

# Housing in Dane County & Municipalities: A “Wicked Problem”

**Susan Thering, PhD.**

**Design Coalition Institute**

**[Susan@DesignCoalition.org](mailto:Susan@DesignCoalition.org)**

**[www.DesignCoalitionInstitute.org](http://www.DesignCoalitionInstitute.org)**



# Dealing with “Wicked Problems”

1. Identify a “Point of Entry” issue.
2. Scope out the “Big Picture.”
3. Identify opportunities & synergies.
4. Identify barriers.
5. Strategic amelioration.

# Top 10

## Sustainable Building Practices



### 1. Save Energy

- efficient mechanicals
- natural ventilation, cooling & heating
- renewable energy
- insulate well



### 2. Recycle Buildings

- use existing buildings
- use existing infrastructure
- capture & reuse embodied energy

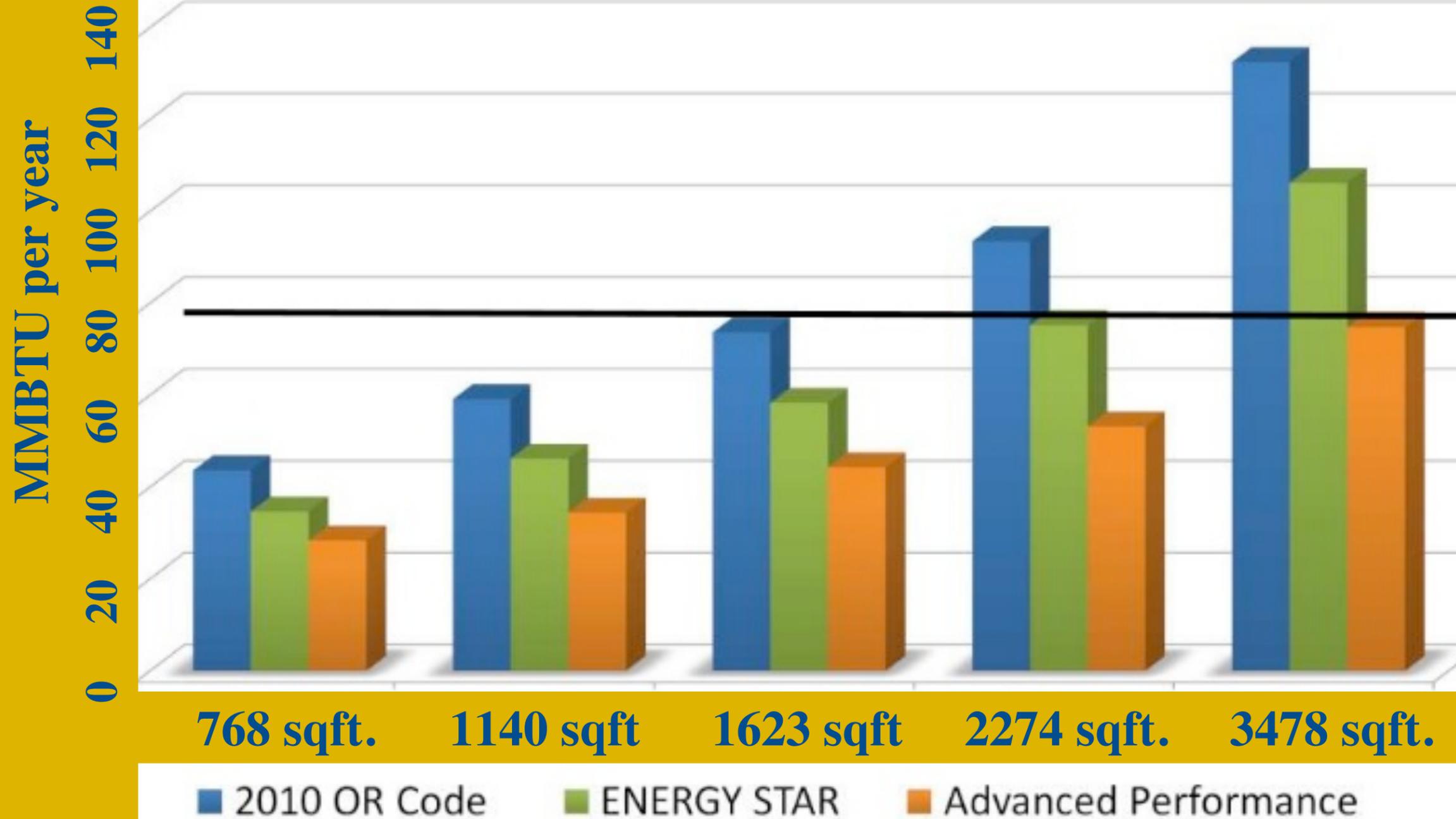


### 3. Create Community

- live in diverse, mixed-use areas
- walk & bike to work, shopping & recreation
- decrease dependence on cars
- use public transportation

Source: Environmental Building News

# Energy Trust of Oregon data (preliminary results)



# **Example:**

**1. Identify a "Point of Entry":**

**Housing an aging population**

# **Housing an aging population**

## **2. Scope out the “Big Picture”**

# Housing an aging population

## “Big Picture” Fact #1:

In Dane County, over 40% of the single-family homes are owned by people 55 years and older. Over 6% of those owners (8,245) are housing cost burdened.

Source: Census 2010 & “Housing Needs Assessment” Dane County & Municipalities 2015.

# Housing an aging population

## **“Big Picture” Fact #2:**

Very few houses were designed for aging or mobility challenged occupants.

# Housing an aging population

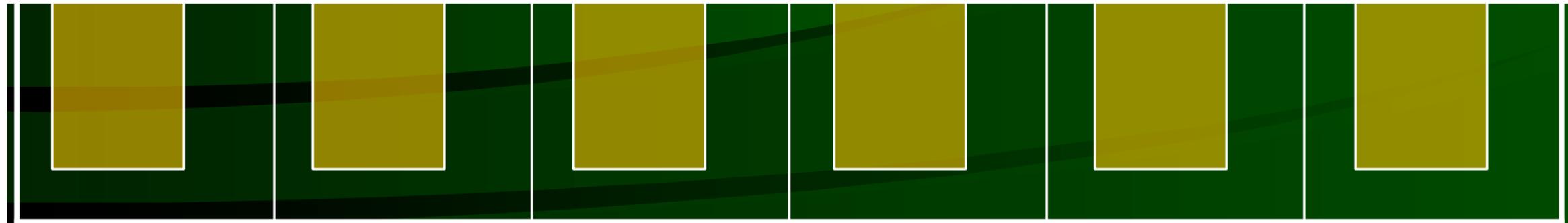
## “Big Picture” Fact #3:

The adverse mental and physical health impacts experienced by older adults when relocated to unfamiliar surroundings is a national public health issue.

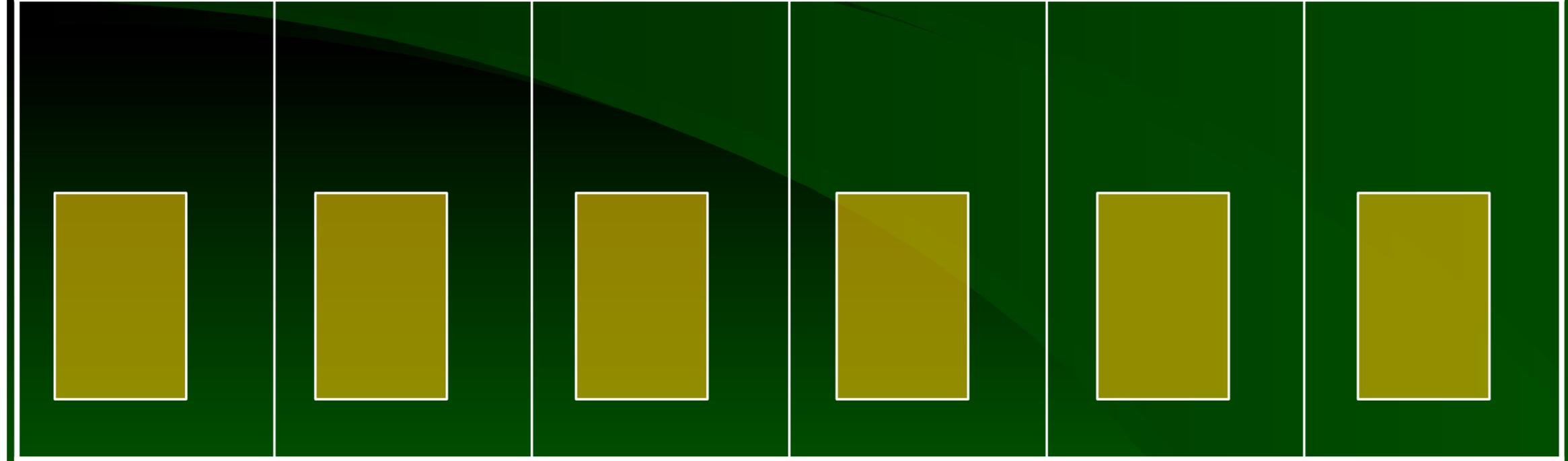
Source: AARP Public Policy Institute.

# **Housing an aging population**

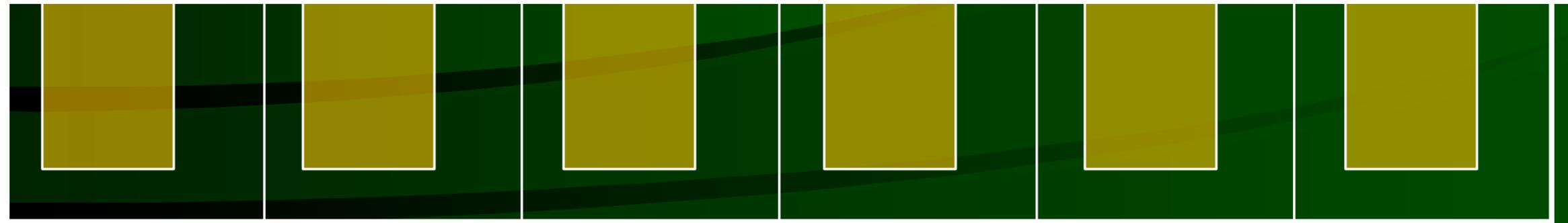
## **3. Identify Opportunities & Synergies**



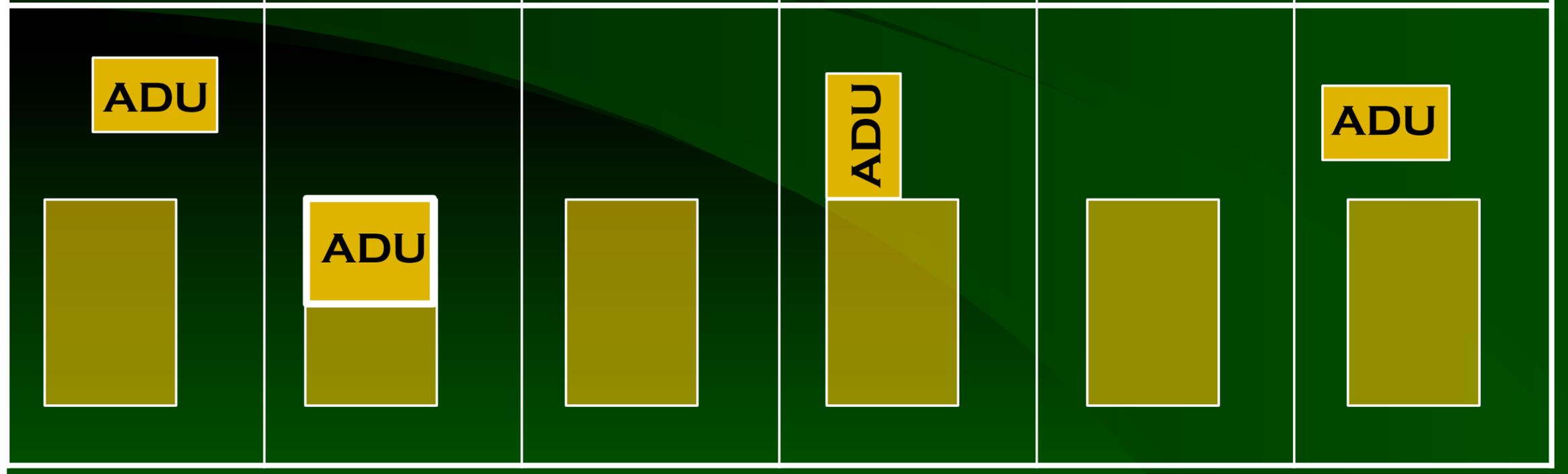
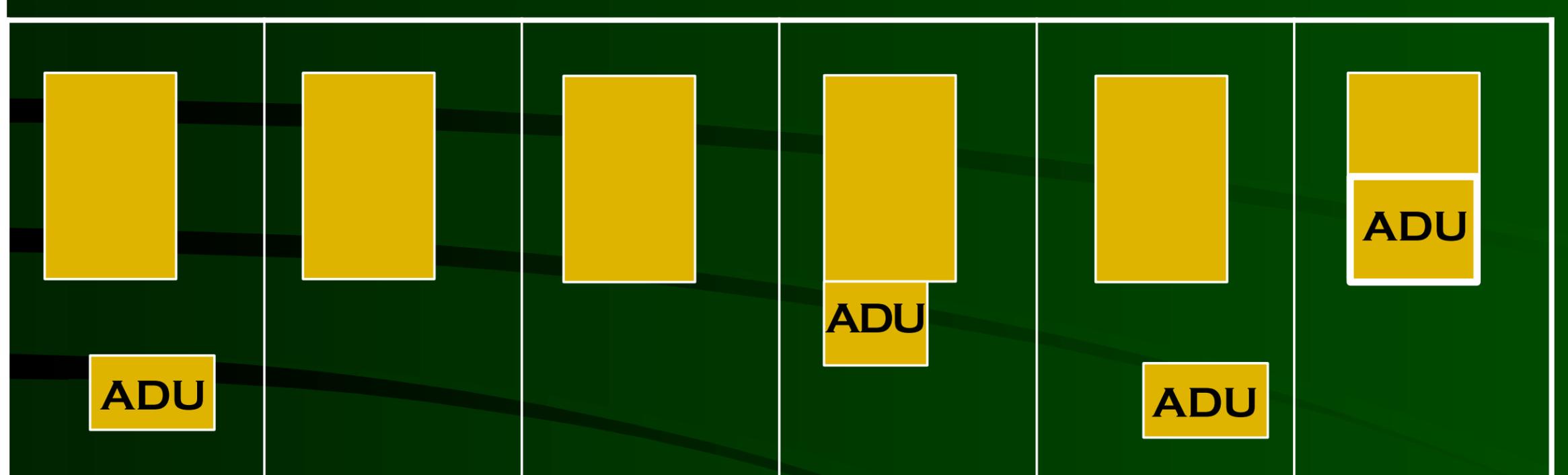
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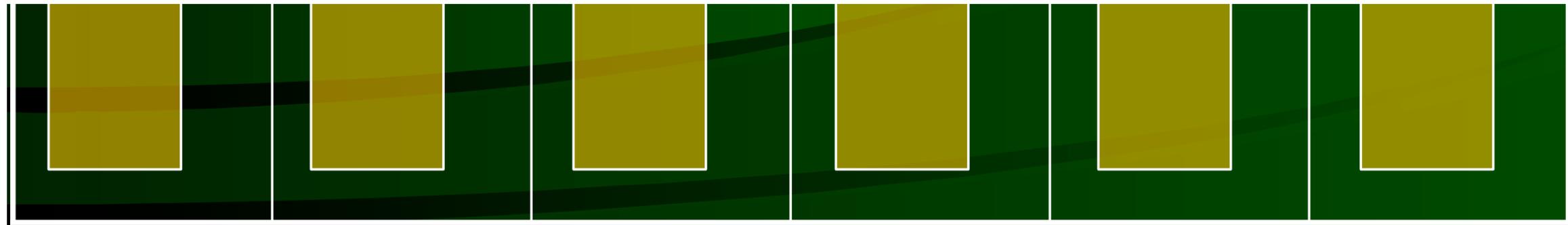
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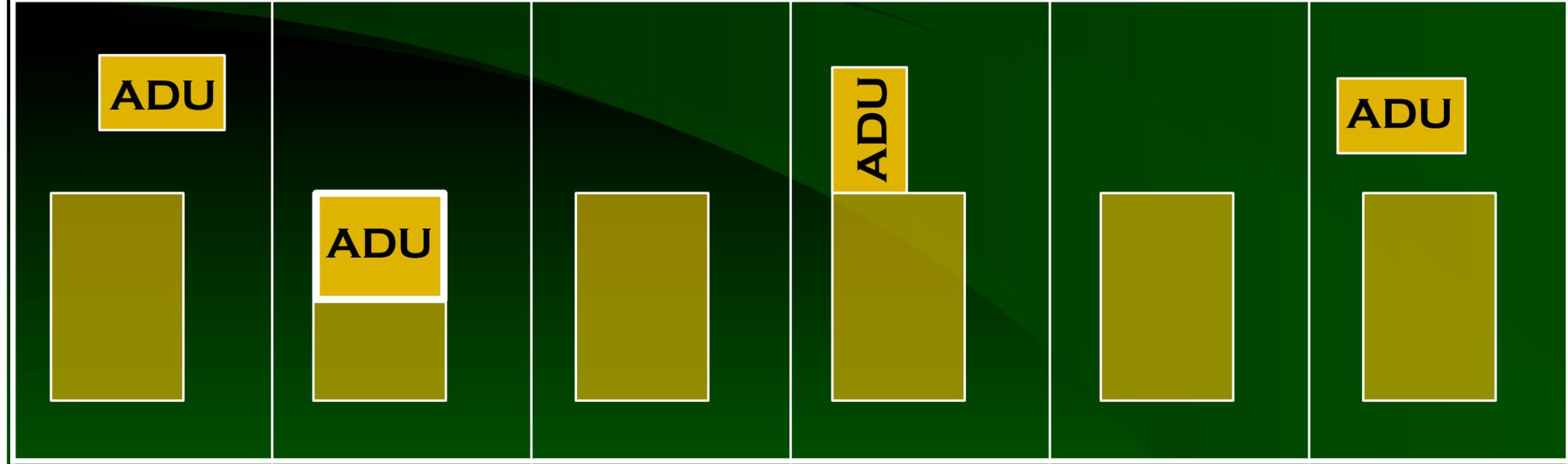
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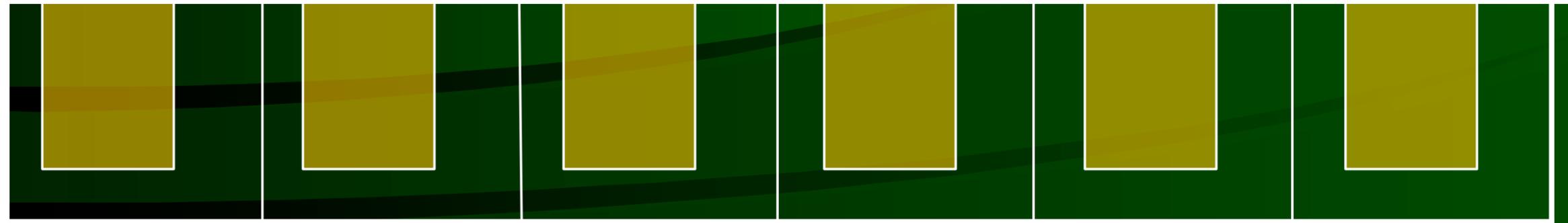
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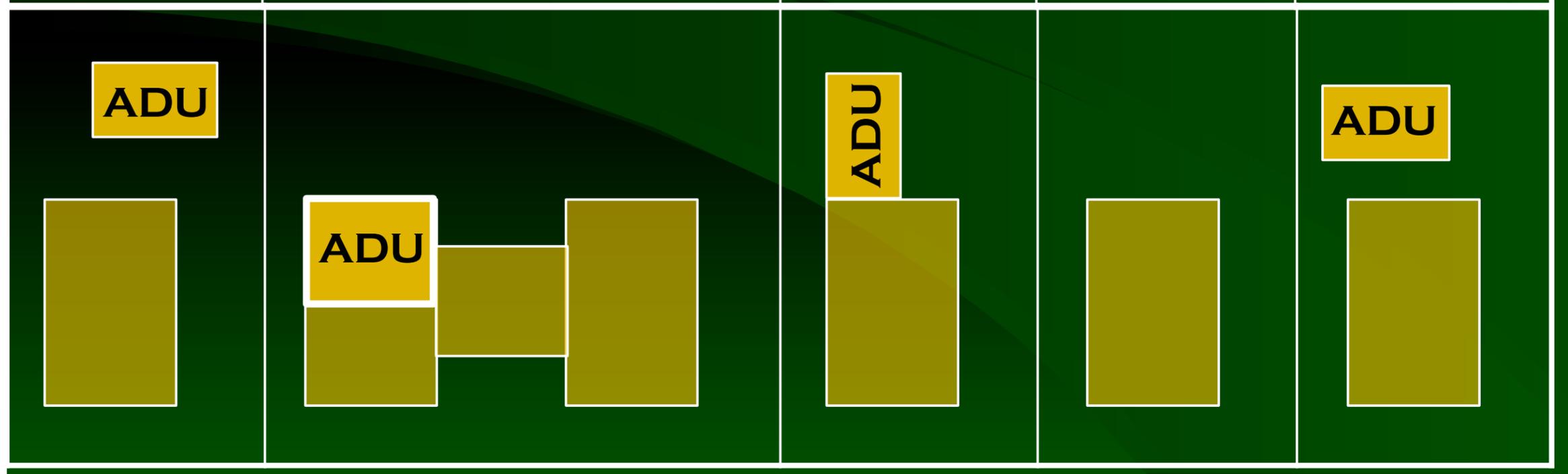
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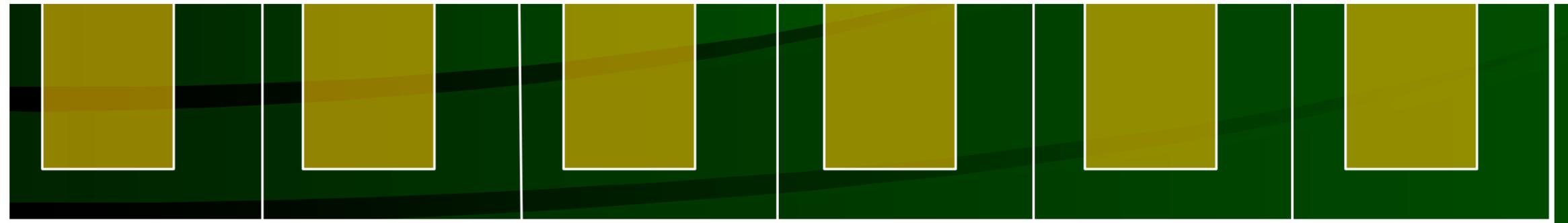
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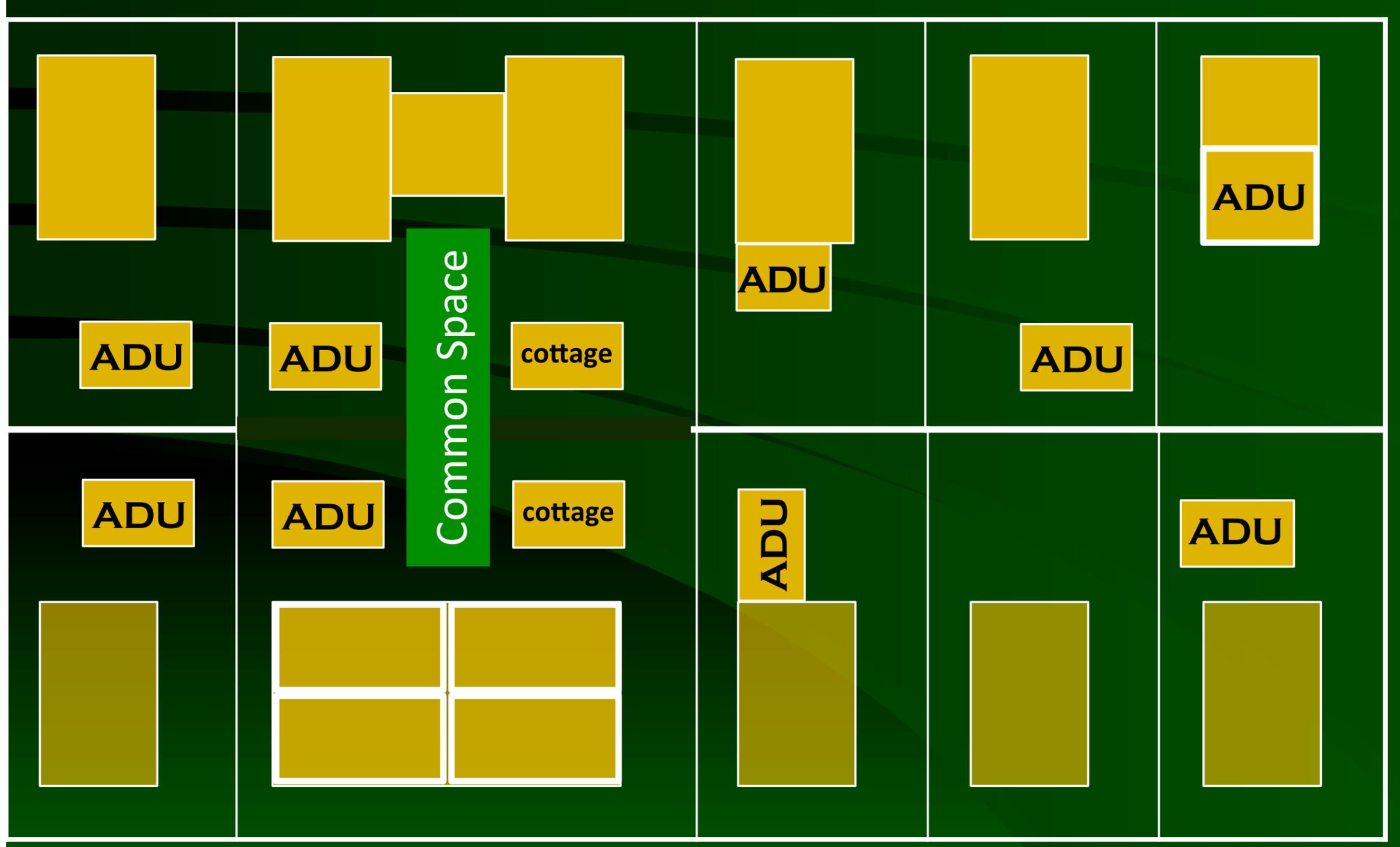
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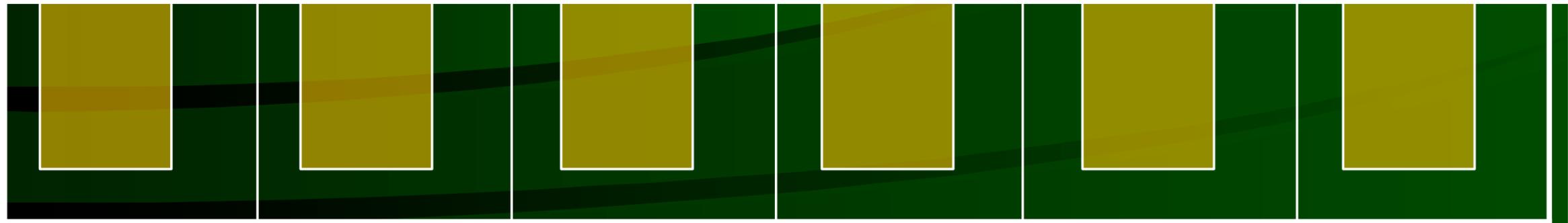
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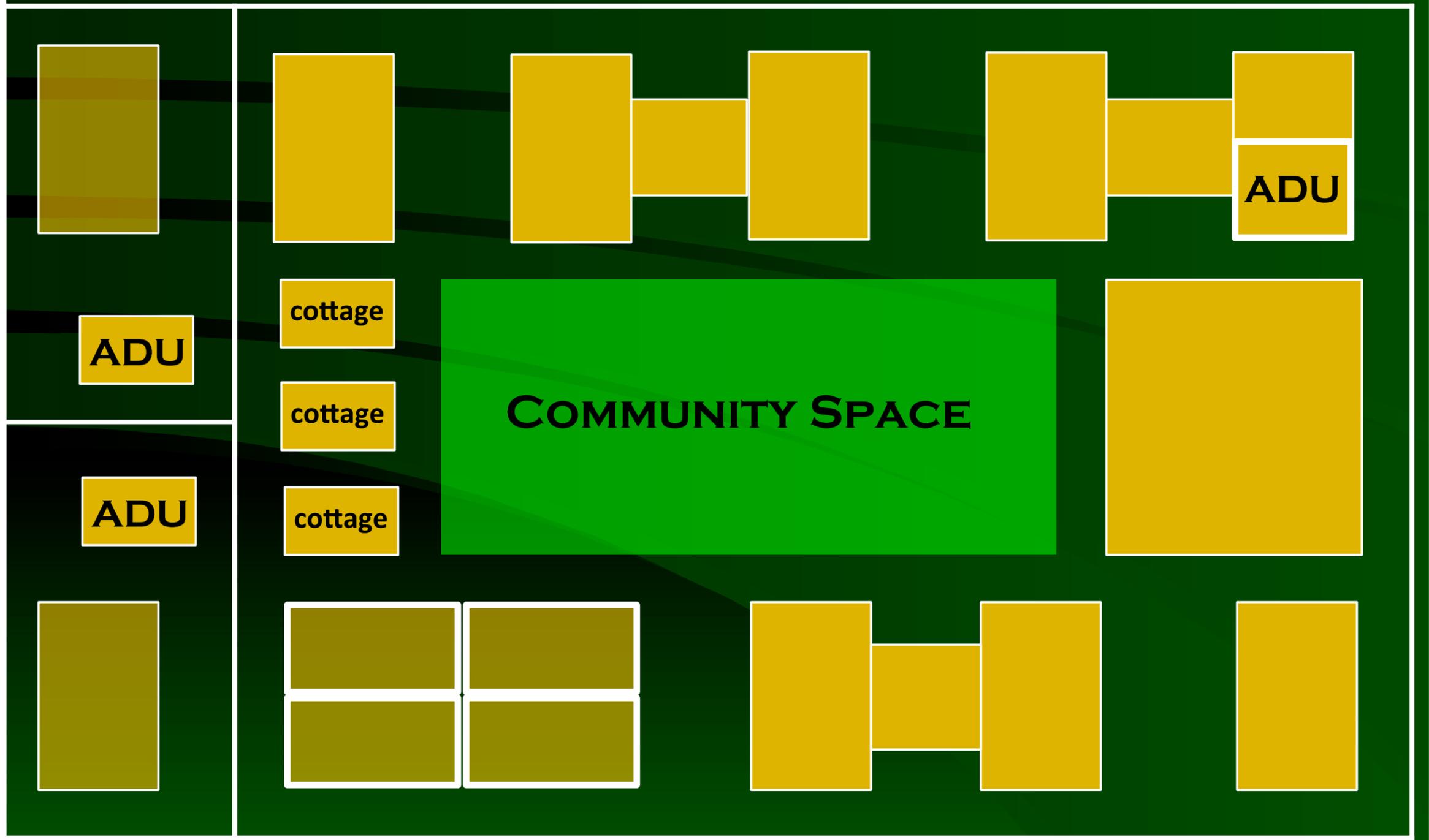
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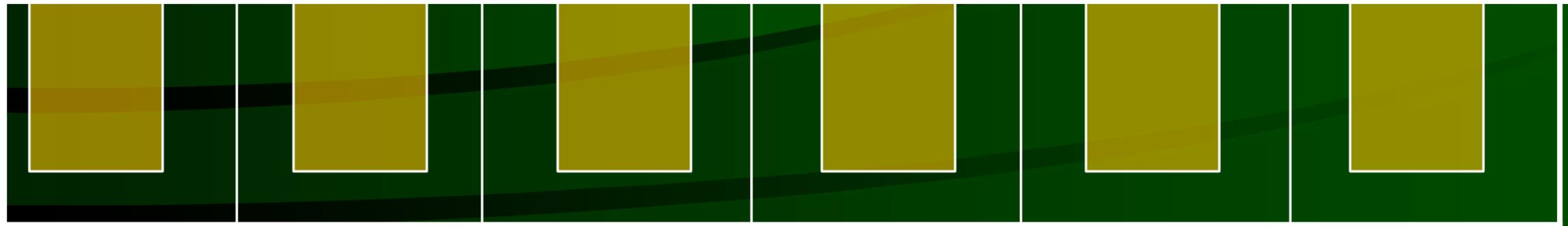
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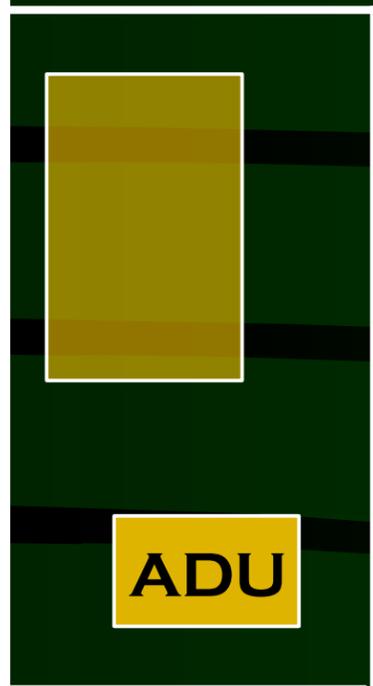
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cottage

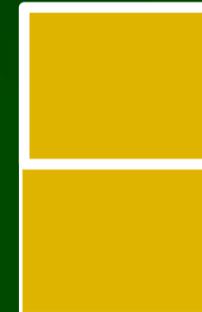
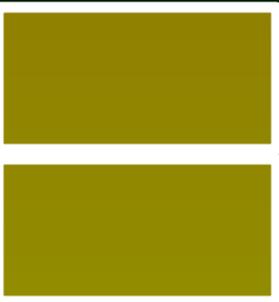
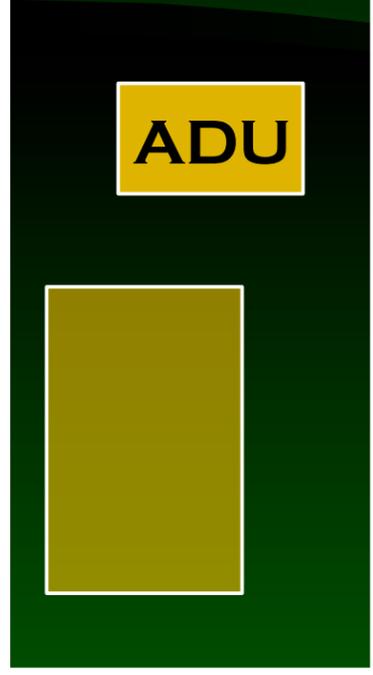
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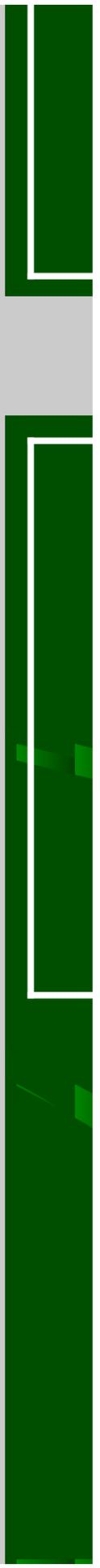


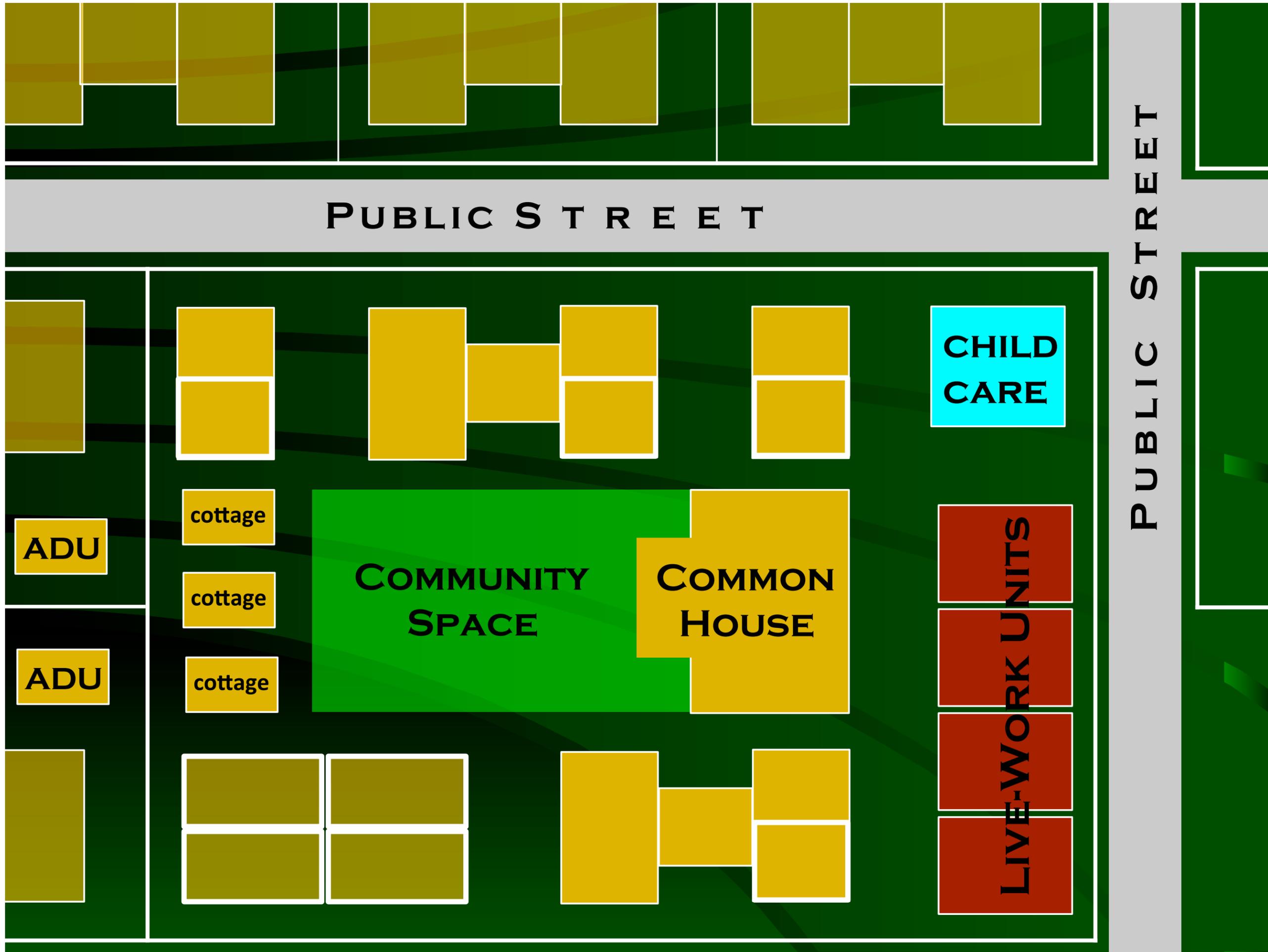
COMMUNITY SPACE

COMMON HOUSE



PUBLIC STREET





PUBLIC STREET

PUBLIC STREET

ADU

ADU

cottage

cottage

cottage

COMMUNITY SPACE

COMMON HOUSE

CHILD CARE

LIVE-WORK UNITS

# **Housing an aging population**

## **4. Identify Barriers**

# Examples of Barriers:

1. Fear of “density” embedded in 19<sup>th</sup> century codes.
2. Fear of “mixed use” embedded in 19<sup>th</sup> century codes.
3. Fear of absentee landlords.
4. Fear of adverse impact on property values.
5. “Soft” development costs (consultants & fees).
6. Lack of “grassroots” development expertise.
7. Lack of alternative financing.
8. Others?

# **Housing an aging population**

## **5. Strategic Amelioration**

## **Examples of Strategic Amelioration:**

1. Update codes to reflect 21<sup>st</sup> century infrastructure.
2. “Conditional Use” with owner(s)-on-property.
3. Research & invest to enhance property values.
4. Incentivize “grassroots” infill housing.
5. Technical assistance for “grassroots” initiatives.
6. Creative public/private financing programs.
7. Others?

# “Big Picture”

Comparing housing types across a spectrum of issues.

Susan Thering, PhD.

Design Coalition Institute

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Benefits of “Infill” type Housing	Basic Dwelling or Apartment	Basic Dwelling with ADU	Co-op & Cohousing	In-Situ Infill Housing & Cohousing	New Infill Neighborhood Blocks
Walkable Neighborhoods	○	◐	◐	●	●
Diversity of Housing	○	◐	◐	●	●
Aging in Place	○	◐	◐	●	●
Empty Nest Transition	○	◐	◐	●	●
Positive Urban Densification	○	◐	◐	●	●
Maximize Infrastructure Investment	○	◐	◐	●	●
Live/Work Opportunities	◐	◐	◐	◐	●
Supplemental Income	○	●	○	◐	◐
Ease of Shared Child Care	◐	◐	◐	●	●
Ease of Shared Elder Care	○	○	◐	●	●
Gardening	●	◐	◐	●	●
Shared Gardening/Urban Ag	○	◐	◐	●	●
Shared Maintenance/Equipment	○	◐	◐	●	●
Reduce Energy Use	◐	◐	◐	●	●
Engaged Supportive Community	○	◐	●	●	●
District Heating	○	○	◐	●	●
Co-generation & Scale Renewables	◐	◐	◐	●	●
Rainwater Collection	◐	◐	◐	●	●
Cooperative Transportation	○	○	◐	◐	●
Really Great Block Parties	◐	◐	◐	◐	●
Shared Open Space	○	○	◐	◐	●
Neighborhood Goods & Services	○	○	○	○	●
Brownfields Repurposing	○	○	◐	○	◐
Repurposing Underutilized Land	○	○	◐	◐	◐
Resale Potential & Value	○	◐	●	●	●
Collective Investment	○	◐	●	●	●
Collective Action/Policy Advocacy	○	◐	●	●	●
Use “Public” Realm	○	○	◐	●	●
Others?					

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