

From the *AARP Policy Book*

*A livable community is one that is safe and secure, has affordable and appropriate **housing** and **transportation** options, and has supportive **community features** and services.*

*Once in place, those resources enhance personal independence; allow residents to age in place; and foster residents' **engagement** in the community's civic, economic, and social life.*



Age-friendly communities

*An age-friendly community is one that is free from physical and social barriers and is supported by **policies, systems, services, products and technologies** that:*

- promote health and build and maintain physical and mental capacity across the life course; and*
- enable people, even when experiencing capacity loss, to continue to do the things they value.*



Age-Friendly Models

Model	Single community model	County-based model
Jurisdictions that can enroll	City, Borough, Town, Village	<ul style="list-style-type: none">• County joins alone• County and city join together• County and multiple municipalities join together• Two counties join together



Age-Friendly Models

Model	Regionally-Based Model (rural or suburban)	Limited Resource Models
Jurisdictions that can enroll	Multiple small towns, cities or other municipalities join without county	Communities with lower population density and/or limited resources



What makes a community a great place to live?



Developing an age-friendly community: the process

Year 5: Progress / status update

Years 3-5: Implementation

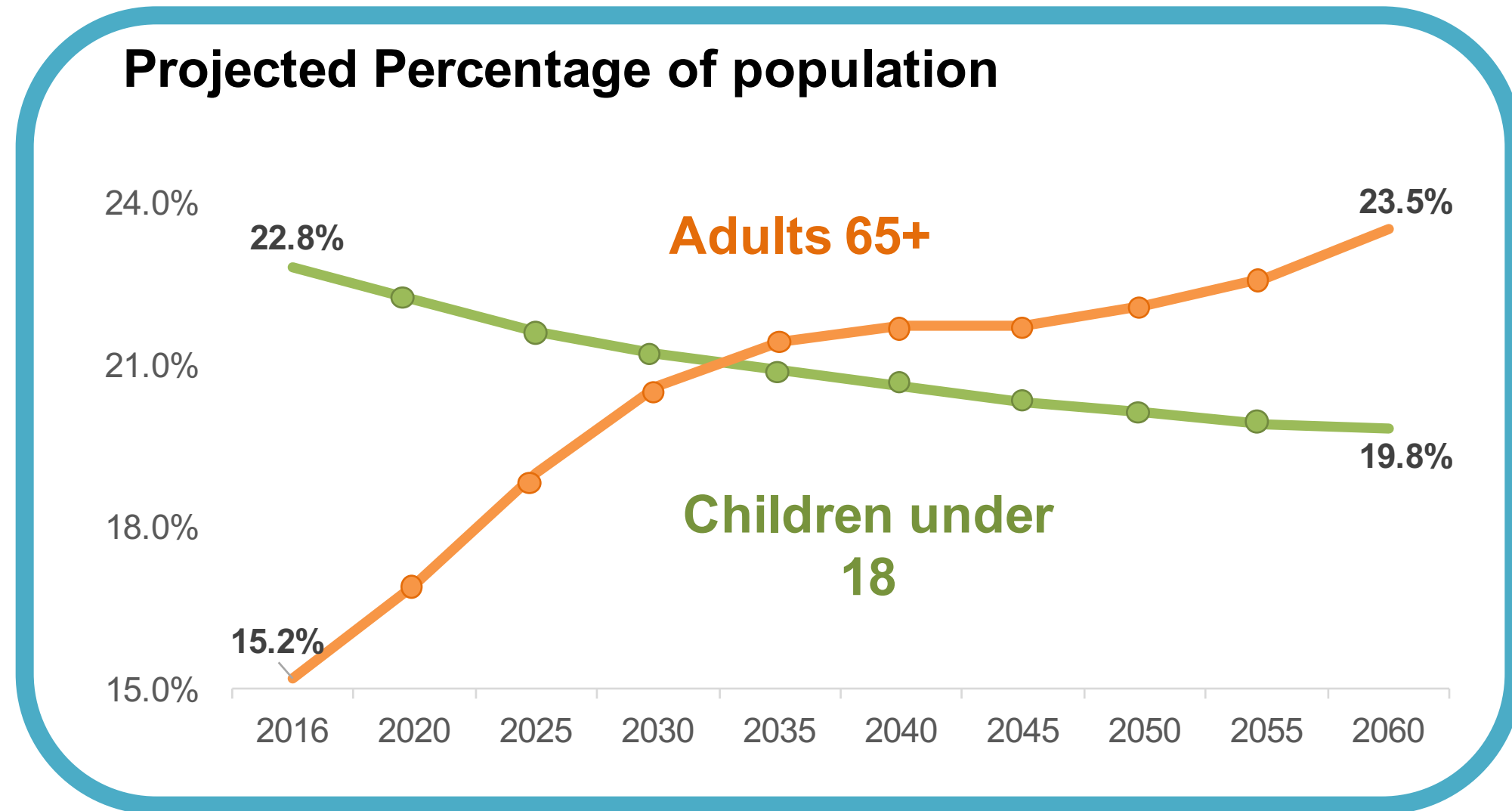
Year 2: Create an action plan

Year 1: Conduct a survey
and listening sessions

Enrollment



For the first time in U.S. history, older people will outnumber children.



Median age will increase from 38 today to 43 in 2060.



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Source: US Census Bureau (March, 2018). Older People Projected to Outnumber Children for First time in US History. Retrieved from: <https://bit.ly/2p8zoQY>

A 10-year American child today has a

50%

chance of living to 100+.



People want to live in the community they call home

**8 of 10
ADULTS**

**age 50 and older want to
stay where they live**



77%

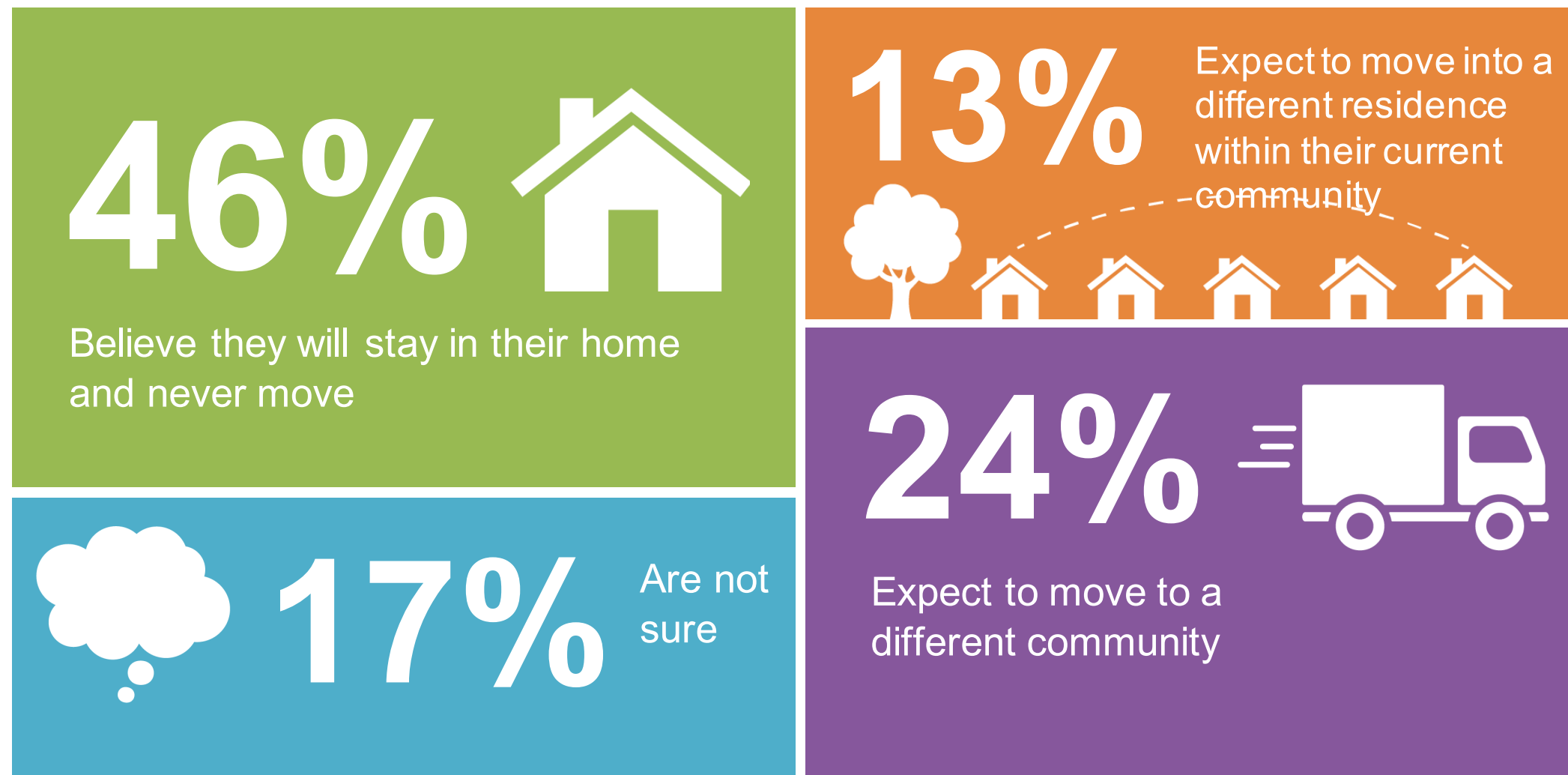
Strongly agree with the statement, “I would like to **remain in my community as long as possible.**”

76%

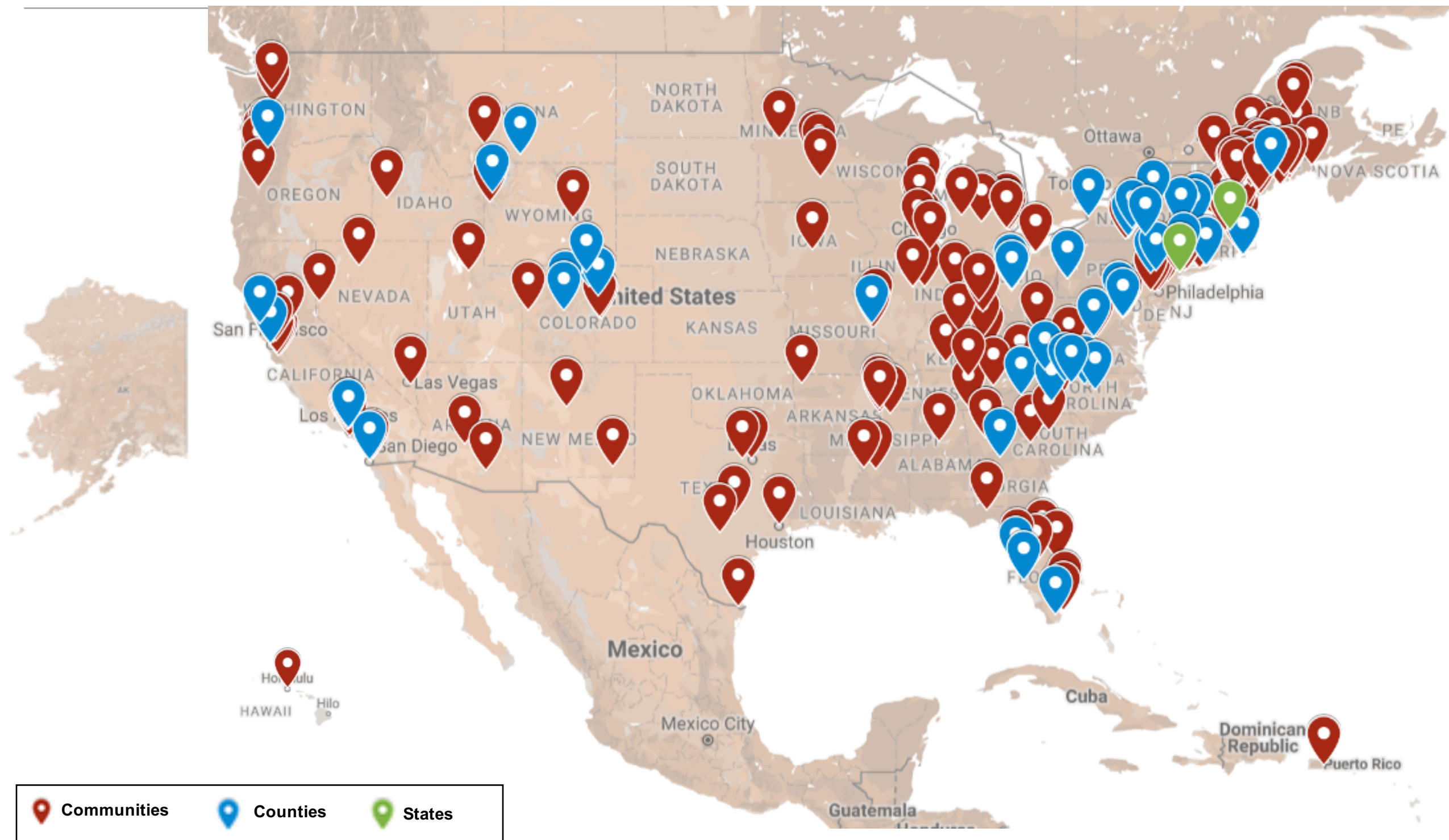
Strongly agree with the statement, “I would like to **remain in my current home as long as possible.**”



Where people 50+ think they will age



AARP Network of Age-Friendly States and Communities



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Map updated August 24, 2018

AARP Network of Age-Friendly States and Communities



AARP Livability Index



Where We Live series

WHERE WE COMMUNITIES FOR ALL AGES 100+ LIVE

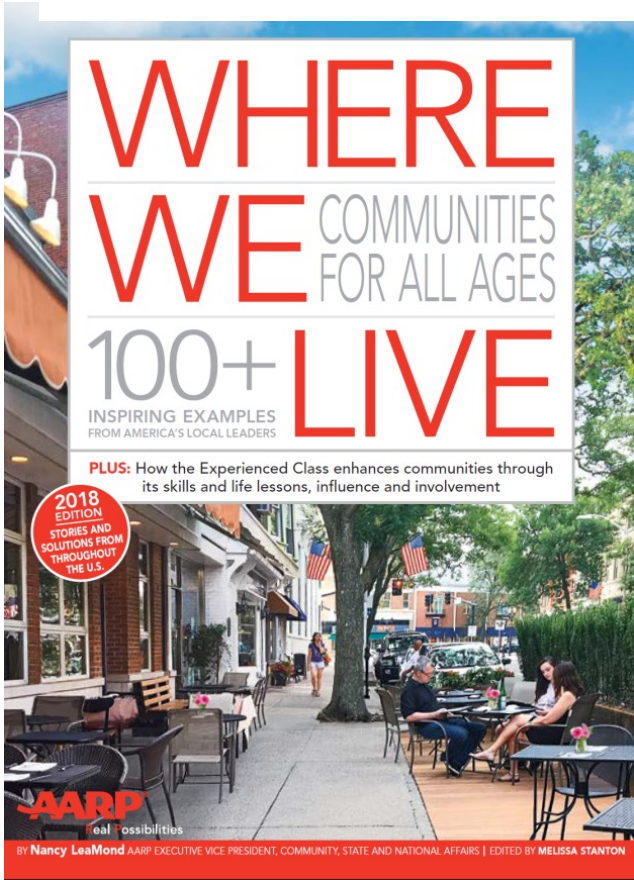
INSPIRING EXAMPLES FROM AMERICA'S LOCAL LEADERS

PLUS: How the Experienced Class enhances communities through its skills and life lessons, influence and involvement

2018 EDITION STORIES AND SOLUTIONS FROM THROUGHOUT THE U.S.

AARP Real Possibilities

BY Nancy LeaMond AARP EXECUTIVE VICE PRESIDENT, COMMUNITY, STATE AND NATIONAL AFFAIRS | EDITED BY MELISSA STANTON



Bring Back Missing Middle Housing

For too many households, the right type of house, in the right location, at the right price point can't be found because it no longer exists

Across the United States, there is a mismatch between the available housing stock and what the market wants and needs. This is partly due to shifting demographics, such as a rapidly aging population and shrinking household sizes, and partly due to the growing demand for walkable living.

However, communities and builders are recognizing the need for a shift in the way American homes are designed, regulated and developed. So-called **Missing Middle Housing** (pictured) is a critical part of the solution. Such residences are described as missing because very few have been built since the early 1940s due to regulatory constraints, the shift to auto-related patterns of development and financing challenges.

Where the structures do exist, they often go unnoticed because — and this is a good thing — they blend right in. Even though missing middle-style buildings contain multiple households, they are compatible in look and feel with single-family homes.

"Missing middle housing types are a great way to deliver affordable housing choices by design since they're of a scale that most communities would support. But they can also hit higher-value niche markets," says Daniel Parolek, founder of Opticos Design and the architect who coined the missing middle terminology.

The missing middle concept also enables housing conversations — even in communities that bristle at words like "density" or "multi-family." Discussions can develop around questions such as "Where will your children live if

they move back to the area after college?" "Where will downsizing empty nesters move when they need to be in a less car-dependent community?" "Where will new teachers or police officers who have moderate incomes be able to live?" The answer is missing middle housing.

Cincinnati, Ohio; Flagstaff and Mesa, Arizona; Kauai County, Hawaii; Beaufort County, South Carolina; and Decatur, Georgia, are among the communities that have identified their zoning codes as a barrier and are either modifying the largely use-based codes or replacing them with a form-based, place-based approach that will allow a mix of housing types and land uses. That way, for instance, a neighborhood or street can contain single-family and multifamily homes as well as, say, a small market within walking distance — so buying a gallon of milk won't require a drive to the supermarket. ■

Missing Middle Housing:

1. Is ideally located within a walkable area, close to amenities
2. Never exceeds the scale of a house (height, width and depth)
3. Mixes well with other building types
4. Features small but well-designed residences, often with floor plans similar to those common in single-family homes
5. Can be for sale or rent
6. Creates a sense of community within a building and in the neighborhood

Learn more at MissingMiddleHousing.com

THE TYPES



Duplex: Side-by-Side



Duplex: Stacked



Bungalow Court



Carriage House



Fourplex



Multiplex: Small



Town House



Live/Work

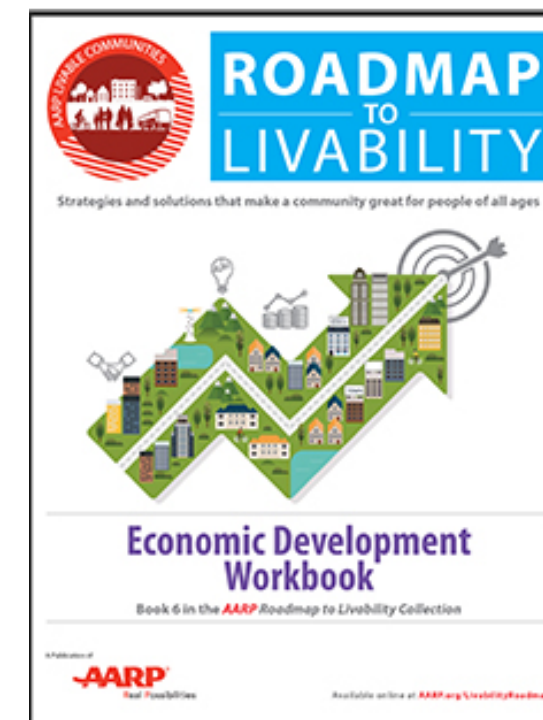
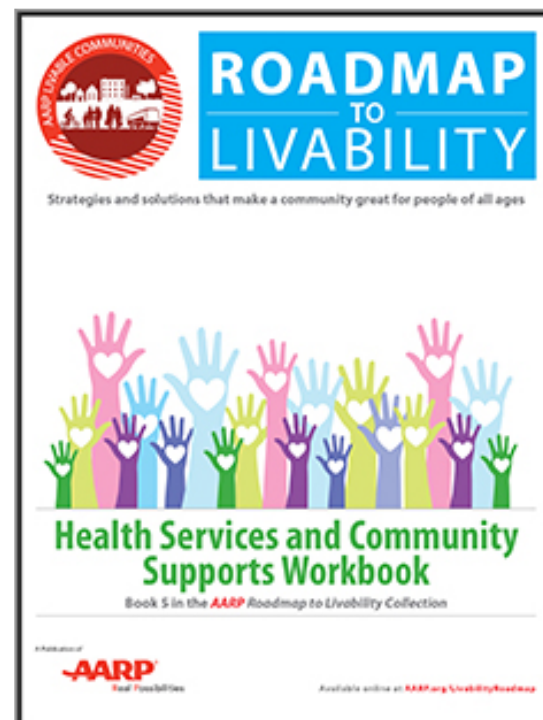
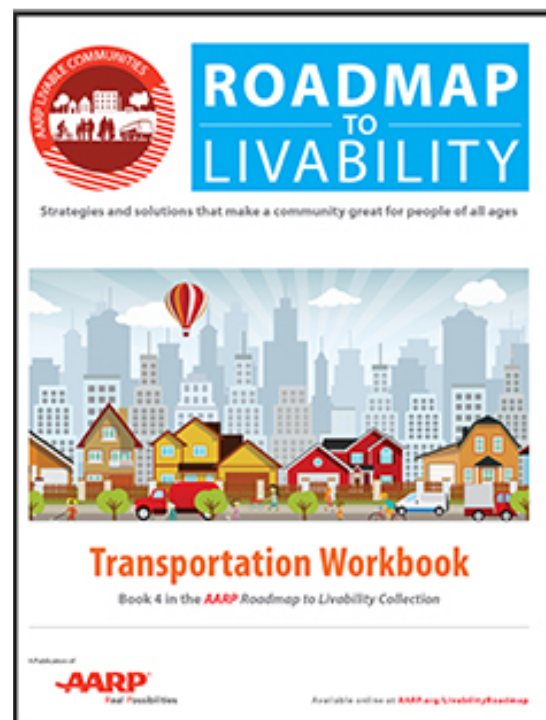
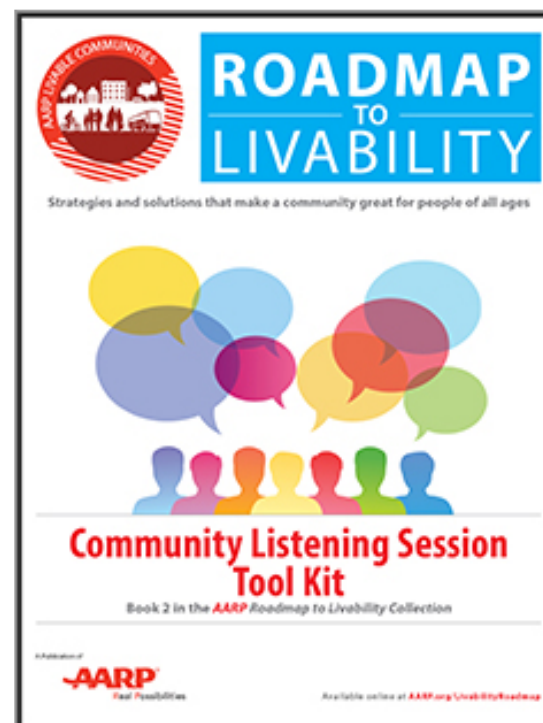


Courtyard Apartments



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Roadmap to Livability series



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Community Challenge Grants



AARP COMMUNITY CHALLENGE

Grants to make communities livable
for people of all ages

aarp.org/CommunityChallenge



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