Design Model Age Friendly Zoning Code

This Affordable Age Friendly House
Goal: Expanding housing options and choices in the community which give people more independence.

Problem: Limited affordable housing options in the community due to zoning laws and building codes

Solution: Produce a model zoning code to provide more housing options in your community
  - apartment
  - shared housing
  - “granny” flat
Barriers

Lack of awareness of the issue

Not in my backyard
  Misperceptions of the effect of the change
  Uncomfortable with people of different races, incomes, etc.

Costs of providing affordable housing
Open Questions and Feedback

• Do you know people who don’t have good housing choices?
• Zoning affects many aspects of community - including transportation, nearby stores, social and supportive services, walkability. What other things factor into your choice of where to live, whether to stay?
• Would you pay higher taxes to have a community with more choices?
• Would you rent a room in your home to be able to stay where you are?
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<th>What are the barriers?</th>
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<th>What are the unanswered questions?</th>
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<tbody>
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<td>1</td>
<td>Reflect on user panel</td>
<td>Lack of community acceptance; Lack of political will Execution challenges; Developing model; Getting model implemented locally Affordable/Low income housing associated with stereotypes, people don’t want in neighborhood Supply constraints req high density dwellings (fear)</td>
<td>What communities most likely to be recalcitrant? Communities more likely to adopt? How build community concept, since can’t get individuals to change their decision making? What does longevity revolution mean for next 30 yrs?</td>
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<td>2</td>
<td>Broaden discussion of affordability - your neighbor, your aunt. Frame as inclusive practices, support options. Tie into retirement security, other ways to build support. CULTURE CHANGE NEEDED. Fed incentives: reduce transportation funds. CoC as model? Make a plan and Fed will help implement Tax credits for “eligible” projects State opportunities?</td>
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<td>What further research is needed to answer these questions? Scope out size of restrictions (e.g., how many communities where X is illegal). Strategy to build support. Data on benefits of various housing options (ex: why shared housing will help supplement retirement funds)</td>
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