



# WINTER QUARTERLY MEETING

January 25-26, 2023

Statewide Association of Community and Economic Development Organizations

# AGENDA

- Welcome
- Linden Revitalization Program
- Break
- Accessory Dwelling Units
- Break
- ADUs from a Planning Perspective
- OCCD Business Meeting



# The 614 for Linden



**OCFC**  
OHIO CAPITAL  
FINANCE  
CORPORATION



**AFFORDABLE HOUSING TRUST**  
FOR COLUMBUS & FRANKLIN COUNTY



FINANCE FUND



**ECDI**



**communityshelterboard**  
Let's everyone have a place to call home



Community  
Development  
for  
All People



**Healthy Homes**



**NATIONWIDE CHILDREN'S**  
Where your child needs a loving, nurturing family



**St. Stephen's  
Community House**  
Brightening lives in Columbus since 1959



**AHA**  
AFFORDABLE  
HOUSING  
CENTRAL OHIO



**COMMUNITY OF CARING**  
Providing support and care for all

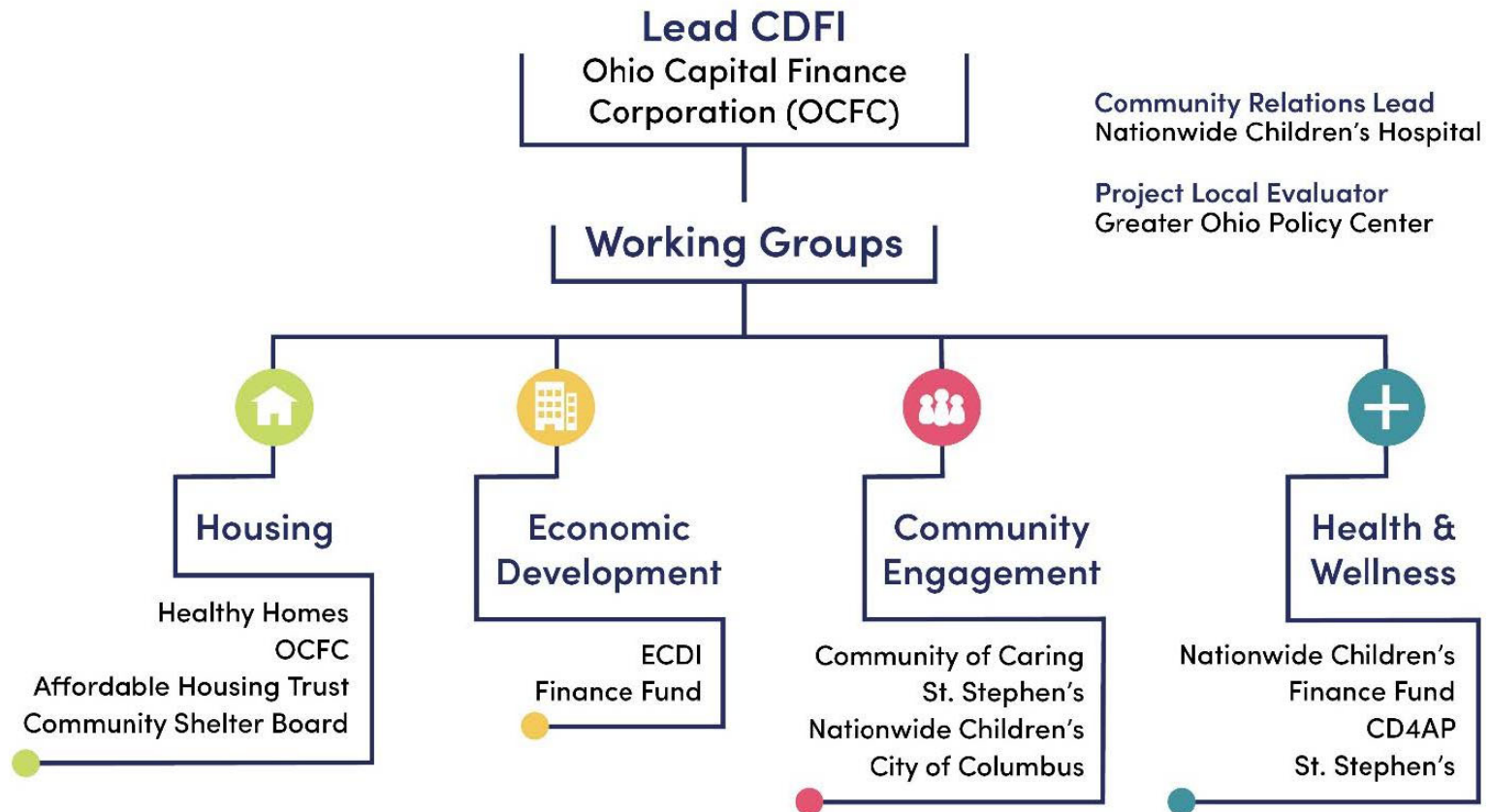
Made possible by the JPMorgan Chase Foundation's PRO Neighborhoods Competition



## Background

- Formed in 2019 in response to the One Linden Plan to implement 4 of the “Big Ideas”
- The 614 for Linden was awarded a \$5 million grant from JPMorgan Chase’s Partnerships for Raising Opportunity in Neighborhoods (PRO Neighborhoods) program
- The 614 stands for the six nonprofits, one neighborhood, and four community development financial institutions

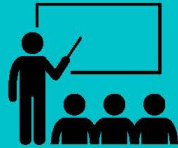




## Collaborative Structure

## Support for Entrepreneurs

**1,358** hours in technical service have been provided to small business owners in Linden



## Small Business Lending

**65** small business loans administered for a total of **\$1,521,816**



## Healthy Food Access

**7,993** households have been able to access healthy foods through the Collaborative



## Affordable Housing

The Collaborative has preserved **233** affordable housing units and created **281** new units since 2019

**150** additional affordable housing units are currently in the pipeline



## Housing Services

**304** Linden residents have secured stable housing through financial assistance for the following:

Rent  
Utilities  
Security Deposits



## Community Facilities

**1** healthy foods facility transferred to a Linden-based nonprofit; **1** feasibility study completed for another healthy food facility



## Impacts of The 614 for Linden 2019-2022

# Economic Development







## About ECDI

Community Development  
Financial Institution  
(CDFI)

**Nonprofit** small business  
support center

#1 SBA intermediary  
microlender in U.S.

One-stop resource,  
supporting small businesses  
with:

- Training and coaching
- Resources and connections
- Access to capital



## Our Impact

(Through EOY 2022)

### ALL OF OHIO

**\$158.8 million** in loan capital

**6,204** loans disbursed

**17,194** jobs created or retained

### COLUMBUS

**\$68.7 million** in loan capital

**2,517** loans disbursed





## Our Offerings

### **Lending**

Access to capital for entrepreneurs who are underserved by traditional lenders - responsible, affordable loans, up to \$2 million

### **Business Incubation and Innovation Center (BIIC)**

Wrap-around services, training, and incubator/accelerator programs



Increase business success





## 614forLinden Outcomes

129 individuals assisted

More than 1,330 technical Assistance hours  
provided to businesses

65 Loans to 54 small businesses in Linden totaling  
\$1,521,816

Created/retained 195 jobs

# Health & Wellness – Linden Fresh Market

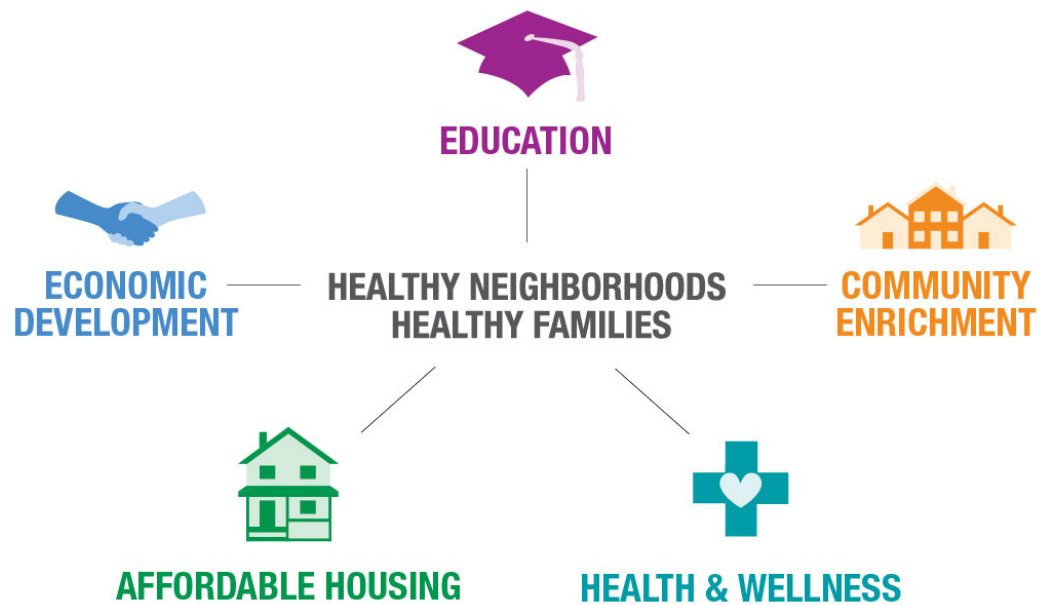


## Health & Wellness – St. Stephen's Mid-Ohio Market



# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES

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HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
EDUCATION

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SPARK provides:



Books &  
Educational  
Supplies



Individual  
Learning  
Plans



Monthly  
Lessons

96% of children who finished the program improved their literacy and numeracy skills.



NATIONWIDE CHILDREN'S®  
*When your child needs a hospital, everything matters.*



HEALTHY NEIGHBORHOODS HEALTHY FAMILIES  
EDUCATION

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Mentoring



Over 100 children from Linden served

Mentors help with:



Being on-  
track for  
grade-level  
reading



Reducing  
barriers to  
absenteeism



Graduating  
from high  
school on-  
time



Planning for  
post-  
graduation





**HEALTHY NEIGHBORHOODS HEALTHY FAMILIES**  
**COMMUNITY ENRICHMENT**

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**PlayStreets**

Street play initiative focused on outdoor play and physical activity,  
particularly in disadvantaged areas

**For summer 2022:**

- 5 events held
- Over **900** people attended
- August 27<sup>th</sup>- **117** youth participants,  
LARGEST youth participation to date
- 2023 dates announced soon



**NATIONWIDE CHILDREN'S®**  
*When your child needs a hospital, everything matters.*

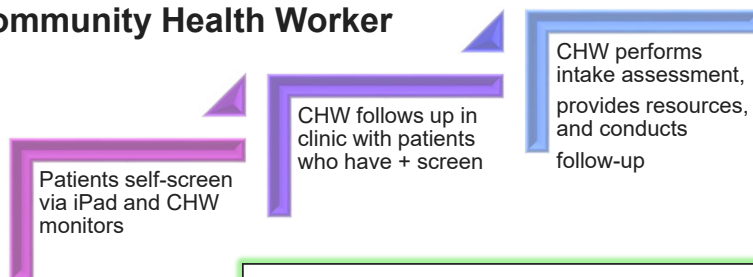


## HEALTHY NEIGHBORHOODS HEALTHY FAMILIES HEALTH & WELLNESS

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### Community Health Worker

#### Engagement Process for Community Health Worker



1,250+ families screened

20% families struggled to pay rent over past 12 months

50% families accessed referred services



2023 = Funding through ServeOhio's AmeriCorps program



**NATIONWIDE CHILDREN'S**  
*When your child needs a hospital, everything matters.*



## HEALTHY NEIGHBORHOODS HEALTHY FAMILIES ECONOMIC DEVELOPMENT

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### Workforce Opportunities

- **BOOST – Work Readiness Training & Coaching** – Free training and coaching for community residents designed to help them get a job and grow their career.
  - **Careers in Technology**- Partnership with Goodwill Columbus that provides job shadowing and year-long internship opportunities with Information Services.
  - **Customer Service Pathway**- Partnership with Columbus State and Patient Access.
- **On-the-job training** – program in partnership with Columbus Works to provide job coaching and job-readiness preparation skills to promote success in the workplace.
- **Summer Youth Employment Program** – Healthcare career exploration program at Nationwide Children's, providing youth and young adults, ages 16-24, with paid summer employment that can transition to part-time and full-time employment.



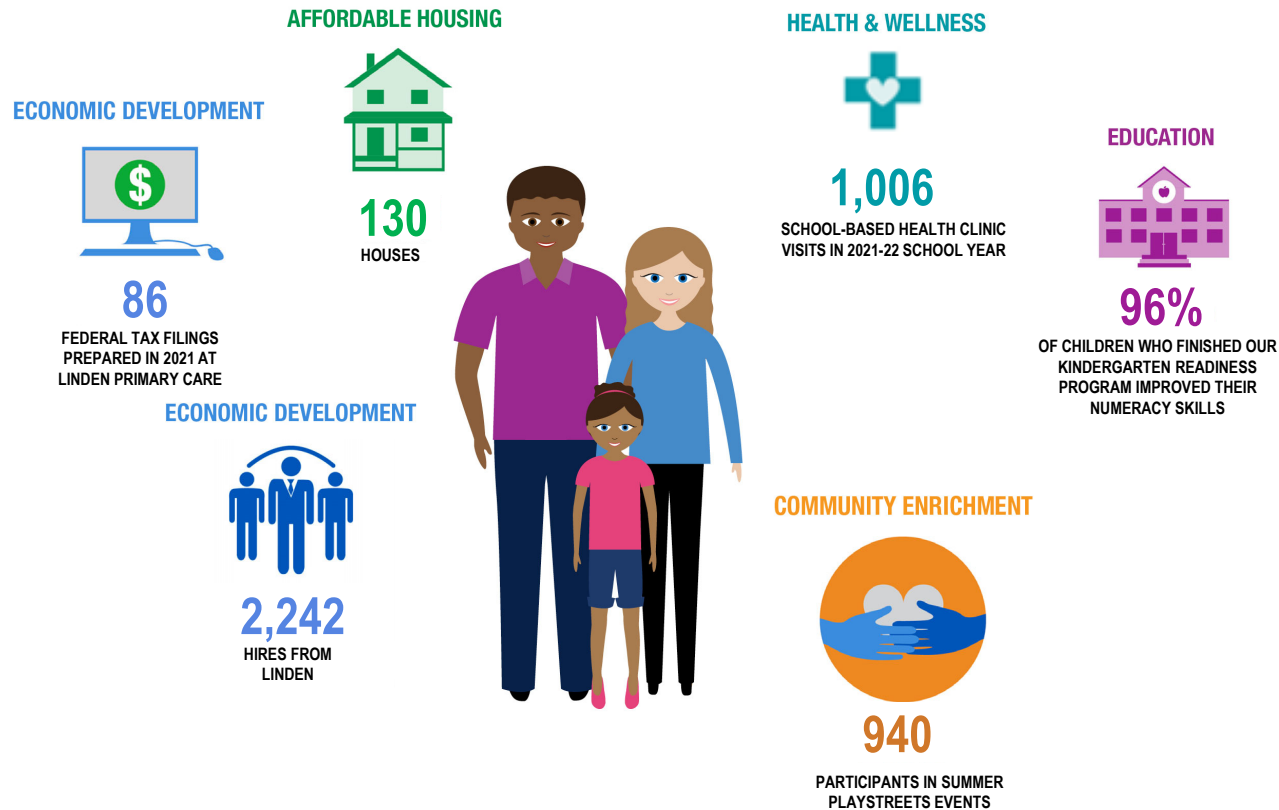
Linden Community Center



**NATIONWIDE CHILDREN'S®**  
*When your child needs a hospital, everything matters.*



# HEALTHY NEIGHBORHOODS HEALTHY FAMILIES



# Community Engagement – Community of Caring Development Foundation



# Community Engagement – NBC



# Community Engagement – One Linden.org

ONE LINDEN

RESOURCES EVENTS COVID-19 ONELINDEN PLAN

## Resources

Resource Type

Reset Filter

- Emergency Services
- Health & Social Services
- Food
- Housing
- Education
- Business & Workforce
- Faith
- Youth & Family
- Recreation & Art
- Government Services
- Refugee & Immigrant
- Events

Family, Adolescent & Child Community Engagement Service (FACCES)  
Education  
8149a8b-56b5-40ab-b6aa-b5c6523600-f

RESOURCES EVENTS COVID-19 ONELINDEN PLAN

Search





*Linden Fresh Market*

## Linden Investments



*Rosewind Estates*



# Housing – Healthy Linden Homes



*Newly Developed Rental Units*

## Housing – Linden Home Repair Program



*Before*



*After*

## Housing – Kenlawn Place







Thank you!!!



**15-Minute Break**  
**Next Session begins at**  
**10:15 a.m.**

**January 25, 2023**

Statewide Association of Community and Economic Development Organizations





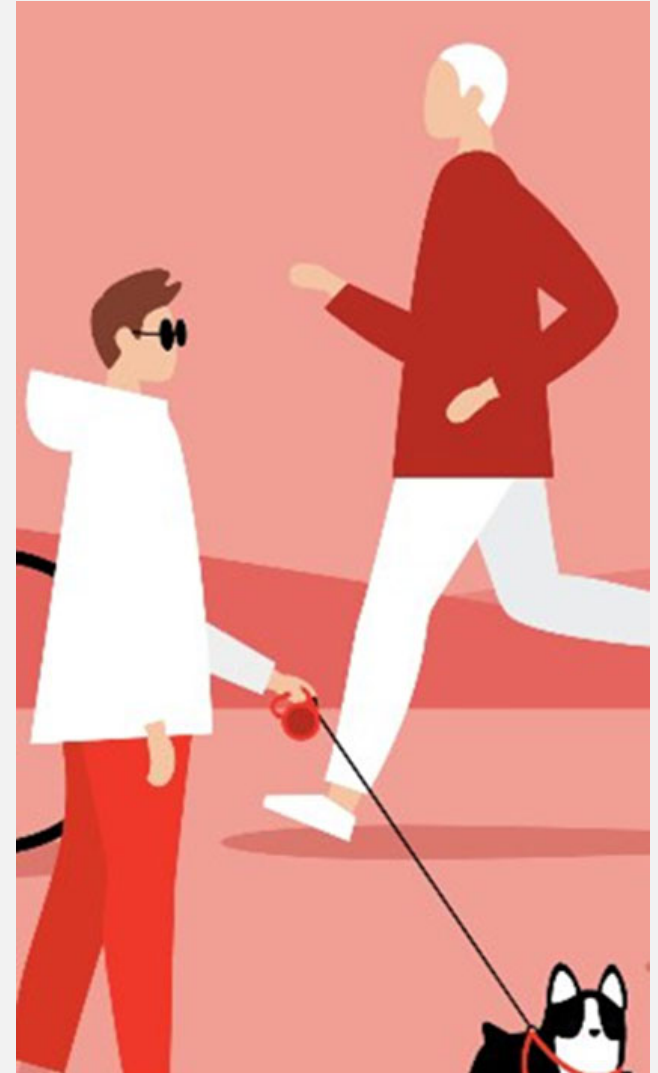
# ADU-Advocacy, Trends, and Opportunities

**Samar Jha**

**Government Affairs Director**

*Livable Communities, Government Affairs, AARP*

January 25, 2023





## **01. Results of AARP's 2021 Home and Community Preference Survey**

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## **02. Accessory Dwelling Units (ADUs)**

- Visualizing an ADU
  - ADUs- Brief History
  - National ADU Production Landscape
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## **03. AARP ADU Resources**

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## **04. AARP 2020 Model ADU Ordinance**

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## **05. AARP Advocacy Strategy, Efforts, and Wins**

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## **06. Challenges and Opportunities**

## What People 50+ Think About Where They Will Live



49%

Believe they will  
**move** to allow them  
to **age**  
**independently**



55%

Would consider  
**leaving** their  
community to find  
one that is **safer**



29%

Move to a  
different community



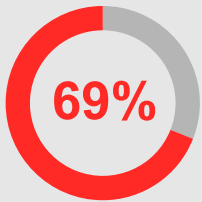
18%

Move into a  
different residence  
within their current  
community

# Sharing a Home



As you grow older would you consider sharing your home with another person? Would sharing your home with another person be something you would consider if...?

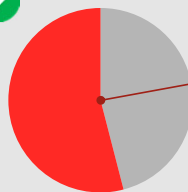


**Already share or would consider** sharing their homes as they age; a majority would consider it if they needed help with everyday activities.

## Who to **share** a home with?

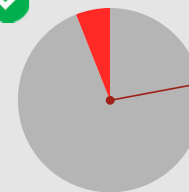


Family Member



54%

Friends



6%

Stranger



Source: 2021 AARP Home and Community Preferences Survey: A National Survey of Adults Age 18+

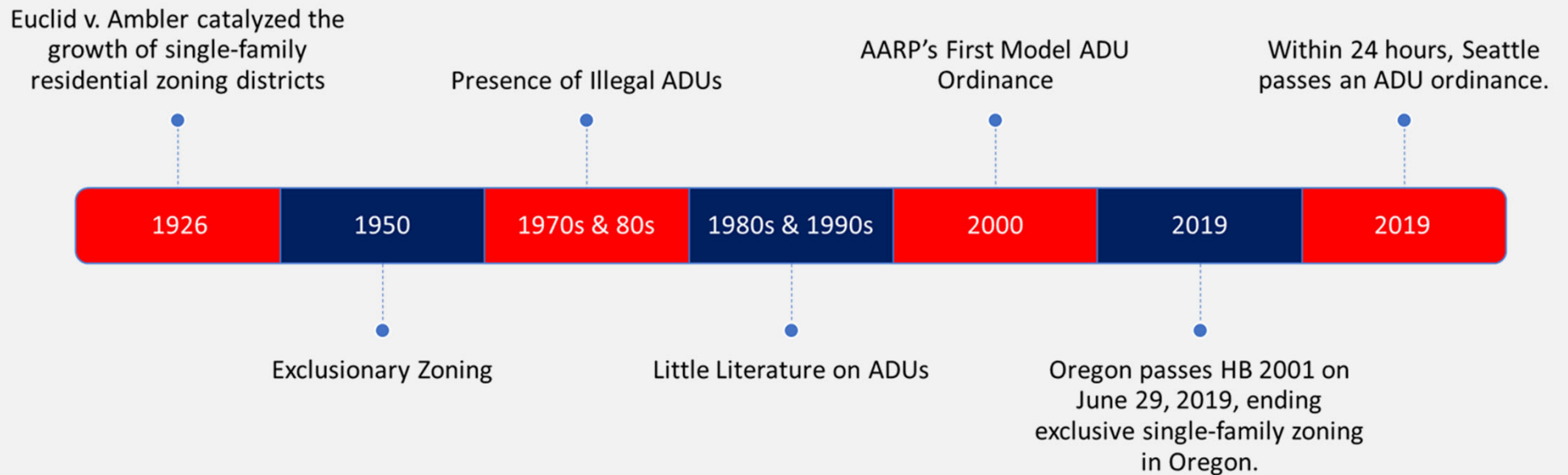
# Accessory Dwelling Unit

Accessory dwelling units (ADUs) are independent housing units, typically (but not always) created on single-family lots through remodeling or expanding the existing home or constructed as a detached dwelling.





# ADUs- Brief History



# Famous ADUs in Movie and TV History



**The Great Gatsby (1925 novel by F. Scott Fitzgerald and 2013 movie by Baz Luhrmann): Nick's Delightful Rental Home**



**Happy Days (1974): Fonzie's Garage Apartment**



**Full House (1987): A Basement Bedroom and an Attic ADU**

# Visualizing an ADU



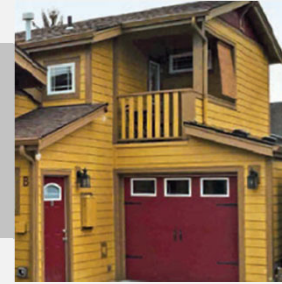
**Detached ADU**



**Attached ADU**



**Basement ADU**



**Second-Story  
ADU**

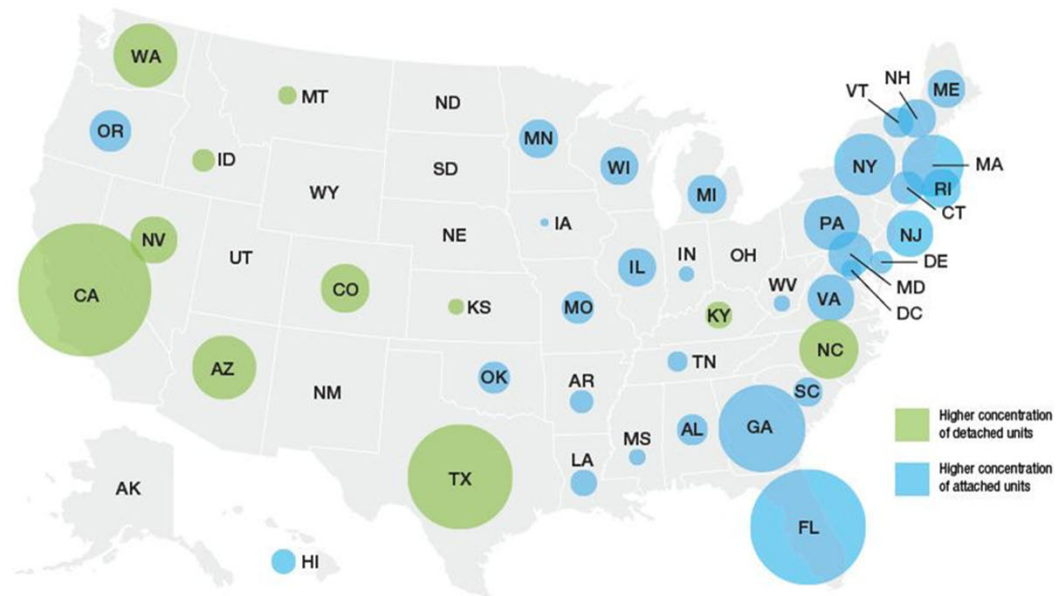


**Garage  
Conversion ADU**

# National ADU Production Landscape

## Concentration of attached or detached ADUs and their frequency of appearance

States with a higher concentration of attached units (blue circles) predominate in the East, while states with a higher concentration of detached units (green circles) predominate in the West.

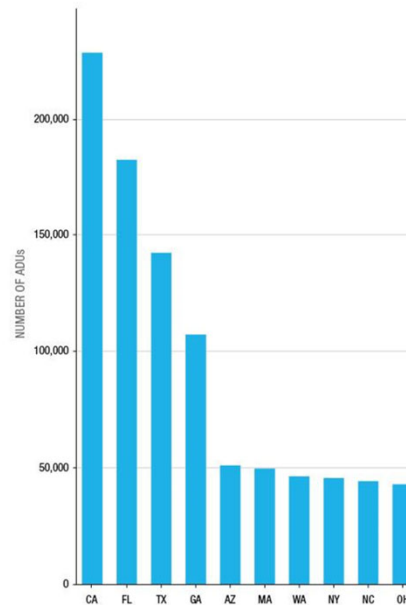




# National ADU Production Landscape

## Top 10 states for ADUs

California, Florida, Texas, and Georgia account for half of the 1.4 million ADUs identified.



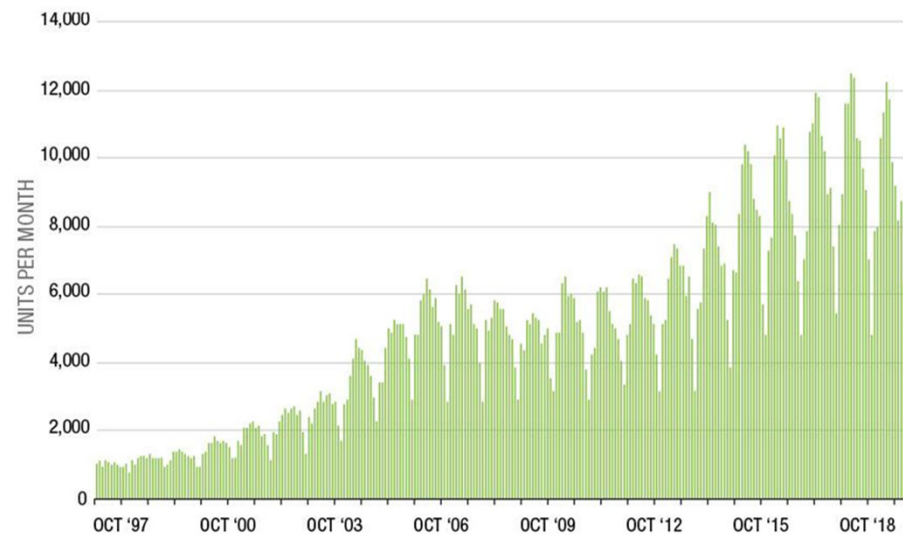
## Top 25 metropolitan areas with the fastest growth in ADUs entering the MLS market for the first time, 2015-18

METROPOLITAN AREA (CITIES & STATES)	REGION	AVERAGE GROWTH (% YOT)
Portland-Vancouver-Hillsboro, OR-WA	West	22.3
Dallas-Plano-Irving, TX	South	18.8
Seattle-Bellevue-Kent, WA	West	17.5
Los Angeles-Long Beach-Glendale, CA	West	14.8
Miami-Miami Beach-Kendall, FL	South	14.6
Chicago-Naperville-Evanston, IL	Midwest	13.7
Austin-Round Rock-Georgetown, TX	South	13.6
Orlando-Kissimmee-Sanford, FL	South	12
Virginia Beach-Norfolk-Newport News, VA-NC	South	10.6
Fort Worth-Arlington-Grapevine, TX	South	10.6
Atlanta-Sandy Springs-Alpharetta, GA	South	9.7
West Palm Beach-Boca Raton-Boynton Beach, FL	South	7.8
Anaheim-Santa Ana-Irvine, CA	West	7.5
Tampa-St. Petersburg-Clearwater, FL	South	7.4
Sacramento-Roseville-Folsom, CA	West	6.6
San Diego-Chula Vista-Carlsbad, CA	West	6.4
Charlotte-Concord-Gastonia, NC-SC	South	4.9
Riverside-San Bernardino-Ontario, CA	West	4.9
North Port-Sarasota-Bradenton, FL	South	2.9
Jacksonville, FL	South	2.8
Denver-Aurora-Lakewood, CO	West	2.7
Columbus, OH	Midwest	2.3
Houston-The Woodlands-Sugar Land, TX	South	1.6
Las Vegas-Henderson-Paradise, NV	West	-0.9
Phoenix-Mesa-Chandler, AZ	West	-13.2

# National ADU Production Landscape

## Number of ADUs listed on MLS for the first time across the United States, 1997-2019

First-time listings of ADUs increased on average 8.6% year-over-year since 2009.

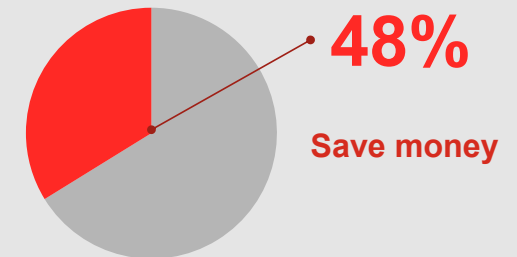
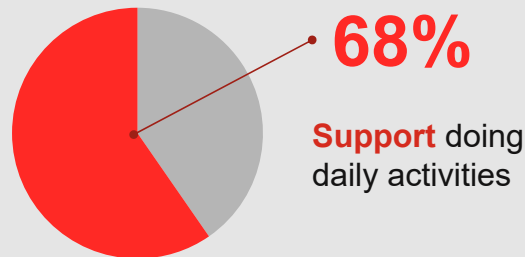
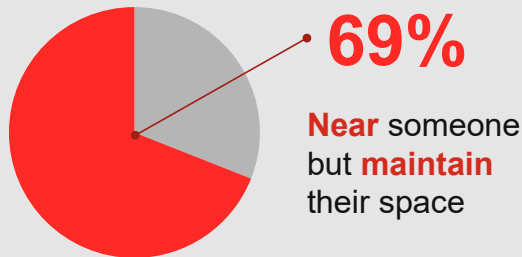


# Accessory Dwelling Unit- Importance



Nearly half of those polled said they would consider alternative living options, including an accessory dwelling unit, or ADU.

**Sixty percent (60%)** of adults said they would consider living in an ADU, and those 50-plus said they would consider making that move for the following reasons:

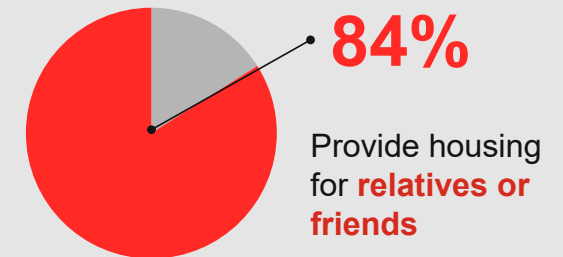
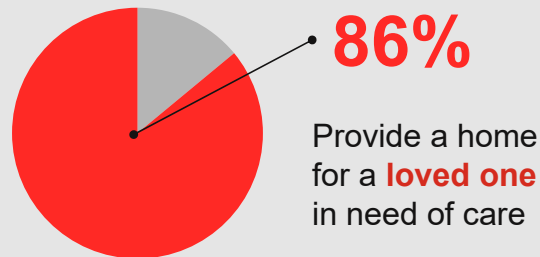
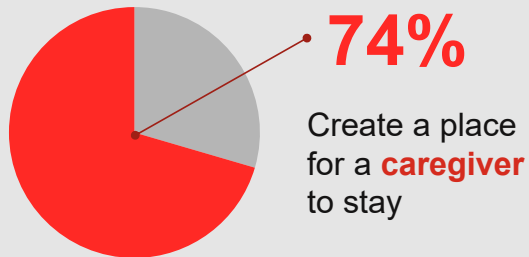


# Accessory Dwelling Unit- Importance



Nearly three-fourth of those polled said they would create an ADU for a place for a caregiver to stay.

According to the 2021 AARP Home and Community Preferences Survey, adults aged 18 or older who would consider creating an ADU said they'd do so in order to:





## Older Adults & ADUs

Independent living  
space

Care of loved ones

Downsize

Extra Source of  
Income

Increasing  
Affordable Housing  
Options

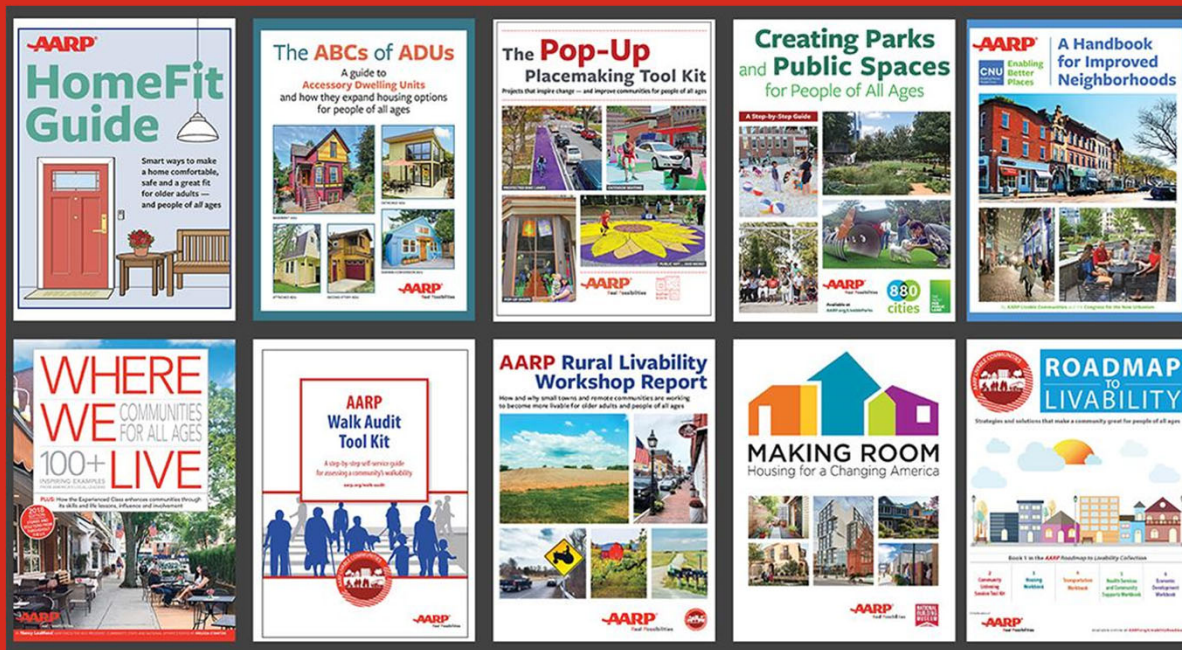
Intergenerational  
Housing



Source: [2021 AARP Home and Community Preferences Survey: A National Survey of Adults Age 18+](#)

# AARP Livable Communities Approach aka our “Age-Friendly” Approach and the Future of Housing



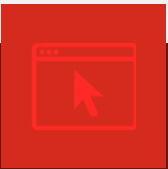


# AARP Livable Communities Resources



Available at <https://www.aarp.org/livable-communities/>

# ADU Resources: Video Series



Access to the four-part video series is available at  
<https://www.aarp.org/livable-communities/housing/info-2021/video-eli-spevak-ADUs.html>





# ADU Resources: The ABCs of ADUs

A guide to Accessory Dwelling Units and How They Expand Housing Options for People of All Ages. You access to the document at:

<https://www.aarp.org/livable-communities/housing/info-2019/accessory-dwelling-units-guide-download.html>



## The ABCs of ADUs

A guide to  
**Accessory Dwelling Units**  
and how they expand housing options  
for people of all ages



BASEMENT ADU



DETACHED ADU



ATTACHED ADU



SECOND-STORY ADU



GARAGE-CONVERSION ADU

**AARP**  
Real Possibilities



# ADU Resources: 2020 Model Ordinance



Source: <https://www.aarp.org/livable-communities/housing/info-2021/adu-model-state-act-and-local-ordinance.html>

# From 2000 to 2020



- ➔ Model (“optimal”) provisions only.
- ➔ Substantial revisions to model statute and ordinance language and to the commentary.
- ➔ Case studies and references and resources eliminated – consult AARP ADU resources and the web now.

Accessory  
Dwelling  
Units  
Model State Act and  
Local Ordinance



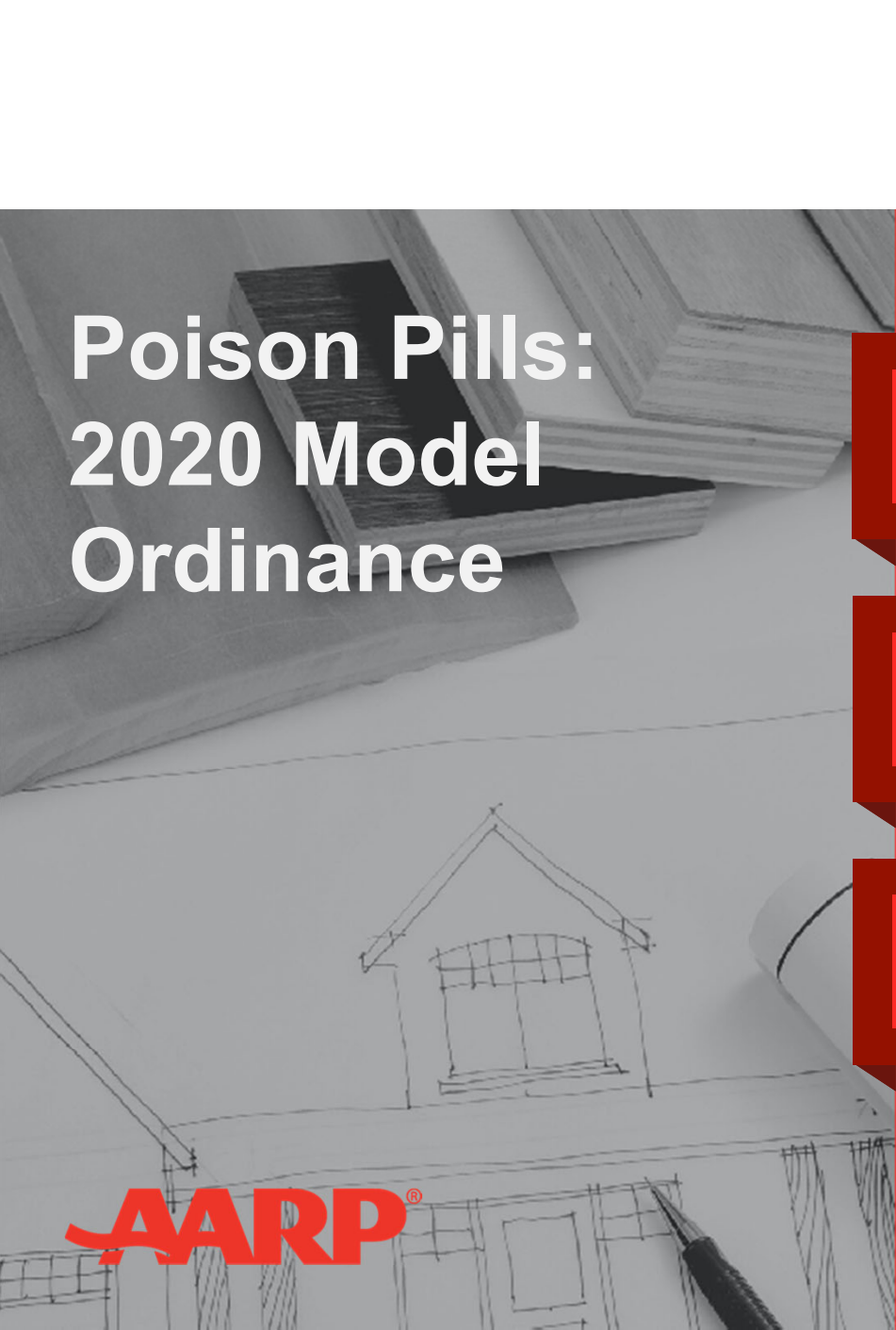
A Publication of the  
Public Policy Institute  
Rodney L. Cobb and Scott Dvorsak  
American Planning Association



**ACCESSORY  
DWELLING  
UNITS**  
Model State Act and  
Local Ordinance



CREATED FOR STATE AND LOCAL LEADERS BY:  
AARP State Advocacy & Strategy Integration, Government Affairs



# Poison Pills: 2020 Model Ordinance

**1**

**Owner Occupancy  
Requirements**

**2**

**Parking  
Requirements**

**3**

**Conditional Use  
Permitting for ADUs**

**AARP**<sup>®</sup>

# 1 Poison Pill

## *Owner Occupancy Requirements*

Requiring homeowner to live in primary home, or alternatively, in either the ADU or primary home.

The Model Act & Ordinance eliminate this requirement.

Arguments against owner occupancy provisions:



Impact on ADU construction



Being treated differently



Covenants or conditions give pause to homeowners and institutions financing home purchases

## 2 Poison Pill

### *Parking Requirements*

Requiring one or more parking spaces on site.

The Model Act & Ordinance eliminate the parking requirement.

Arguments against parking requirements.

> Impact on ADU construction

> Being treated differently

> Covenants or conditions give pause to homeowners and institutions financing home purchases



# 3 Poison Pill

## *Conditional Use Permitting*

Requiring applications for ADUs to be reviewed through conditional use permit procedures.

The Model Act & Ordinance eliminate this requirement.

Arguments against discretionary design standards.

> Discretionary standards & Public hearing:  
Recipe for obstruction.

> Cost of hiring attorneys or other experts.

> Delays associated with hearings and appeals.

# Additional Topics Covered in the 2020 Model Ordinance



**Garfield County**  
Community Development Department  
108 9th Street, Suite 401  
Glenwood Springs, CO 81601  
(970) 945-8212  
[www.garfield-county.com](http://www.garfield-county.com)

**LAND USE CHANGE PERMIT APPLICATION FORM**

TYPE OF APPLICATION	
<input checked="" type="checkbox"/> Administrative Review	<input type="checkbox"/> Development in 100-Year Floodplain
<input type="checkbox"/> Limited Impact Review	<input type="checkbox"/> Development in 100-Year Floodplain Variance
<input type="checkbox"/> Major Impact Review	<input type="checkbox"/> Code Text Amendment
<input type="checkbox"/> Amendments to an Approved LUUP	<input type="checkbox"/> Rezoning
<input type="checkbox"/> LUR <input type="checkbox"/> MIR <input type="checkbox"/> SUP	<input type="checkbox"/> Zone District <input type="checkbox"/> PUD <input type="checkbox"/> PUD Amendment
<input type="checkbox"/> Minor Temporary Housing Facility	<input type="checkbox"/> Administrative Interpretation
<input type="checkbox"/> Vacation of a County Road/Public ROW	<input type="checkbox"/> Appeal of Administrative Interpretation
<input type="checkbox"/> Location and Extent Review	<input type="checkbox"/> Areas and Activities of State Interest
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Accommodation Pursuant to Fair Housing Act
<input type="checkbox"/> Pipeline Development	<input type="checkbox"/> Variance
<input type="checkbox"/> Time Extension (also check type of original application)	

Application & Review Standards



Short Term Rental Use of ADUs



Building Code Reforms



Incentives for Certain types of ADUs

# AARP's Advocacy Strategy



## Use

Use the Model Ordinance as the first draft

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## Prioritize

Prioritize the poison pills

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## Develop

Develop a grassroots campaign

# AARP State & Local Advocacy Efforts & Wins

## City of Des Moines, Iowa

- ADU Campaign through AARP's Community Challenge Grant in 2020
- Build awareness and educate lawmakers and residents
- De Moines Councilmembers used the ABCs of ADUs

## Oregon (HB 2001)

- 2019 bill focusing on missing middle housing
- Promoting zoning for duplexes and cottage clusters and increasing density
- Paved way for ADUs. Recently passed a Rural ADU Bill (SB 391)

## City of Lexington and Fayette, Kentucky

- 2018 ADU campaign through AARP's Community Challenge Grant
- Community engagement sessions with community members
- Development of an ADU manual for residents.

# AARP State & Local Advocacy Wins

## Connecticut (HB 6107):

- ADU 'by-right'
- Give the local government local exemption power

## Rhode Island (HB 7492)

- Liberalized the current law
- Expanded ADUs beyond blood relatives
- Eliminated the removal of ADUs after use

## City of Louisville, Kentucky

- Passed amendments to the Land Development Code
- First time since the 1960s
- By right, owner occupancy, no short-term rental

## City of Philadelphia, Pennsylvania

- Permit ADU in 4 out of the 10 Council Districts (D1,2,3, and 7)
- First time ADUs allowed anywhere other than historic structures
- Permit required, no parking requirement
- Further advocacy required for citywide mandate.



# ADU Legislation Passed, Introduced, or Discussed



**New York State**  
(Introduced)

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**Georgia**  
(Discussed)

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**Auburn, ME**  
(Introduced)

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**Maryland**  
(Statewide did not pass,  
Annapolis Passed)

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**City of Coeur d'Alene,  
ID**  
(Introduced)

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**Minnesota**  
(Isanti County and Rochester,  
Passed)

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**Wilmington, NC**  
(Introduced)

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**Kansas**  
(Discussed)

---



**New Hampshire**  
(Discussed)

---



**Kansas City, MO**  
(Passed)

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**Virginia**  
(Discussed)

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# ADU Legislation Passed, Introduced, or Discussed



**Miami-Dade County, Florida**  
(Passed), **Tampa, Florida**  
(Discussed)

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**Anchorage, AK**  
(Amendments Introduced)

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**Connecticut**  
(Passed)

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**Louisville, KY**  
(Passed)

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**Omaha, NE**  
(Discussed)

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**Ohio**  
(Statewide, Cincinnati,  
Sandusky, Discussed)

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**Oklahoma**  
(Preliminary discussions)

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**Pennsylvania**  
(Philadelphia, Passed for 4/10  
Council Districts, Statewide,  
Discussed)

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**Chattanooga, TN**  
(Preliminary discussions)

---



**Wisconsin**  
(Discussed)

---



**Wyoming**  
(Discussed)

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## ADU Legislation Introduced or Discussed



**Tucson, Arizona**  
(Passed)

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**New Jersey**  
(Introduced)

---



**Iowa**  
(Des Moines, Passed,  
Unbandale & Polk County,  
Discussed)

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**Henderson, Nevada**  
(Discussed)

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**Rhode Island**  
(Passed)

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**Vermont**  
(ADU Financing Discussed)

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# Challenges & Opportunities Ahead



## ADU Financing

Lack of ADU financing

One great example is California called the CalHFA ADU Grant Program



## Revisit Legislative Efforts

It is important to keep the ADU discussion alive.

For example, AARP PA is still campaigning to fight for a city wide ADU mandate



## National Discussion

The Biden administration is looking to address affordable housing. HUD has recognized ADUs as an important tool to increase housing options. Recently, the White House released a fact sheet on September 1, 2021 stating the federal government will work with state and local governments to boost housing supply, including ADUs.

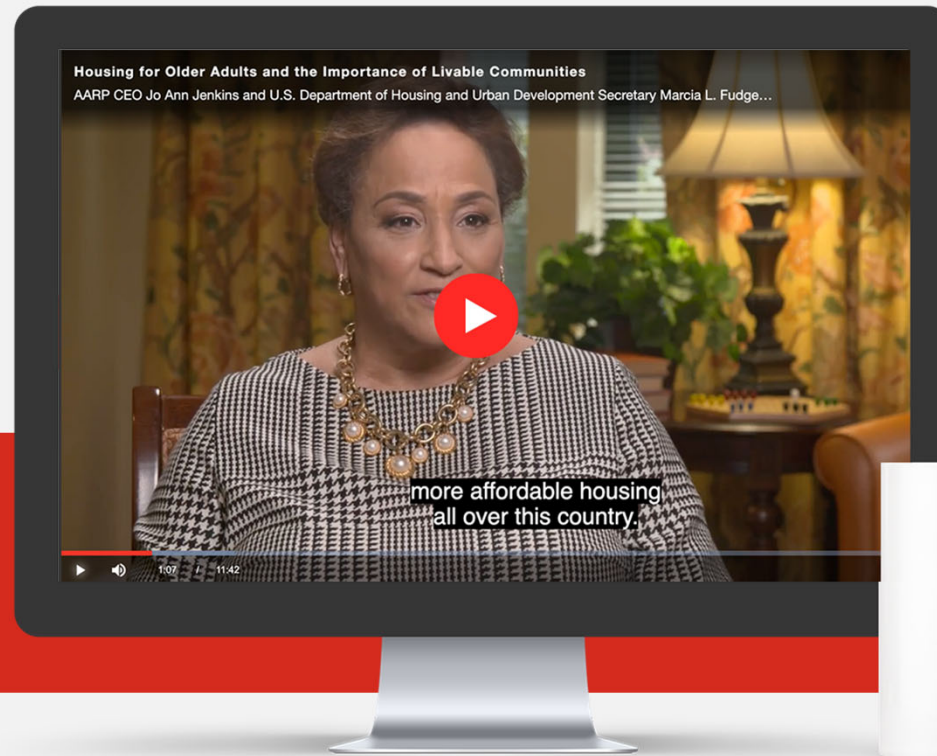
AARP was invited to be part of the White House panel discussion on ADUs in February, 2022.



# Jo Ann Jenkins + HUD Secretary Fudge

Access the full video at

<https://videos.aarp.org/detail/video/6269140008001/housing-for-older-adults-and-the-importance-of-livable-communities>







# Thank you! Question?



**Samar Jha**  
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**AARP** Livable Communities | [AARP.org/Livable](https://aarp.org/Livable)





**15-Minute Break**  
**Next Session begins at**  
**11:30 a.m.**

January 25, 2023

Statewide Association of Community and Economic Development Organizations

**ADU's from a  
Planning  
Perspective:**

**Planning  
For Aging  
Communities**

OCCD WINTER CONFERENCE 2023  
JANUARY 25, 2023





# PHASE 2 Agenda



ADU IMPLEMENTATION



COMPREHENSIVE PLANNING &  
ZONING



PLANNING TRENDS

NEEDED ZONING AND  
POLICY CHANGES

## QUICK RECAP: WHAT WE NOW KNOW

### ADU's

- People are interested in ADU's.
- People want to age in place and can't always do that with a traditional two story, single-family home.
- Traditional zoning is restrictive to a variety of housing types.

### QUESTION WE HOPE TO ANSWER THROUGHOUT THIS PRESENTATION

***How do you get an ADU ordinance passed in your community?***



# COMPREHENSIVE PLANNING

## WHAT IS IT?

- “Master plan” or “community plan”
- Long-range planning document
- Overarching vision, goals, objectives policies, and strategies for future growth

## IS IT REQUIRED?

- In Ohio, a plan is NOT required to be adopted by local governments in order to enforce planning and zoning regulations.
- Ohio Constitution gives **municipalities** the power to enact zoning
- Counties and townships get authority from state statute.



## COMPREHENSIVE PLANNING CON'T.



*Apple Group, Ltd. v. Granger Township*

**These 6 items constitute a comprehensive plan in Ohio:**

- 1) Reflects current land uses
- 2) Allows for change
- 3) Promotes public health and safety
- 4) Uniformly classifies similar areas
- 5) Clearly defines district locations and boundaries
- 6) Identifies the use/uses to which each property may be party



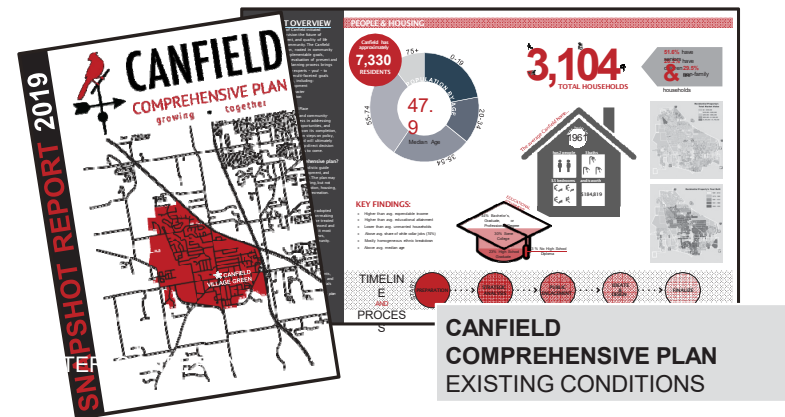
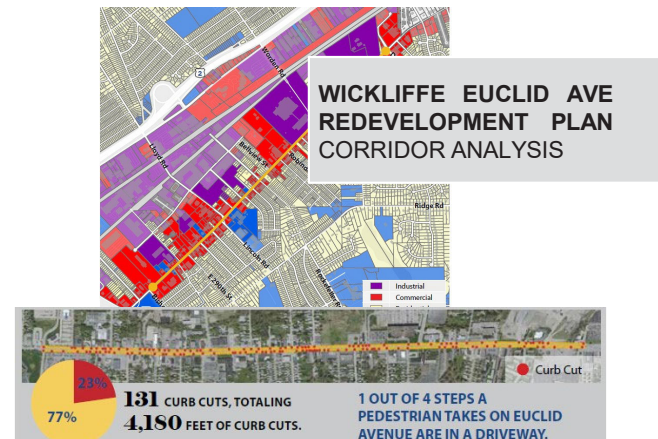
## WHAT'S MISSING WITHOUT A PLAN?

### EXISTING CONDITIONS ANALYSIS

- Review of the present conditions of the community in various topics like demographics, infrastructure, economic data, etc.

### LAND USE ANALYSIS & ZONING CODE ANALYSIS

- Present and future review of how land is used in the community.
- Deep look at how present land uses may conflict and pose issues for residents.



## WHAT'S MISSING CON'T.

### PUBLIC ENGAGEMENT

- What does the community want?
- Opportunities to get the public involved
- Identification of the priority needs and concerns of the citizens.



### A PATH FORWARD

- What is the future land use plan of the community?
- What basis are future zoning changes made upon?



## COMMON TRENDS & OUTCOMES OF THOUGHTFUL PLANNING

Aging in Place

Missing Middle

Transit-Oriented Development

Complete Streets

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# AGING IN PLACE

## AGING IN PLACE (AIP)

- Aging-in-Place (AIP) is a term used to describe the ability of seniors to live in their residence of choice for as long as they are able.
- Affordable, accessible, suitable housing options make it easier for older adults to AIP.



## AGING POPULATION STATISTICS

- Up to 85% of households will not include children by 2025
- By 2030, one in five Americans will be over 65
- 75% of residential land in American cities does not allow (illegal) to build anything other than a detached single-family home





## AGING IN PLACE CON'T.

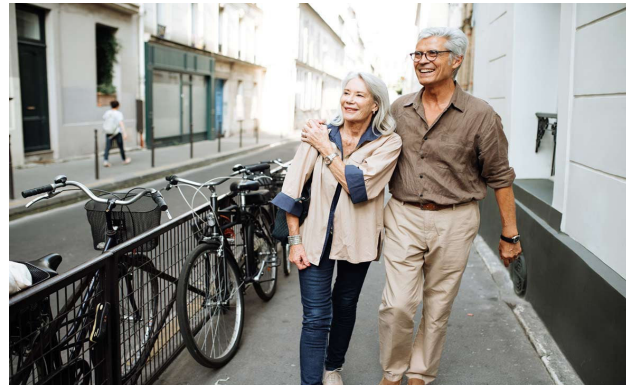
### HOUSING TYPES

- ADU's
- Tiny homes: 200-700 square feet and can be considered ADU's
- Smaller homes (800 square feet or less)
- Multi-family senior living facilities



### NEEDS AND WANTS

- Transportation options
- Walkability
- Nearby amenities (i.e. grocery store, pharmacy, parks, etc.)



## AGING IN PLACE CON'T.

### TRANSIT ORIENTED DEVELOPMENT (TOD)

- TOD is a strategy to create communities where seniors can age in place
- Can be planned and designed for age inclusivity, features that benefit seniors will make TOD districts more effective as centers for services and multi-modal connectivity for people of all ages.

### CASE STUDY: SOUTH HAYWARD BAY AREA RAPID TRANSIT STATION (CALIFORNIA)

- 12-acre property with high-density residential and retail space, shared amenities, structured parking, and improved pedestrian and bike access to transit facilities.
- Required zoning and land use change
- 151 Affordable Units
- 64 Senior Units



# MISSING MIDDLE

## MISSING MIDDLE HOUSING

- National phenomenon of “missing middle” housing, a phrase coined by Opticos Design, refers to a limited supply of housing to meet the demand of shifting demographics and neighborhood preferences.
- Types of missing middle housing: pictured below
- These types of housing are good for middle-income families, young professionals and/or aging adults.



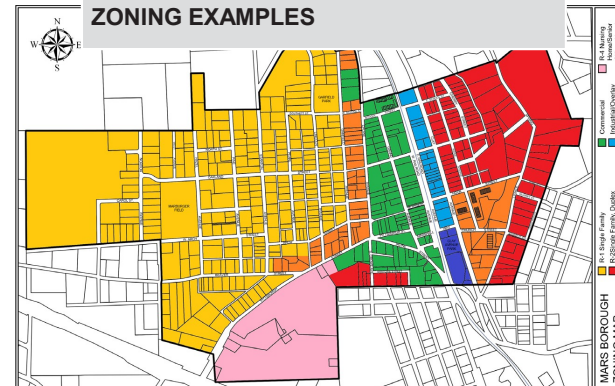
# ZONING TWEAKS TO ALLOW FOR ADU'S AND DIVERSITY IN HOUSING

## PROPOSED ZONING UPDATES

- Reduce minimum lot size
- Allow for more housing types and reduce structure sizes
- Even small unit sizes can accommodate increased density
- Reduce or eliminate parking minimums
- Allow missing middle housing types in all districts
- Upzoning (change to zoning code to allow new capacity for development)



SUBURBAN AND TRADITIONAL ZONING EXAMPLES



## ZONING TWEAKS IMPLEMENTED



MISSING MIDDLE HOUSING TYPES IN  
ONE ZONING DISTRICT



SMALL LOT SIZES



# COMPLETE STREETS

## COMPLETE STREETS POLICY

- Less lanes of traffic
- Streets catering to the cyclist and pedestrian rather than just an automobile
- Multi-use paths in addition to sidewalks
- Increased pedestrian safety features

## POLICY AND ZONING

- Complete streets can be adopted in Subdivision Regulations and/or zoning
- Communities can adopt policies promoting complete streets in designated areas.





# CONCLUSIONS

## COMPREHENSIVE PLANNING & ZONING

- Need a comprehensive plan to make good zoning decisions.
- A plan ensures the residents have a voice in the future of their community.
- Planning leads to easier decision making.

## ZONING REFORM

- Zoning needs to be reevaluated in most communities.
- Smaller lot requirements
- Smaller size of housing requirements
- Upzoning

## PLANNING TRENDS

- Aging in Place
- Missing Middle
- Transit-Oriented Development
- Complete Streets

## COMMON MISCONCEPTIONS

- Single-family home is the preferred housing type
- Higher density housing is low-income housing
- The automobile is the preferred method of transportation



**THANK YOU  
FOR YOUR TIME**

**ADDITIONAL QUESTIONS? CONTACT US!**

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OCCD WINTER CONFERENCE 2023





# Business Meeting

January 25, 2023

Statewide Association of Community and Economic Development Organizations

# OCCD BUSINESS MEETING

- Call to Order
- Executive Director
- Committee Reports
  - Membership – Rita Parise
  - Sessions & Training – Dawn Fish
  - State Programs – Nikki Reese
  - Legislative – Steve Torsell
  - Finance – Adam Blake

# OCCD BUSINESS MEETING

- Opportunity for Engagement
  - Strategic Plan
    - Found on Website
  - OCCD Standing Committees
    - Membership
    - Sessions & Training Programs
    - State Programs
    - Legislative
    - Finance

*If you are interested  
in participating in one  
of the committees,  
please contact  
Patricia Richards at  
[office@occd.org](mailto:office@occd.org)*

# OCCD BUSINESS MEETING

- OCCD Foundation
- Adjournment





**Thank you for attending the  
OCCCD Winter Quarterly Meeting  
Day 1**