

DESIGN CONCEPTS FOR HOUSING MODELS

POSSIBILITIES AND OPPORTUNITIES

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A photograph of a person's hands writing in a notebook with a pen. The person is wearing a grey sweater. In the background, there is a white cup of coffee on a saucer. The word "ROADMAP" is overlaid in large white letters.

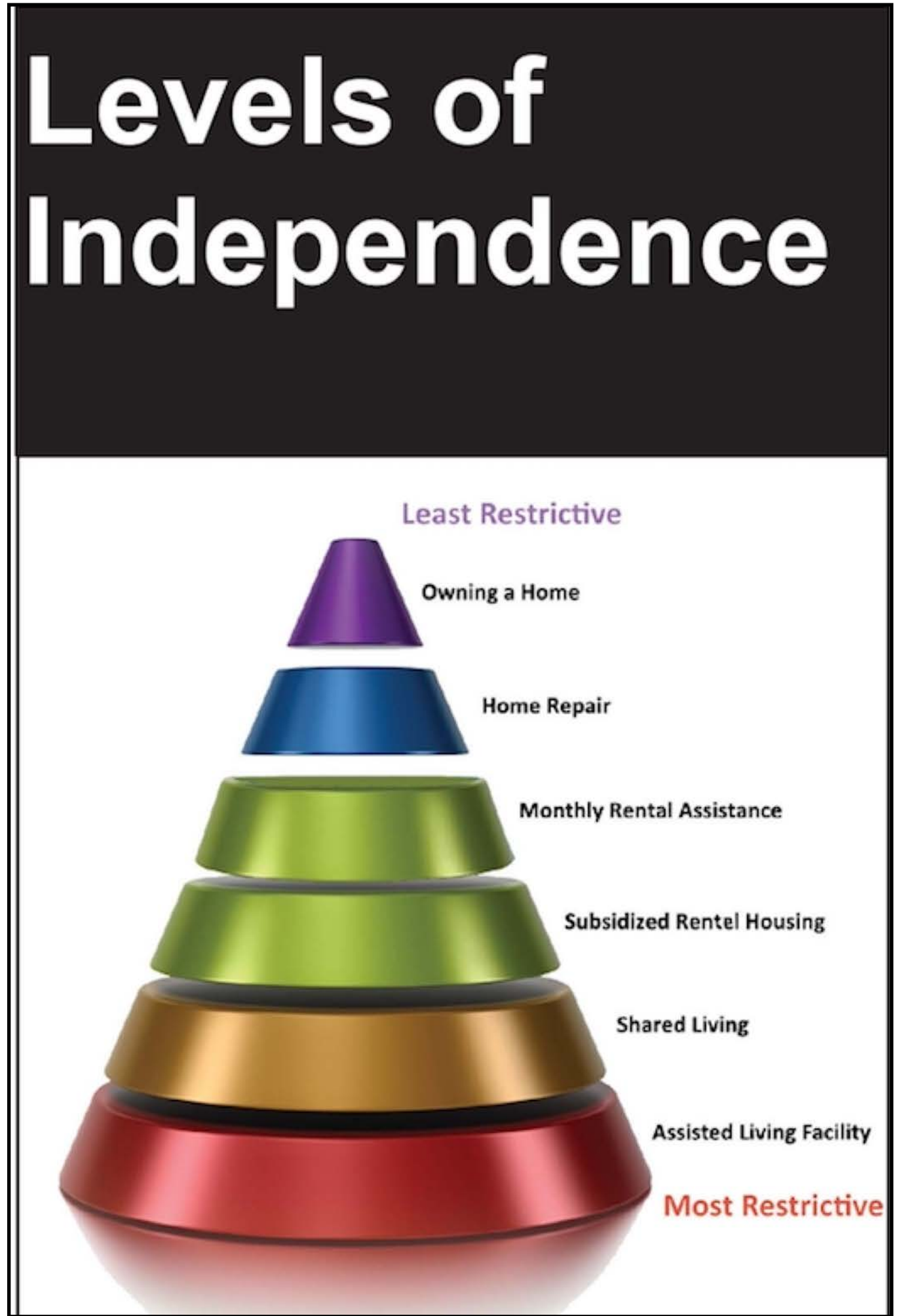
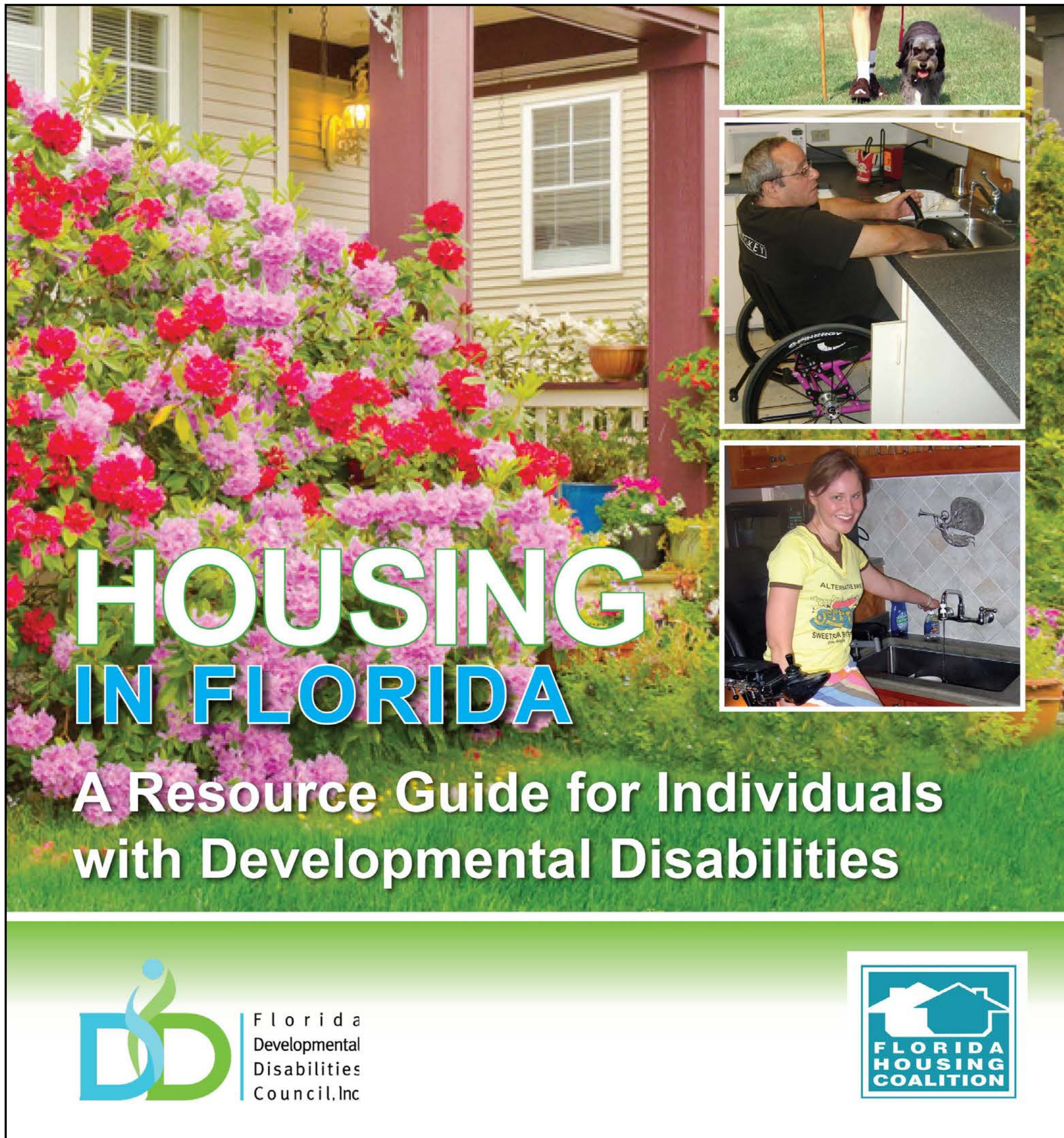
ROADMAP

PURPOSE Provide an overview of design concepts and housing models that are supportive of people with developmental disabilities

- RESOURCE GUIDES
- DESIGN CONCEPTS
- OVERVIEW OF HOUSING MODEL TYPES
- SPECIFIC MODELS AND EXAMPLES



RESOURCES



<http://www.fddc.org/sites/default/files/file/Housing%20Guide.pdf>

HOUSING OPTIONS

SECTION 1: HOUSING IN FLORIDA

1

RENTAL

Subsidized rental
Monthly rental assistance

2

SHARED LIVING

Privately owned
Housing non-profits
HUD Section 811

3

ASSISTED LIVING FACILITY

Adult family care home

4

HOME OWNERSHIP

Fee simple ownership
Condominium ownership
Community land trust

5

LEVELS OF INDEPENDENCE

6

INTENTIONAL COMMUNITIES

Consider approval for HCBW



ON-LINE RESOURCE

NATIONAL



AUTISM
HOUSING
NETWORK

WWW.AUTISMHOUSINGNETWORK.ORG

SEARCH HOUSING MODELS BY...

1

PROPERTY TYPE

single-family home, townhouse, apartment, cohousing, planned community (with and without built-in support services), live-work-play

2

SUPPORT MODELS

consumer owned/controlled, shared living/roommates, adult foster care/family host, intentional community, provider-owned/controlled,

3

PRIMARY RESIDENTS

autistic adults, individuals with I/DD, neurodiverse

4

SUPPORT LEVELS

semi-independent (drop-in), moderate support, high behavioral, daily medical, 24/7, 1:1 support

5

LIFESTYLE

agricultural/ranching, faith-based, health/fitness oriented, live-work-play, suburban, urban/TOD, transitional/collegiate.

6

PAYMENT OPTIONS

affordable housing units, HCBS waiver, housing vouchers, ICF, private pay



DESIGN CONCEPTS

DETAILS TO NEIGHBORHOODS



Aspirations



Difficulties



Neuro-
diversity



Strengths



Choices

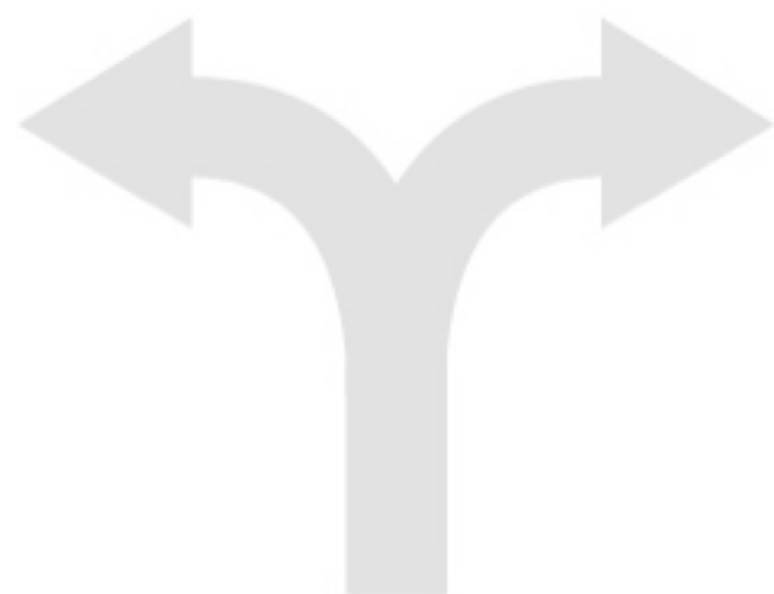




Maximize
Familiarity,
Clarity,
Predictability,
Stability



Enhance
Sensory
Balance



ENHANCED PERCEPTUAL FUNCTIONING

Enhanced attention to details can dominate the gestalt, or central coherence

Focusing on details may be "default"

May be challenging, frustrating in environments with many sorts of competing information - or may be enhancing, productive in other contexts



DESIGN GUIDELINE EXAMPLE



Maximize Familiarity,
Stability, Predictability
& Clarity

Predictability in the environment, demonstrated through transparency in **spatial sequencing**, smooth **transitions** between rooms and uses, and the potential to establish **routines**, assists in keeping arousal levels low, minimizing stress and supporting resident independence.



DESIGN GUIDELINE EXAMPLE



Maximize Familiarity,
Stability, Predictability
& Clarity

Daniel Tammet: "I would regularly switch off and become anxious and uncommunicative because of the size of the store, the large numbers of people and amount of stimuli around me...The solution was to go instead to smaller, local shops, which are much more comfortable for me to use."



SENSORY

Hyper-receptivity

Heightened awareness of
sensory stimuli to point of
distraction



[Sensory Experiences](#), video by Miguel Jiron for [InteratingWithAutism.com](#)

SENSORY

Hypo-receptivity

Occurs when an individual under-reacts to sensory stimuli - potentially dangerous



SENSORY

Sensory Seeking

Strongly preferring exact same or similar stimuli occurring repeatedly - motivational and source of well-being



DESIGN GUIDELINES EXAMPLES



Enhance Sensory Balance

To assist autistic residents in modulating their sensory needs and stereotypic behaviors, provide a dedicated room or space that contains a range of equipment and sensory tools that residents may manipulate.

Equipment should address all sensory modalities: tactile, visual, olfactory, auditory, vestibular (movement and balance) and proprioceptive (understanding position of the body in space).



DESIGN GUIDELINES EXAMPLES



Enhance Sensory Balance

Include elements in the garden or yard that aid proprioception such as objects for lifting or areas for climbing.

Many people with autism seek and enjoy vestibular input, so consider providing trampolines, swings and hammocks.





HOUSING TYPES

LINK

ACCESSORY DWELLING UNIT
COMMUNITY LAND TRUSTS
SET-ASIDES IN AFFORDABLE HOUSING
INTENTIONAL COMMUNITY: COHOUSING
SHARED LIVING
MIXED-USE AND TRANSITIONAL MODELS



ACCESSORY DWELLING UNIT

TYPICALLY SFH;
CONSUMER CONTROLLED

- AKA: granny flats, in-law cottages
- Historical housing type making a comeback in some cities
- Typically detached unit; but could be attached
- Structure is on same property as main home
- Owner of main home is owner of ADU
- Zoning and neighbor acceptance are biggest hurdles

Portland, OR



Pre-FaB: MEDCOTTAGE

MODULAR, MANUFACTURED IN FACTORY, OR

AVAILABLE AS A KIT TO BUILD

CAN BE DROPPED IN REAR YARD BY CRANE

12 X 24'

AMENITIES SUCH AS REMOTE MONITORING SYSTEM,
ACCESSIBLE BATHROOM, ETC.

\$85,000 FOR BASIC MODEL

VIRGINIA STATE LAW ALLOWS THESE IN ALL MUNICIPALITIES



Community Land Trusts

How does a community land trust work?

Various sources of public and philanthropic capital...

- Private donors
- Federal housing subsidies
- City-owned property
- Community foundations
- Anchor institutions

...are used by community land trusts...

CLT

...to acquire homes in a geographic focus area.

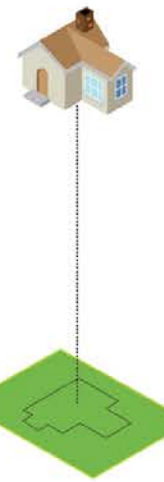


Community land trusts tweak the normal process of homebuying...

A new resident buys their house outright...



...but leases the land underneath from the CLT.



They pay an annual fee to the CLT to support its operations...

CLT

...and the CLT retains permanent ownership of the land.

...to make housing permanently affordable.

Current resident sells their house at a price set by the CLT, earning a portion of the increase in value of their home...



CLT

...while the CLT retains the land.



A new resident buys the house at a price that's been kept affordable...



...and agrees to the same requirements around resale.

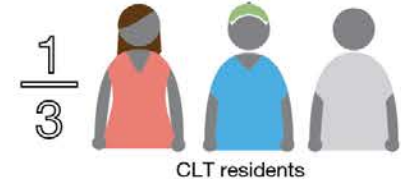
Why CLTs Matter

Although the first community land trust in the US was started in rural Georgia in 1970 by civil rights leaders to help poor black farmers, today, the majority of the country's nearly 250 community land trusts are today located in urban areas.

CLTs create affordable housing while still allowing low-income residents to build equity as homeowners. Moreover, because the CLT retains ownership of the underlying land, this housing remains permanently affordable, even as the original beneficiaries of an affordable home price sell and move on. This long-term, continuing benefit makes CLTs an especially efficient use of affordable housing subsidies.

By locking in permanent access to affordable housing, CLTs can play an important role in countering the market-driven displacement associated with gentrification. And by stewarding neighborhood land for the public good, not speculative profit, CLTs have played an equally important role in stabilizing communities by preventing unnecessary foreclosures.

CLTs are typically governed by:



CLT residents



Other community residents

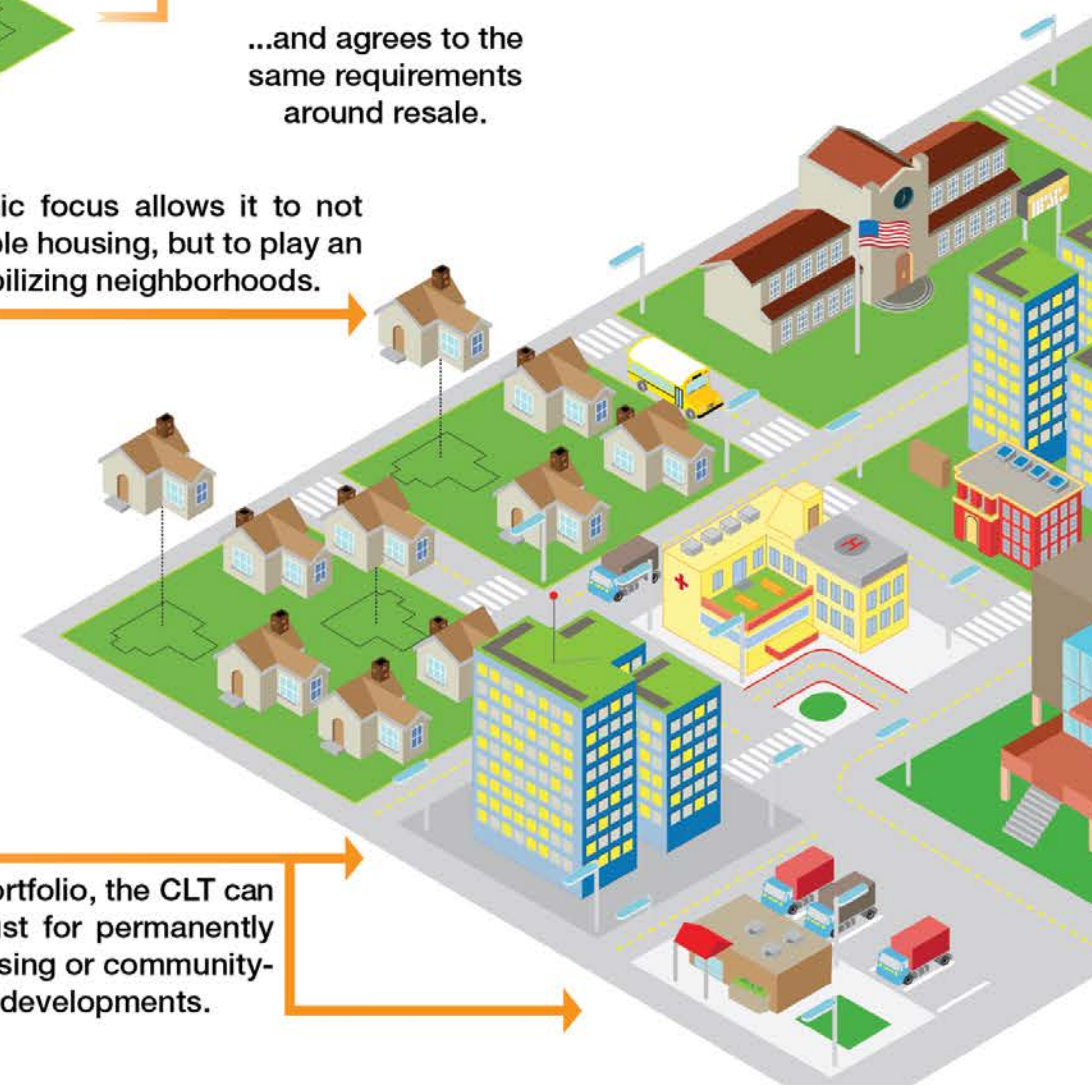


Experts and stakeholders

CLT

The CLT's geographic focus allows it to not only provide affordable housing, but to play an important role in stabilizing neighborhoods.

As it diversifies its portfolio, the CLT can also own land in trust for permanently affordable rental housing or community-focused commercial developments.



COMMUNITY LAND TRUSTS

AFFORDABLE HOME OWNERSHIP; SFH OR MULTI-FAMILY

- Long history in U.S. but accelerated growth begins in 1980s
- Today, 243 CLTs in the country
- Burlington, Vermont has the largest: 500+ homes
- Single family home, duplexes, multifamily units
- New construction and renovation
- Some CLT homes contiguous; some scattered throughout a community
- "Forever affordable" housing

<http://groundedsolutions.org>

CLT PRIMER

REVISED 2015



Heartfelt So Palm Beach County,
Habitat for Humanity



Wilton Manors, Broward
South Florida CLT,

SET-ASIDE RENTAL UNITS

MULTI-FAMILY; PROVIDER CONTROLLED

- In affordable housing, or mixed-income housing
- Example of Willakenzie Crossing:
- Of 56 units, 16 designated for occupancy of adults with developmental disabilities
- Income limited to 30% to 51% AMI (\$59,255 as of 2015)
- Next to park; 2 blocks from supermarket, bank, shops; 1 block to major bus stop
- On-site community center, food distribution

WILLAKENZIE CROSSING, EUGENE, OR





INTENTIONAL COMMUNITY

COHOUSING

- Each household owns its own independent home, and also
- Shared spaces in the community, including common house with large kitchen and dining area
- Occasional or regular shared meals, activities, home/garden maintenance workdays, etc.
- Participatory decision-making of common/shared areas and activities
- Set up as HOA, condo association or housing cooperative
- Cambridge Cohousing has 1 unit subsidized by local housing authority for shared living of 3-4 residents with developmental disabilities; 1 unit for support providers



CAMBRIDGE COHOUSING, CAMBRIDGE, MA



SHARED LIVING (CO-LIVING)

SWEETWATER SPECTRUM

- 4 residential units, each 3250 square feet
- Each residential unit has 4 en-suite, shared living/dining and kitchen, meeting/resting place for support providers
- Large community building has large “teaching” kitchen, fitness room, lounge, etc.
- Community garden produces vegetables that are sold at farmer’s market
- Embedded in residential neighborhood
- Walking distance to supermarket, bus stop, shops

SWEETWATER SPECTRUM, SONOMA, CA



TYPICAL RESIDENCE FLOOR PLAN

1 ENTRY COURT 2 PORCH 3 ENTRY 4 STAFF OFFICE 5 HALL 6 BEDROOM 7 BATHROOM 8 CLOSET 9 SKYLIGHT ABOVE 10 LAUNDRY ROOM
11 STAFF BATHROOM 12 DINING TERRACE 13 KITCHEN | DINING ROOM 14 LIVING ROOM 15 TERRACE 16 UTILITY ROOM 17 BIO-SWALE







MIXED-USE MODELS / TRANSITIONAL MODELS

PBS SEGMENT 1 ON AUTISM PHOENIX
PBS SEGMENT 2



QUESTIONS?

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