

6th Lecture

Housing Opportunities and Choices

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2022-2023

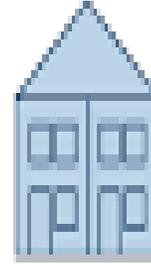


Definitions

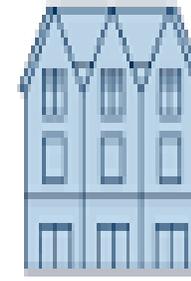
- **What is range of housing?**
- People can live in a range of houses and flats from a number of different housing providers, depending on availability and choice, and they hold their own tenancies or have ownership arrangements. Support can be offered in a range of ways and at different levels of intensity depending on individual need.
- **A community** can be defined as a group of people living in close association, usually under common rules. Housing provides the people of a community a place to live.
- Housing is one of our most basic needs. Not only does housing provide the basis of shelter, but it allows us an opportunity to express personal taste and cultural values.
- **A community's neighborhoods** are characterized by the housing choices available and those choices are a major economic force for a region's economy.

housing diversity

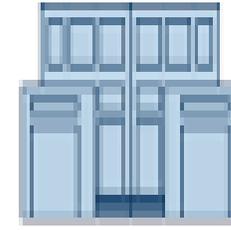
- **housing diversity** refers to the range of housing types in a development or neighbourhood.
- A diverse neighbourhood has various different dwelling types and sizes – usually achieved by offering a wider range of lot sizes and promoting a variety of building forms.



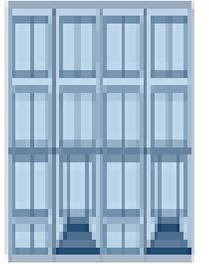
Duplex



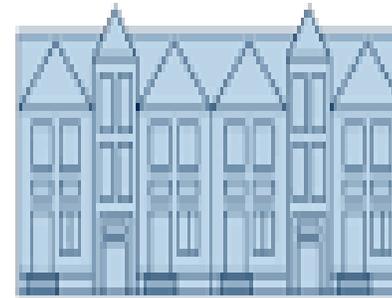
Triplex



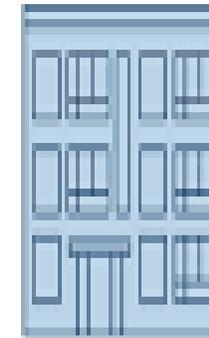
Fourplex



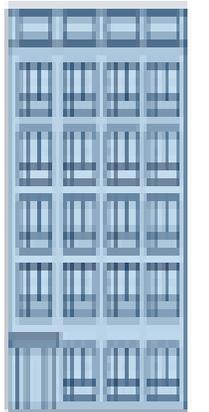
Stacked Townhouse



Townhouse



Low-rise Apartment



Mid-rise Apartment

➤ **Great communities** include a diversity of people:

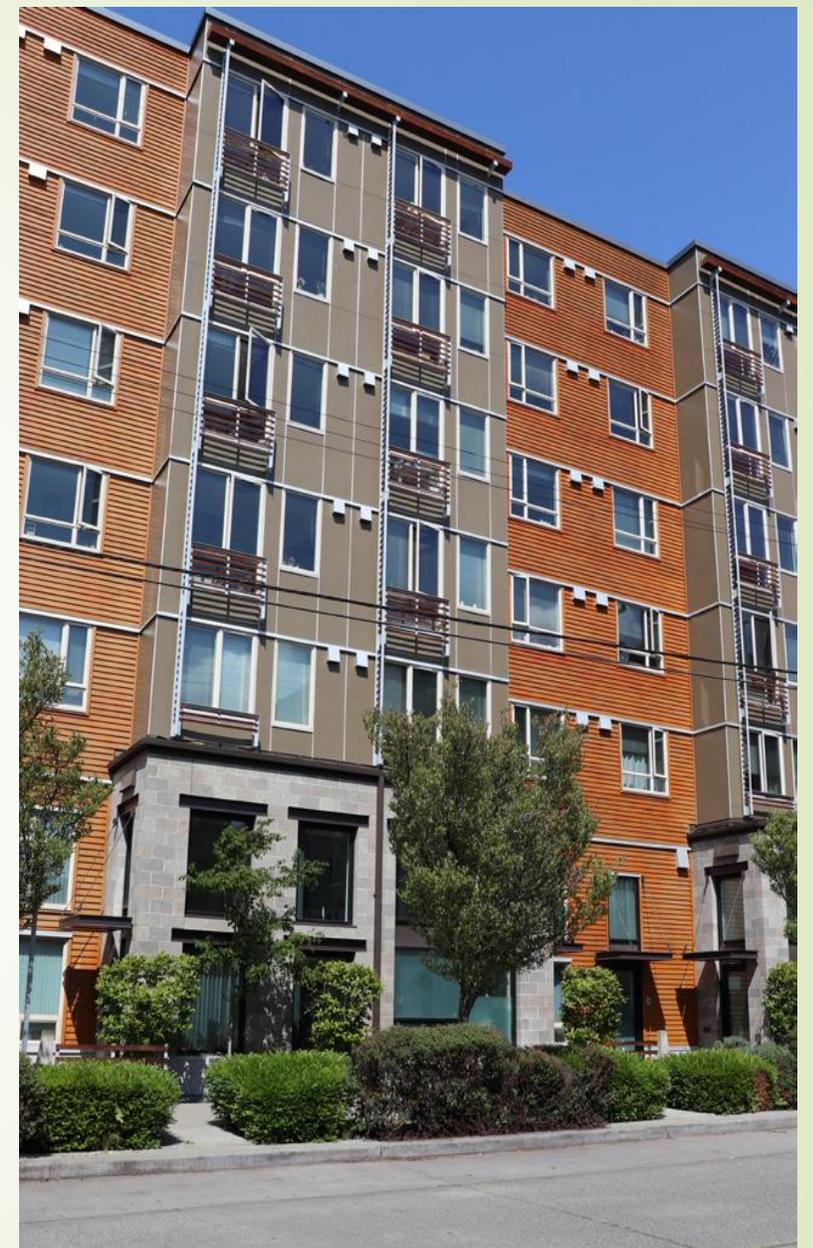
➤ single professionals; young adults; young couples; small families; large families; retired- couples and empty nesters; people with special needs.

➤ **Housing options in great communities**

➤ will be as diverse as the people who live there.

➤ Accommodating the population growth of any city over the time may be 30 or 40 year later will depend on its ability to provide not only a supply of housing, but a range of housing types for:

- different incomes,
- living arrangements
- consumer preferences.



accessible units due to accessible design and construction requirements

- ➔ **Housing types**, however, don't exist in isolation; they form great communities when they are successfully organized to form strong lively neighborhoods and districts.
- ➔ **private sector** is largely responsible for building housing.
- ➔ **local governments** are mostly responsible for creating the structure for neighborhoods and districts through planning and infrastructure investment.

Different types of houses



Single-family



Townhouse



Multi-family



Modular home



Bungalow



Ranch home



Condos & Co-ops

Housing affordability and Sustainable growth

- **Housing affordability** is described as the ratio between a household's income and the cost of housing.
- The supply of affordable housing is a concern in communities across the country.
- **Example:**
- Some California communities have seen as much as a 50 percent increase in annual housing prices over the past five years.



Affordable Housing Option

Factors affecting Housing affordability

- Housing price increases are caused by a number of interacting factors including:
 1. the supply and demand for housing,
 2. the price of inputs such as labor, materials and land,
 3. the amount of choice in the housing market.
- Conventional land use regulations such as:
 - a) **Density limits,**
 - b) **Minimum square footage requirements,**
 - c) **Prohibitions against accessory dwelling units)**
- Growth management policies affect the affordability of housing.



Sustainable growth

➔ **Contribution of smart growth:**

➔ **Sustainable growth principles :**

1. improve the supply and location of affordable housing

2. improve communities by providing mixed-use developments which offer:

a) nearby services and

b) transportation choices.

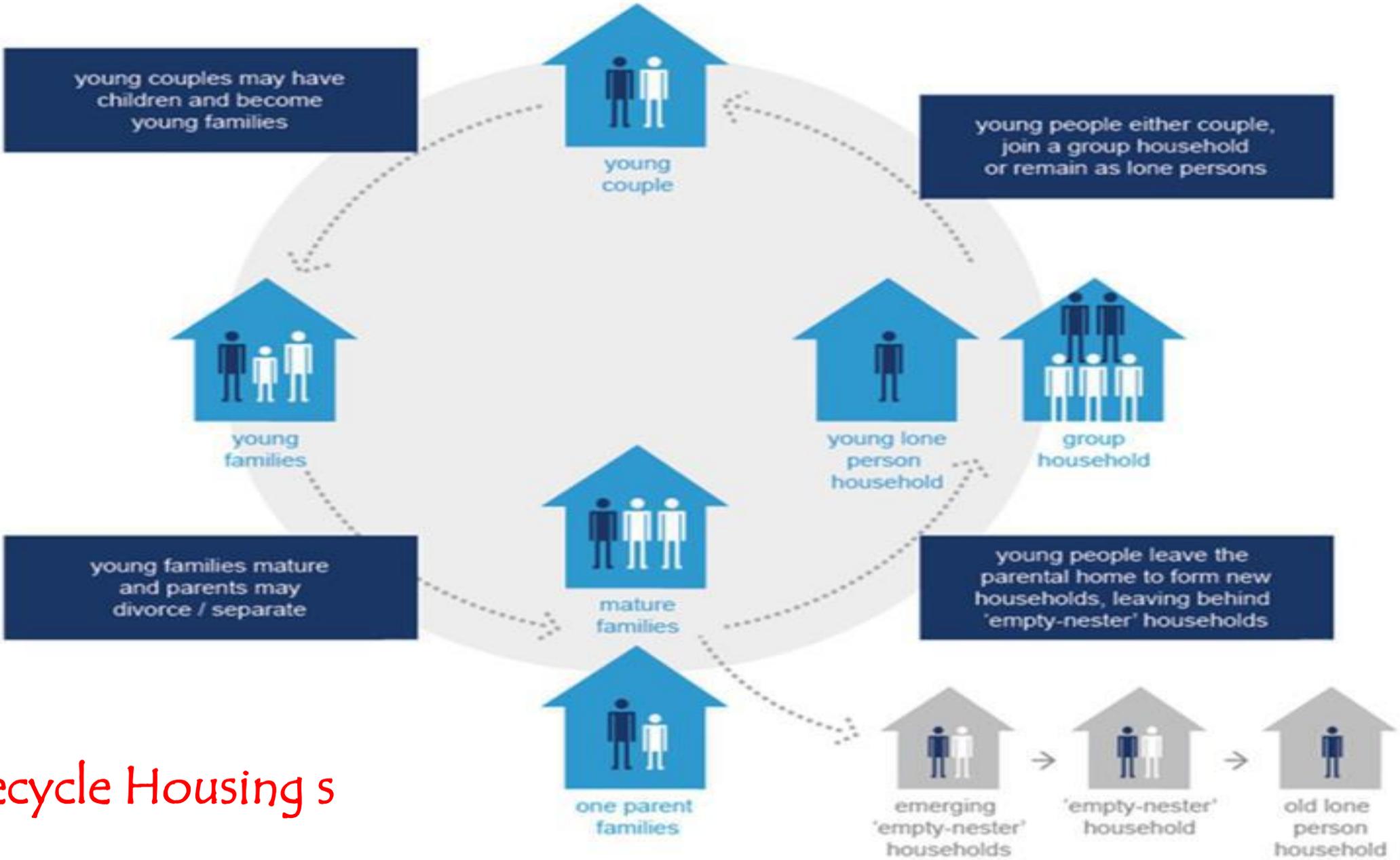
Housing challenges and smart growth policies

- As individuals pass through
- 1. various stages of their lives,
- 2. their housing needs,
- 3. Variation in payment for their housing.
- **Young adults just starting out, families, and retired people** all need different types of housing, but because of the way housing is built in many communities, they may not be able to stay in the same neighborhood as their needs and income levels change.
- **Communities with smart growth policies face** these challenges to meet the **needs of households at varying income levels.** by :
 - 1. providing a **broad range of housing types,**
 - 2. easy access to jobs, schools, shops, and recreation,
 - **Implementing this approach lets communities:**
 - 1. use infrastructure more efficiently,
 - 2. accommodate the housing needs of all residents,
 - 3. help everyone, **from aging citizens to young people** getting their first home, remain in the community.



Trends Contributing to Housing Density

- ❖ Population growth
- ❖ Changing household size
- ❖ Location
- ❖ Cost and Value
- ❖ Design
- ❖ **Life Cycle Needs**
- ❖ Neighborhood and community planning



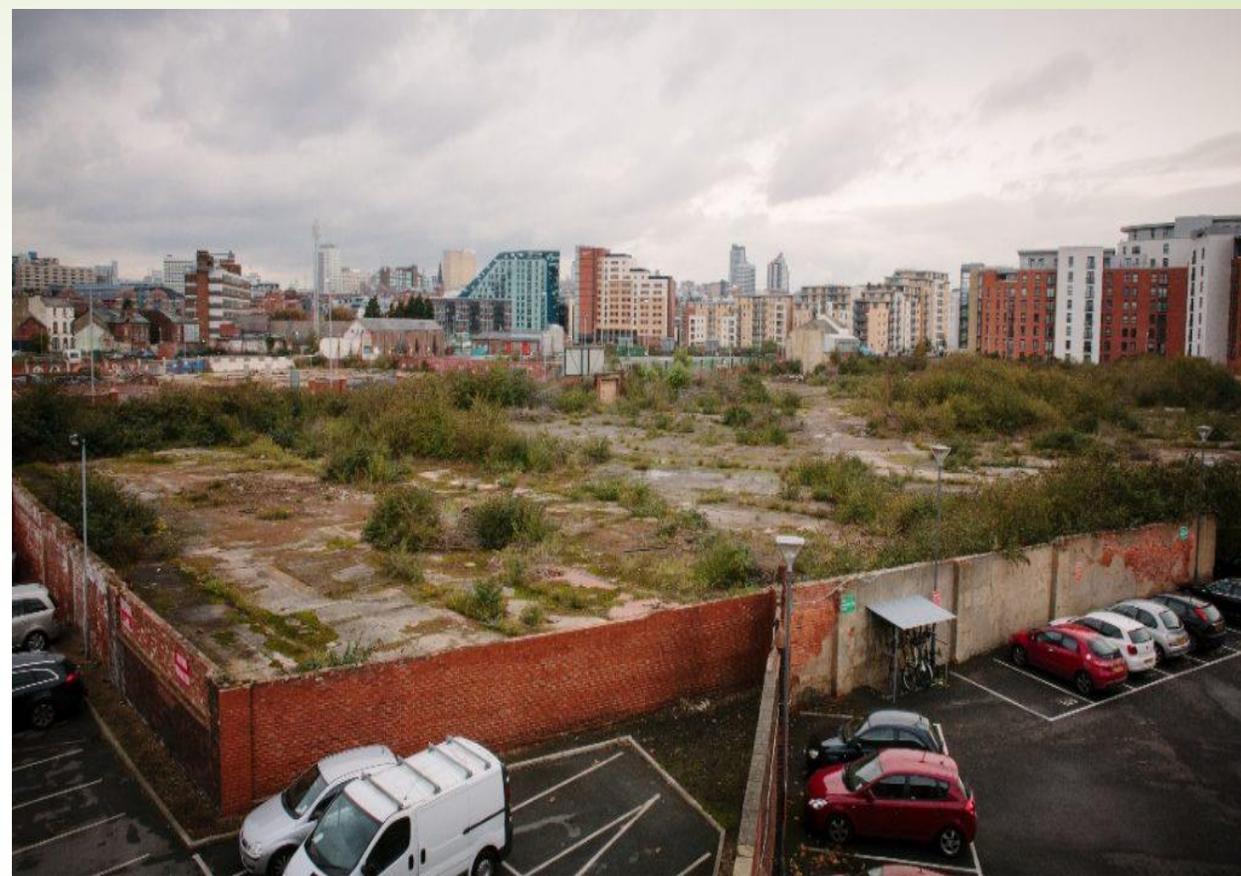
Lifecycle Housing s

How does range of housing choices Expand?

- The opportunities to expand the range of housing choices are countless.
- **1. New housing developments** can be diversified by modifying land-use patterns for Greenfield sites.
- **2. Existing neighborhoods** can have zoning and building codes modified to increase the type and quantity of units provided.
- **3. Integrating single- and multi-family structures into existing neighborhoods and new communities** can help reduce the concentration of poverty.
- **4. Communities can slowly increase density without radically changing the existing landscape** through the addition of attached housing units, accessory units and converting units to multi-family dwellings.

accessory units are additional living quarters on single-family lots that are independent of the primary dwelling unit.

Greenfield land-



Brownfield land

Brownfield land- A site that has been built on before. Normally connected with urban areas. ➤ **Greenfield land-** Sites that have not been built on before. Often rural / countryside areas.

Social and Economic Benefits of Housing Diversity

- ❖ Providing homes near employment.
- ❖ Potentially reducing demands on infrastructure.
- ❖ Reducing traffic congestion.
- ❖ Reducing driving demand for services and amenities.
- ❖ Avoiding concentrations of housing by income or life cycle stage.
- ❖ Allows for living for an extended period of time in the same community.



Why should cities offer a diverse range of housing types?

- There are various reasons that cities should offer a **diverse range of housing types** for their citizens.
- Some of these reasons are fairly **common sense**, and others **are more strategic**.
- As a city plans for its long-term future, it should be concerned with maintaining the current population by keeping the current residents happy .
- Encouraging future growth by attracting new residents.
- Obviously the **local housing stock** plays an important role in both.

Disadvantages of one type of housing

- When cities only focus on one type of housing, usually the single-family home, it creates a number of issues:
 1. **Those cities only attract one type of resident**, which does not create a diverse population in terms of age, income-level, families and singles, etc.
 2. **These types of cities typically have very limited options for rental properties**, which limit the number of young professionals, recent graduates, and young families locating to that community.
 3. **Basically cities that only offer one type of housing opportunity are only dependent on one type of resident for growth.**
 4. This approach does not create a **sustainable community that will survive through multiple generations.**

Diverse communities Advantages

1. Successful communities attract a variety of residents **from new graduates to retirees** and **low-income to High-income**.
2. These communities are able to **“weather the storm” through recessions, down economies, and demographic shifts** much better than the less diverse communities.
3. If a **surgeon, nurse, teacher, and convenience store worker** are all able to find **adequate housing opportunities** in the same city, then a true resilient community will exist.
4. Also, everyone **does not desire the same type of residence**. Just like everyone **does not want to live in an upper floor loft apartment**, everyone **does not want to live in a single-family house** on a cul-de-sac.

Suburban Nation

- In his book **Suburban Nation: The Rise of Sprawl and the Decline of the American Dream**,
- **Andres Duany** explained that some people want to live above the store, some want to live 5 minutes from the store, and some people want to live 5 miles from the store. There is no **right or wrong preference of housing**, which is why cities must offer a **variety of options to their residents.**



Andrés Duany is an American architect, an urban planner, and a founder of the Congress for the New Urbanism. , [New York, New York, United States](#)

Variety allows residents to “age in place.”

- If cities want to maintain their current population, then their residents need the option to “age in place.”
- People’s opinions of their ideal homes tend to vary over time depending on various factors including
 - age,
 - income level,
 - family structure,
 - and other desires.
- Sustainable communities allow their residents to “age in place” as those factors shift throughout the resident’s life.



- An abandoned Borden Eagle condensed milk factory has been converted into a large mixed-use development offering restaurant space, commercial condos, and luxury urban-style residential condos. The residential condos offer smaller-scale living quarters with no lawn maintenance within walking distance to Downtown Starkville, Mississippi, and the campus of Mississippi State University. The living conditions offered by these condos contrast greatly with a typical single-family home in a cul-de-sac neighborhood. These condos appeal greatly to young professionals and retirees.



These **luxury townhomes** are within walking distance to the historic downtown square in Oxford, Mississippi.

The architecture and scale of the buildings mixture faultlessly with **the surrounding historic neighborhoods** and provide a great alternative for residents who do not want to live in a suburban-style subdivision.

Higher density, multi-family developments can enhance the **surrounding property values** and work well within established neighborhoods when done in small additions and the style matches the existing neighborhood.



- Many young professionals, families, and retirees are choosing to live in denser, walkable neighborhoods like the above development in Collierville, Tennessee.
- Many residents like the small yards and sense of community that these developments offer.
- It is obvious that this neighborhood values the quality of the public realm rather than an abundance of underused private space.



Thank You

Any Questions?

