

The “Complete Neighborhood”.

THE IDEA OF “COMPLETE”.

“Complete” provides the physical elements of a character neighborhood. “Complete” conveys a specific meaning when used to address urban conditions. “Complete” means that one system includes all the factors that affect that system: its designers, its users, its managers and its owners. The “complete streets” idea described in the adjacent box anticipates “complete neighborhoods”.

The “**COMPLETE NEIGHBORHOODS**” idea builds on the idea that neighborhoods are more than a collection of houses. A complete neighborhood has single family homes, apartments and a mix of both including all the services and facilities needed for their daily lives. People, especially families, depend on a variety of activities for their health, safety and general welfare. Every neighborhood should strive for completeness.

EMOTION ADDS CHARACTER TO “COMPLETE” A NEIGHBORHOOD.

“Complete neighborhoods” have access to all the physical assets necessary for daily life. Character is the social additive, the emotional essence of neighborliness. Neighborhoods require both physical and social elements to be places where people want to live. Safety, sociability, learning and prosperity add character to a complete neighborhood.

The National Complete Streets Coalition Idea Has Direct Parallels to “Complete Neighborhoods”.

“A Complete Streets approach integrates people and place in the planning, design, construction, operation, and maintenance of our transportation networks. This helps to ensure streets are safe for people of all ages and abilities, balance the needs of different modes, and support local land uses, economies, cultures, and natural environments.”
<https://smartgrowthamerica.org/program/national-complete-streets-coalition/>



The Primacy of Neighborhoods.

RECOGNIZE CONTEMPORARY CONDITIONS.

American society has fundamentally changed in many ways since the post-WWII period of the 20th century. Racial, environmental and economic justice are each gaining evermore respect. Geopolitics has changed our world view. The digital revolution has created an immediacy of information and knowledge transfer. Climate change is impacting individual lives. Artificial intelligence is creeping into society.

American society has stayed fundamentally sound in many other ways. Entrepreneurialism thrives. The desire for safe and decent homes and neighborhoods persists as affordability pressures grow. Mobility systems still need to accommodate individual trips to a variety of distinct destinations. Employment drives choices of education and training and, to a diminishing degree, the choice of where to live.

NEIGHBORHOOD PRIMACY.

The first responsibility of every city is to protect citizens in their homes and neighborhoods. Creating and sustaining programs that build great neighborhoods is the primary job of every local government. Complete neighborhoods with character build civic pride, family stability and community wealth. Neighborhood preservation, protection and enhancement are critical activities for every city to be a prosperous and pleasant place to live. Neighborhood planning is the place to start.

The first step in city planning is for the city to embrace the primacy of neighborhoods and fully commit to creating great neighborhoods, residences, and secure places for people to live.



Neighborhood primacy is important because neighborhoods are where people live, raise their families, invest their savings and spend their time. Neighborhoods and homes must be valued and protected from:

- Crime and personal injury,
- Disease and health care issues,
- Declining property values due to lax code enforcement,
- Aggressive driving on neighborhood streets, poor transit service and the absence of bike/pedways,
- Drug and personal abuses, and
- Other obnoxious and threatening neighborhood intrusions.

The second reason for a neighborhood primacy policy is financial. Residences should be appreciating assets. Historically, home investment has been the major source of family wealth. And, neighborhoods are an important part of the city's tax base.

Finally, neighborhoods matter to business. Strong neighborhoods matter from the perspective of community economic development. Businesses decide, in part, where to locate based on the places where they and their employees will live.

Retaining and recruiting businesses depend on strong neighborhoods with a variety of housing to appeal to the full range of employee demographics.

REAL-TIME, TRANSPARENT DASHBOARDS.

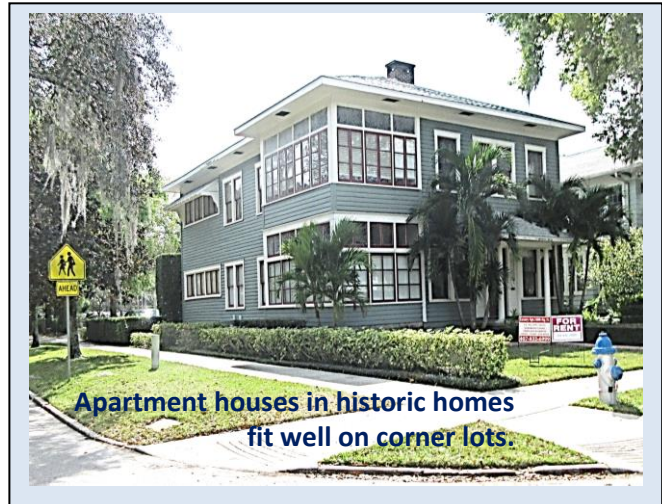
A dashboard is a system that collects, organizes and reports information on a specific topic. In the case of a city, a dashboard can provide many benefits including reporting city administration actions, budgets, meetings and performance. With sensors distributed citywide, dashboards can report, at least, emergency service requests, traffic conditions, accident and flooding locations and facility outages.

The important features of a public dashboard are that it is transparent and real-time. Transparency instills confidence in the reports since the methods, data sources and management are visible to a wide audience. Real-time instills usefulness because the reporting is current. Today’s technology makes reliable and useful data readily available through civic dashboards and related systems.

NEIGHBORHOOD “THIRD PLACES”.

Neighborhoods have the opportunity to facilitate togetherness by providing a place attractive to a diversity of interests using Ray Oldenburg’s idea of the “third place”. “Third places” are important components of a complete neighborhood knowing that:

- Individual “third places” serve a great purpose and should be encouraged and preserved by neighborhood associations.
- Village and neighborhood centers can perform the same function. Programmed public and neighborhood spaces offer opportunities for neighbors to mingle.
- Casual design and demeanor are important.



CIVIC PRIDE, HOMETOWN SPIRIT AND CITIZEN TRUST IN COMMUNITY INSTITUTIONS.

Cities are constantly growing, contracting, improving and deteriorating. As people, families, employees and businesses come and go, they lose connection with the city’s essence, its history, culture and spirit. Maintaining neighborhood values and civic engagement, over time, becomes an essential responsibility of community leaders.

Trust in community institutions is an important reason for the primacy of neighborhoods and residents. From the city administration’s perspective, it is enlightened self-interest. Residents must trust city leaders to protect their neighborhoods. Until accomplished, resident fear of change diminishes a city’s ability to re-invent itself with new investments and programs downtown or elsewhere.

Fear comes from distrust which comes from bad civic behavior and experiences. Once residents trust that their interests are being protected, they are more likely to support city initiatives like downtown redevelopment, new business investments in development corridors adjacent to residential areas and other efforts to fund schools, parks or streets.



**THE “NEIGHBORHOOD COMPLETE”
w/CHARACTER requires:**

1. Designing city and neighborhood programs to build hometown spirit, civic pride and popular trust in community institutions.
2. Adopting a citywide “neighborhood primacy policy” that declares the primary responsibility of the city is to protect people in their homes and neighborhoods.
3. Planning neighborhoods based on a “complete neighborhoods” strategy that recognizes neighborhoods as more than a collection of houses; a neighborhood includes homes of all types, parks, schools and shops connected with quiet streets, transit and bike/ped paths.
4. Codifying regulations and standards flexible enough to enable historic “third places” .
5. Pursuing an agenda of neighborhood economic, physical and social sustainability.
6. Leveraging and cross-leveraging all assets to produce multiple benefits with special attention given to leveraging economic and physical assets to produce social capital and infrastructure.
7. Establishing a real time, transparent citywide dashboard that reports city events, actions and programs affecting neighborhoods.

Character is the emotional additive to a “complete neighborhood”. Character infuses community trust, civic pride, hometown spirit, fun and beauty while completeness provides all the physical features necessary for daily life. Great neighborhoods require both elements to be the places where people want to live. Safety, sociability, learning and prosperity add character to the physically complete place.

A Book...*Missing Middle Housing.*

<https://missingmiddlehousing.com/>

OPTICOS DESIGN FOUNDER DANIEL PAROLEK

inspired a new movement for housing choice in 2010 when he coined the term “Missing Middle Housing,” a transformative concept that highlights a time-proven and beloved way to provide more housing and more housing choices in sustainable, walkable places.

Missing Middle Housing: House-scale buildings with multiple units in walkable neighborhoods.

These building types, such as duplexes, fourplexes and bungalow courts, provide diverse housing options to support walkable communities, locally-serving retail, and public transportation options. We call them “Missing” because they have typically been illegal to build since the mid-1940s and “Middle” because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of [form and scale](#), as well as number of units and often, affordability. And while they are “missing” from our new building stock, these types of buildings from the 1920s and 30s are beloved by many who have lived in them.

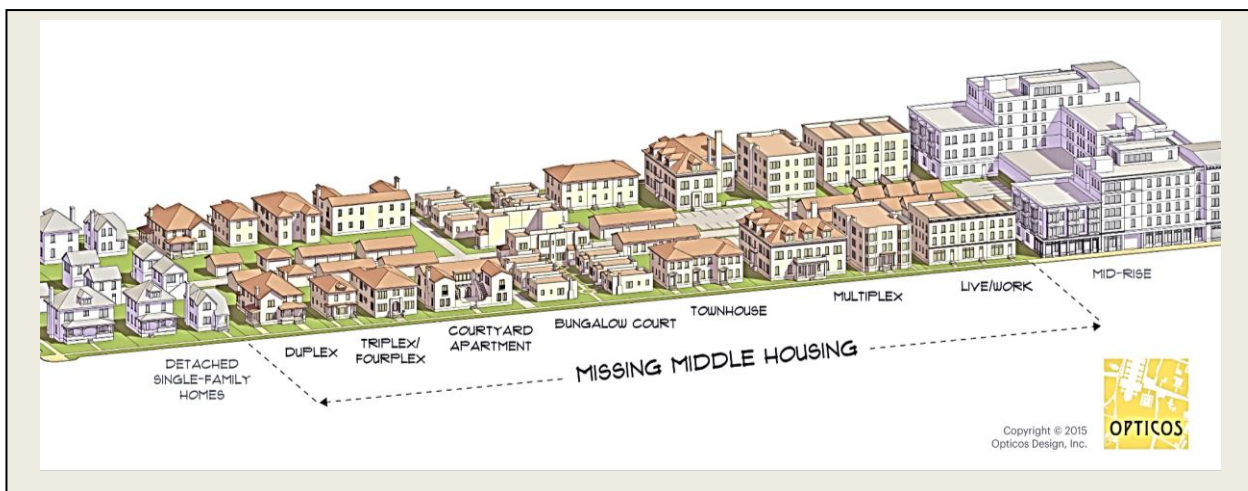
MISSING MIDDLE HOUSING is a range of multi-unit or clustered housing types—compatible in scale with detached single-family homes—that help meet the growing demand for walkable urban living. A variety of housing types and prices completes a neighborhood.

THE TYPES.

The Missing Middle Housing types provide diverse housing options, such as duplexes, fourplexes, and bungalow courts, that fit seamlessly into low-rise walkable neighborhoods and support walkability, locally-serving retail, and public transportation options. They provide solutions along a spectrum of affordability to address the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.

“Missing Middle Housing helps solve the mismatch between the available U.S. housing stock and shifting demographics combined with the growing demand for walkability.”

Opticos Design founder Daniel Parolek





Advancing research and debate on housing, neighborhoods, and urban policy

School of Law
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The mission is to:

- Provide objective academic and empirical research on the legal and public policy issues.
- Promote frank and productive discussions among elected and appointed housing leaders.
- Present essential data and analysis about the state of New York City's housing and neighborhoods.

LINK: <https://furmancenter.org/research>

The Coalition of Affordable Housing Providers.

CAHP is a strategic alliance of developers and professional services providers in Florida, designed to: advocate legislative initiatives; promote the affordable housing industry through networking and disseminating information; and, act as a liaison to the Florida Housing Finance Corporation to promote the private sector interests in affordable housing. LINK: <https://floridacahp.org/>

Bloomberg Businessweek

BY JOHN TOZZI NOV 8, 2019 13 MINUTES

A Fix for the U.S. Health-Care Crisis Four Walls and a Roof.

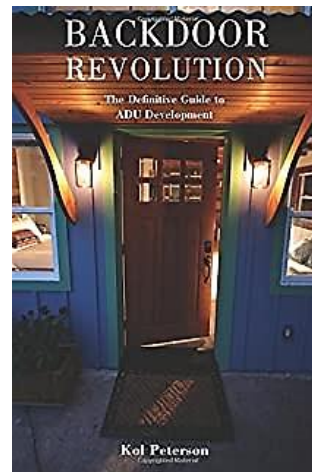
The country's largest health insurer is giving apartments to homeless people—not as an act of charity, but to drive down the extraordinary cost of caring for them. There are more than half a million homeless in the U.S., about a third of them unsheltered—that is, living on streets, under bridges, or in abandoned properties. When they need medical care or simply a bed and a meal, many go to the emergency room. That's where America has drawn the line: We'll pay for a hospital bed but not for a home, even when the home would be cheaper.

Jeffrey Brenner is trying to move that line. He's a doctor who for more than 25 years has worked largely with the poor, many of them homeless. Recently, his place in the healthcare system has shifted. After decades in shoestring clinics and nonprofits, he's become an executive at UnitedHealth Group Inc., America's largest health insurer. Brenner is expected to contribute to its bottom line. He plans to do it by giving people places to live.

LINK: <https://www.scribd.com/article/433944738/A-Fix-For-The-U-S-Health-Care-Crisis-Four-Walls-And-A-Roof>

Backdoor Revolution: The Definitive Guide to ADU Development.

[Kol Peterson](#). Accessory Dwelling Strategies, LLC, Portland, 2018.



FROM AMAZON... Accessory Dwelling Units are a form of residential infill housing that are poised to revolutionize housing in the United States. Unlike other urban development trends, this one is being driven by homeowners, not professional developers. Through case studies, expert interviews, firsthand anecdotes, images, and data analysis,

Backdoor Revolution reveals the opportunities, challenges, and best practices of ADU development for homeowners, including costs, financing, design, zoning barriers, and regulatory loopholes. With sections written for policymakers and small housing advocates, Backdoor Revolution offers insightful analysis and a succinct prescription for solutions to municipal and institutional barriers for ADU development.

LINK: <https://accessorydwellingstrategies.com/backdoorrevolution/>