

SENIOR HOUSING DISCUSSION

DUXBURY SENIOR CENTER

October 24, 2019

AGENDA

Presentation on small housing types

Discussion on senior housing needs and desires



SMALL HOUSING

SMALL HOUSING CHARACTERISTICS:

- 250 - 1,500 sf housing units
- 1 - 4 people households
- Low-impact infill development
- Modestly priced
- Suburb-friendly



ALTERNATIVE HOUSING TYPES PROMOTE:

- The possibility to **stay in place**
- Choices for **smaller households**
- Lower-cost housing for **younger adults**
- Long-term **rental income** for homeowners
- Naturally occurring affordable housing (**NOAH**)
- **Smart growth** community development
- The **local economy**



**WHAT
KINDS OF
HOUSING?**

SMALL HOUSING TYPES

Detached Accessory Dwelling Units

Cottages

Tiny Houses

Tiny House Villages

Townhouses

Duplex

Triplex

Fourplex / Sixplex

Mixed-use

Attached / Detached

Courtyard Buildings

Historic Conversions



DETACHED ACCESSORY DWELLING UNITS

A secondary dwelling unit within the same lot as a larger primary unit

- 1-2 stories
- 1-2 bedrooms
- Independent bathroom, kitchen and bedroom
- Rentals
- Ideal for infill in relatively low-density residential neighborhoods
- *Studied in Phase I*



COTTAGES

Cluster of detached single-family homes with shared open spaces, amenities, and circulation

- 1-2 stories
- 1-2 bedrooms
- Can be accessible units
- Ownership or rental
- Adaptable style
- Shared parking
- Ideal for large sites, and can encourage open space preservation through cluster development
- Private + shared open space

Studied in Phase I



TINY HOUSES

A house smaller than 500sf, usually with a high pitched ceiling and a porch

- 1-2 stories
- 1 bedroom
- On or off wheels
- Permanent or transient
- Permitted as an RV or independent structure
- Typically structure is owner-occupied, but land is leased
- *Studied in Phase I*



TINY HOUSE VILLAGES

A collection of five or more tiny houses, usually clustered around a larger community building

- 5-200 units
- 1-2 stories
- Private and shared open spaces
- Typically structure is owner-occupied, but land is leased
- Shared parking
- *Studied in Phase I*



TOWNHOUSES

Attached single-family buildings in rows of four or more

- 2-3 stories
- 2-3 bedrooms
- 1st floor can be accessible (not whole unit)
- Works well for ownership units
- Size, layout, and style are very adaptable
- Parking can be hidden easily
- Easily adapted to large parcels, adjacent to main streets / village nodes, or as infill



DUPLEX

Small two-family buildings

- Units are side-by-side or stacked
- 2 to 2.5 stories
- 1 to 3 bedrooms
- Appropriate for ownership, rental, or combination (owner-occupant-landlord)
- Easily adaptable form (can blend with context)
- Ideal for infill parcels in residential neighborhoods



TRIPLEX

Three-family buildings

- Units are side-by-side, stacked, or combination
- 2 to 3 stories
- Up to 2 accessible ground-floor units
- 1 to 3 bedrooms
- Appropriate for ownership, rental, or combination (owner-occupant-landlord)
- Easily adaptable form (can blend with context)
- Ideal for infill parcels in residential neighborhoods or adjacent to main streets / village nodes



FOUR-PLEX / SIX-PLEX

Small four- to six-family buildings

- 2-3 stories
- 1 to 3 bedrooms
- 2 accessible-ground floor units
- Appropriate for ownership, rental, or combination (owner-occupant-landlord)
- Adaptable to meet context
- Ideal for infill parcels in denser residential neighborhoods or adjacent to main streets / village nodes



MIXED USE ATTACHED

*Apartment or condominium homes
above ground-floor retail, restaurant,
or office uses*

- 2+ stories (limited by building code)
- 1-3 bedrooms
- All-accessible units at 4+ stories
- Number of units varies by building size
- Rental more common, but ownership is possible
- Ideal for streets / village nodes (can be done on large sites, if part of very large community development)



MIXED USE DETACHED

Multifamily housing adjacent to retail, restaurant, or office uses

- 2+ stories
- 1-3 bedrooms
- Accessible first floor units
- Number of units varies by building size
- Rental more common, but ownership possible
- Ideal for sites adjacent to main streets / village nodes



COURTYARD BUILDINGS

Cluster of apartments / condominiums organized around a central courtyard

- 2+ stories
- 1-3 bedrooms
- Accessible first floor units
- Number of units varies by building size
- Ownership or rental units
- Ideal for sites adjacent to main streets / village nodes



HISTORIC CONVERSIONS

Large (mansion style) historic single-family homes converted to multi-family buildings

- Stories, number of bedrooms, etc. depends on existing buildings
- Number of units varies by building size
- Typically rental units



