HOUSE COMMUNITY  
CLARKSTON, GEORGIA



LOT 119









# Adding Housing Through Policy

1

REVIEW ZONING AND  
BUILDING CODES

2

EDUCATE COMMUNITY -  
FIND CHAMPIONS

3

ADOPT OR UPDATE  
ORDINANCES

4

COMMUNITY PILOT PROJECT





HOUSING ASSESSMENT



ZONING RE-WRITE



PILOT PROJECT PARTNER



# Resources:

- Pocket-Neighborhoods.net (including model ordinance)

<http://www.pocket-neighborhoods.net/blog/codes-for-courtyards/>

- Municipal Resources Center and services

<https://mrsc.org/Home/Explore-Topics/Planning/Housing/Cottage-Housing.aspx>

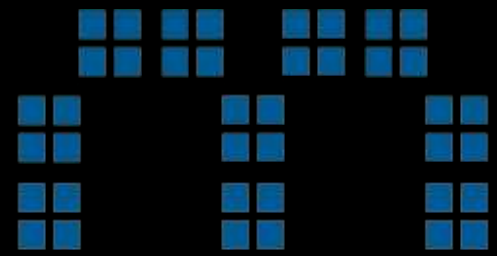
- The Housing Partnership Cottage Guide:

<https://mrsc.org/getmedia/d33307b0-2510-4130-a1ac-aa85c70ea78b/chord.pdf.aspx>

- AARP Resources- <https://www.aarp.org/livable-communities>



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