9. **MIXTURE OF HOUSING TYPES AND AFFORDABILITY WITH DIGNITY**

The Neighborhood Model proposes mixed housing types and incorporating affordable units within the Development Areas.

Under many zoning ordinances, large-lot single-family houses are built in one area, small-lot single family houses are generally built in another area, duplexes and townhouses are in a separate area, and apartments are separate from all three of these other housing types. This practice separates different age groups and income levels in a community and it often separates generations within families, as they require specialized housing at different points in a lifetime. By contrast, many traditional American neighborhoods and towns provide a mix of housing types within close proximity, often next door.

It is possible to have a mix of uses in today’s market and achieve diversity of housing within a highly marketable development. Additionally, providing housing in a range of sizes and styles and prices makes sense especially because the nuclear family (two parents and children) no longer makes up the majority of households. Housing options need to fit the lifestyles and budgets of retirees, single parents, and others.

Rather than having affordable housing “enclaves,” the physical form of “affordable” housing should blend into the neighborhood and not stand out, either for lack of quality or detail. Units should be scattered throughout the neighborhood rather than concentrated in one place. Such uses as accessory apartments and “live/work” units, with apartments above ground-floor shops, add both affordable units and variety to the neighborhood.

Figure 2:27 A duplex unit in Charleston, South Carolina. Built for the Housing Authority, it resembles a typical Charleston side porch house. (Image from Good Neighbors: Affordable Family Housing)

Figure 2:28 (above) A live/work unit under construction in Kentlands, Maryland. The ground floor space is available for a small professional office or small shop.