



Making Multigenerational Communities Happen

Next Generation Apartments Conference

25 July 2025

Matt Norris
Senior Director, Healthy Places
Urban Land Institute

uli.org/multigenerationalcommunities

ABOUT ULI

The Urban Land Institute is a dynamic research and education nonprofit organization focused on best practices in real estate development.

ULI's mission is to shape the future of the built environment for transformative impact in communities worldwide.

ULI is a member-driven organization with nearly 50,000 members globally.

49,000 Members

52 District Councils

20+ National Councils

australia.uli.org

ULI Randall Lewis Center for Sustainability in Real Estate

Working towards a net zero, resilient, healthy and inclusive world where every person, community, and business thrives

Accelerating action for sustainability in real estate and cities

Cultivating leadership and knowledge

Catalyzing adoption of sustainability practices

Helping communities solve challenges

Advancing policy solutions and best practices



Convenings and Events



Technical Assistance



Publications



Leadership Networks

WHAT ARE MULTIGENERATIONAL HOUSEHOLDS?



“Households consisting of three or more generations.”

- U.S. Census Bureau



“Households that may include parents, their adult children who left and have returned home; parents, their adult children, and their offspring; great grandparents, parents, and their children, and/or other relatives living with younger or older relatives.”

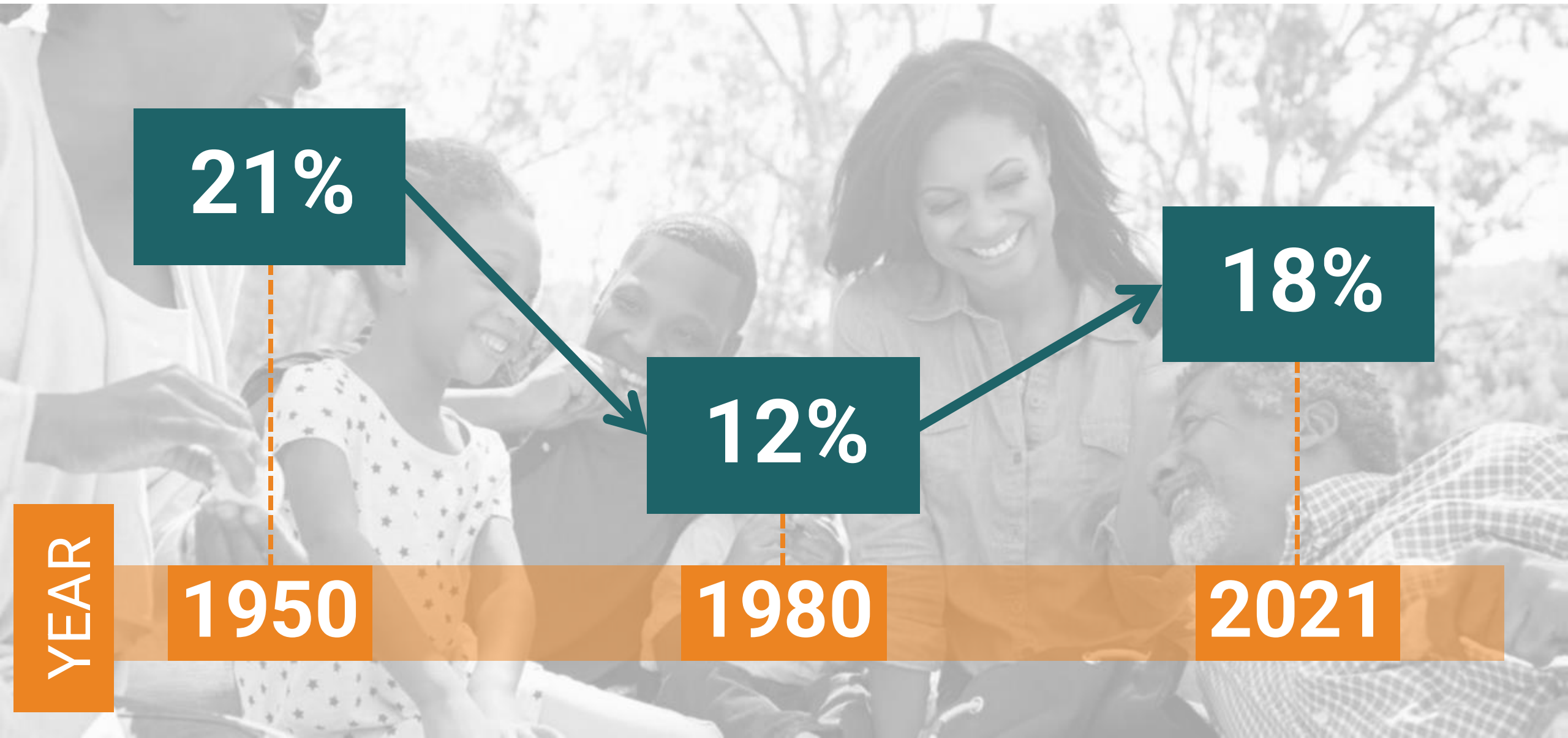
- ULI Senior Housing Council/Community Development Council



“People of different generations—whether related or not—who live together. This can be in the same house or the same residential building or neighborhood.”

- AARP

PROPORTION OF MULTIGENERATIONAL HOUSEHOLDS IN THE U.S.



PROPORTION OF MULTIGENERATIONAL HOUSEHOLDS IN AUSTRALIA

20%



"Multigenerational living arrangements thought to be more commonplace in many parts of the world are quietly **emerging in Australia**. Research from the UNSW City Futures Research Centre shows **one in five Australians live in a multigenerational household.**"

DRIVERS OF MULTIGENERATIONAL LIVING

FAMILY PREFERENCES

HEALTHCARE NEEDS

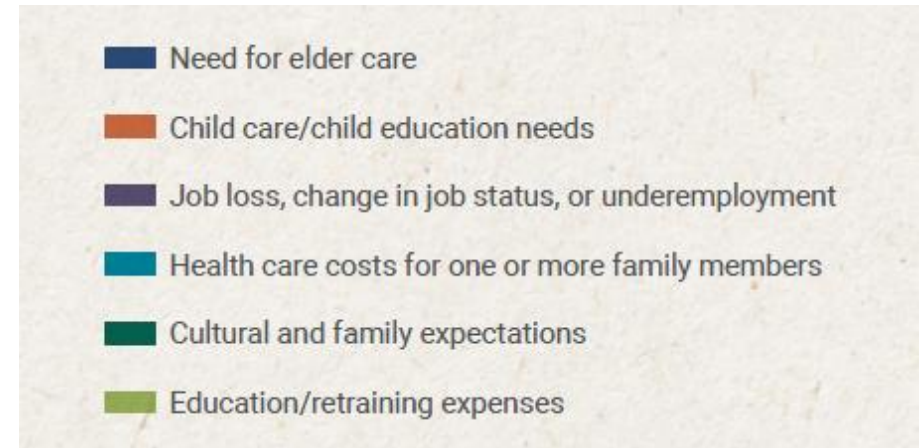
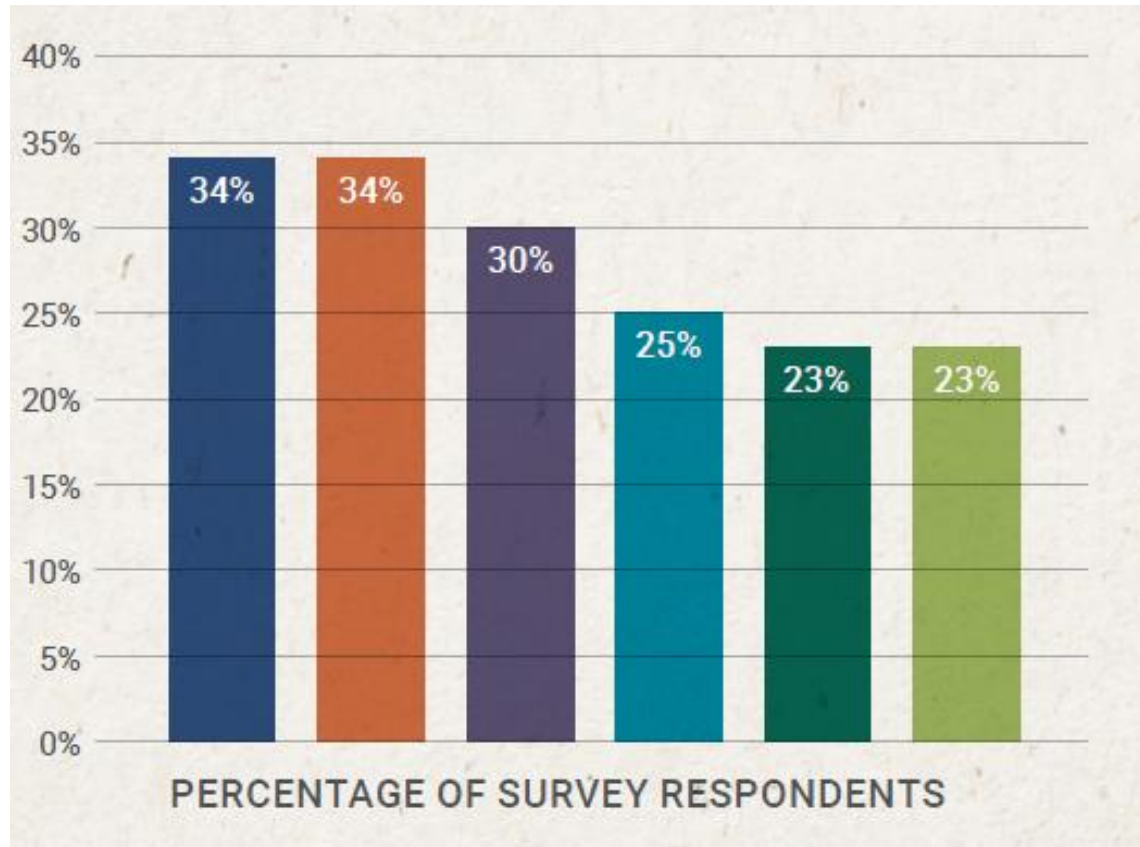
CULTURAL TRADITIONS

ECONOMIC DRIVERS

MOBILITY LIMITATIONS



DRIVERS OF MULTIGENERATIONAL LIVING



BENEFITS OF MULTIGENERATIONAL HOUSEHOLDS

RELATIONSHIPS

Enhanced bonds or relationships among family members

CARE

Making it easier to provide for the care needs of one or more family members

FINANCES

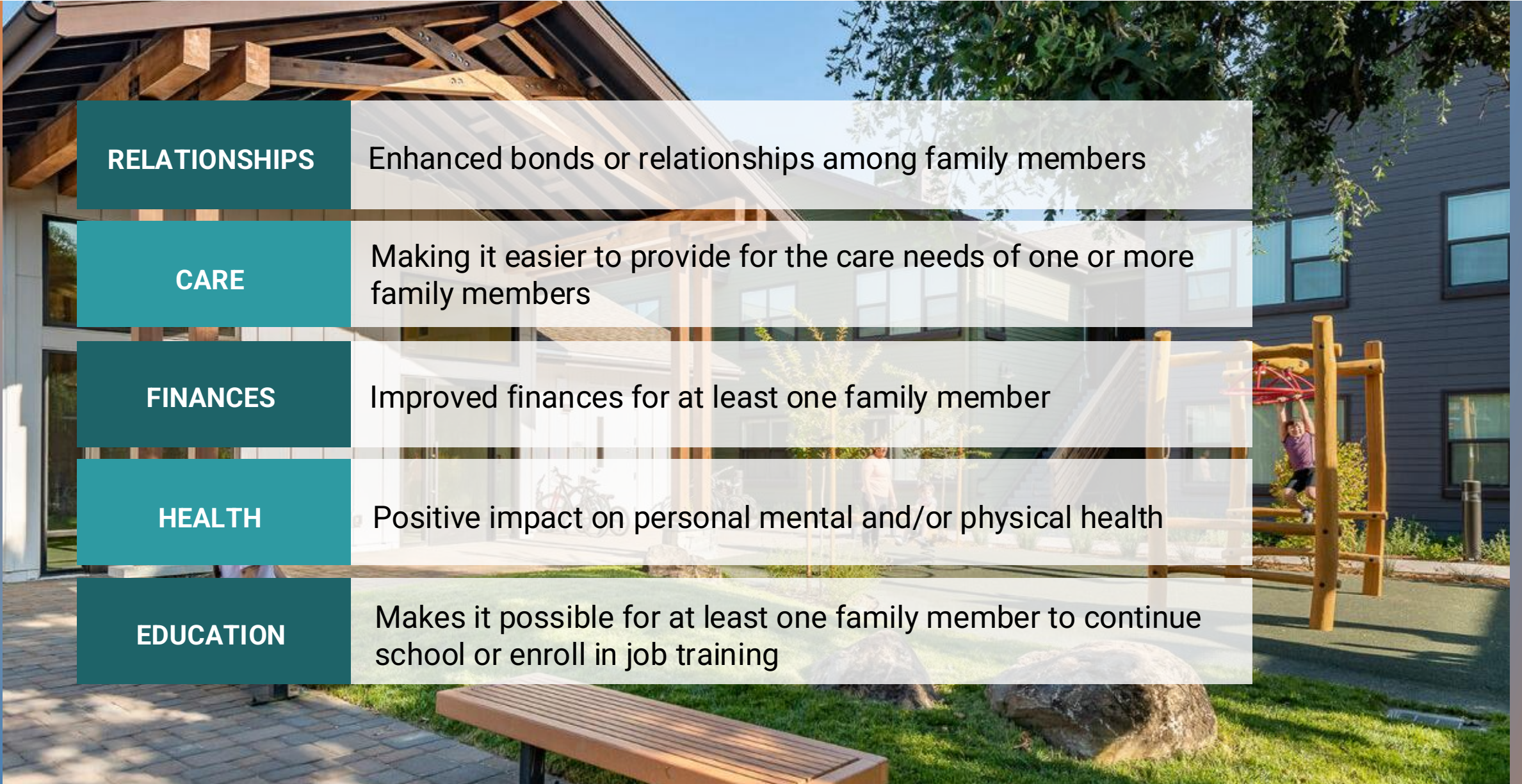
Improved finances for at least one family member

HEALTH

Positive impact on personal mental and/or physical health

EDUCATION

Makes it possible for at least one family member to continue school or enroll in job training



SAN DIEGO, CALIFORNIA

CELADON

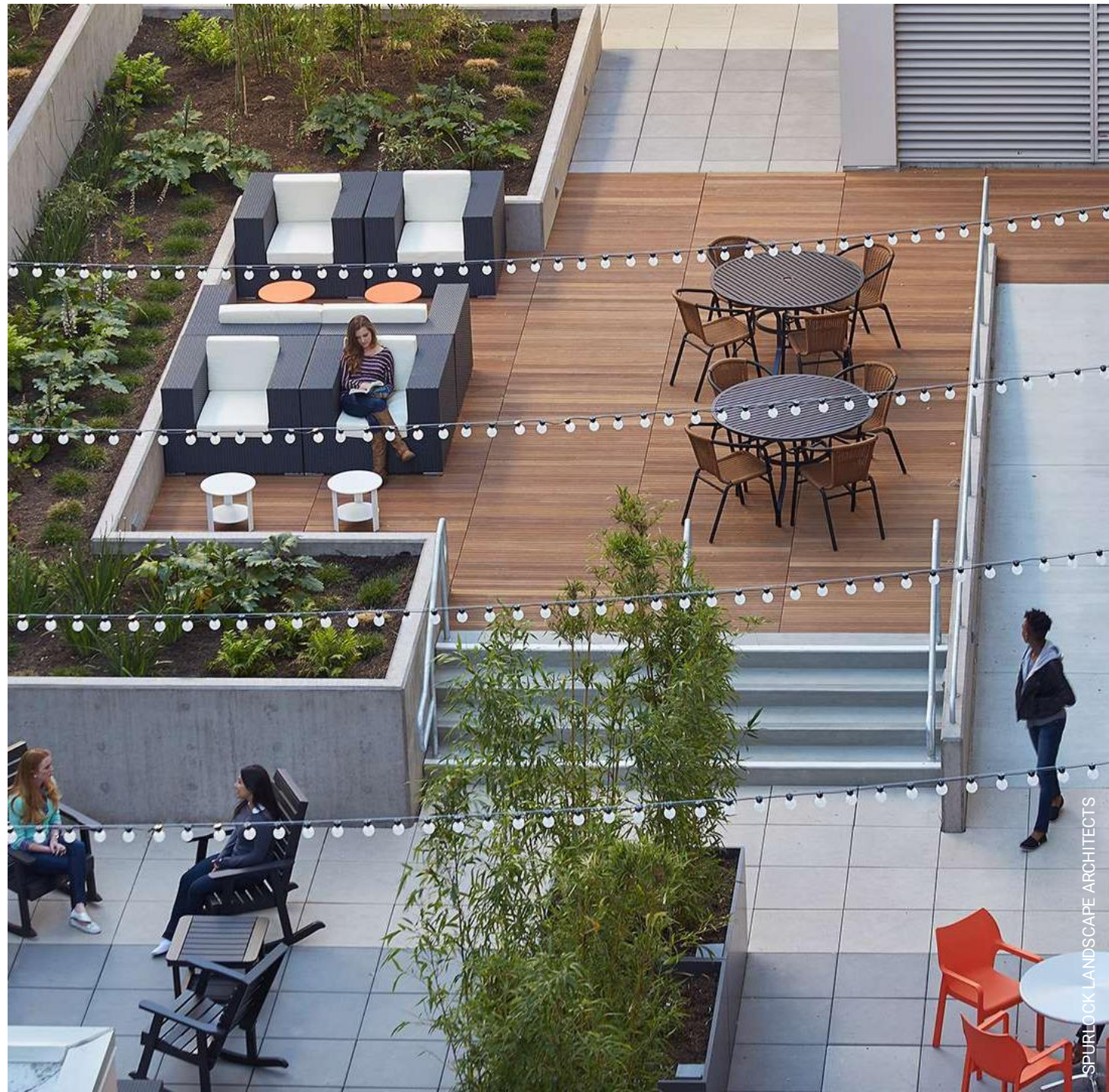
17-story multigenerational apartment building that opened in 2015 with 250 apartments. Developed by BRIDGE Housing.

Includes 25 apartments set aside for youths aging out of foster care.

Includes 63 apartments set aside for older adults with considerable health challenges.

Remainder of units are priced for families earning up to 60 percent of the area median income.

Located near public transport, grocery stores, a library, post office, and park.



BARRIERS TO MULTIGENERATIONAL LIVING

HOUSING

Too few and insufficiently diverse housing units

INFRASTRUCTURE

Insufficient neighborhood, infrastructure, and built-environment features

ZONING

Land use regulations that limit the location and scale of diverse housing types

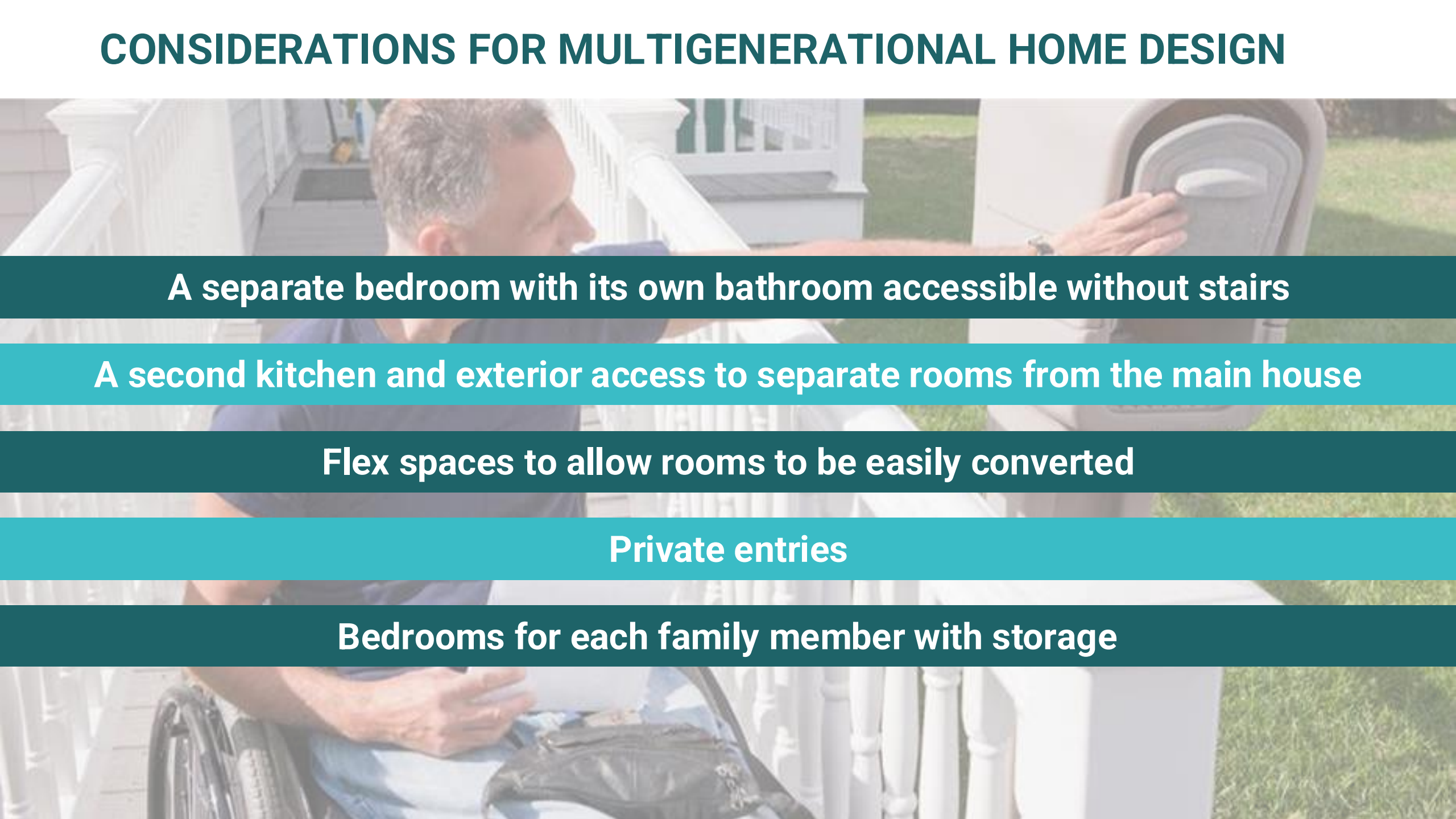
AFFORDABILITY

Lack of affordability for the limited number of homes and neighborhoods that can accommodate intergenerational living



To realize the vision of multigenerational living, individual homes will need to be designed to meet the needs of people at different life stages and abilities.

CONSIDERATIONS FOR MULTIGENERATIONAL HOME DESIGN

A background image showing a man in a wheelchair on a porch. The man is wearing a blue shirt and is looking towards the right. He is holding a black bag. The porch has white railings and a white door. The background shows a green lawn and some trees.

A separate bedroom with its own bathroom accessible without stairs

A second kitchen and exterior access to separate rooms from the main house

Flex spaces to allow rooms to be easily converted

Private entries

Bedrooms for each family member with storage

PROMOTING MULTIGENERATIONAL HOME DESIGN



Cities should encourage flexibility within the home to enable the space to adapt over time as life circumstances change.



Tools, such as moveable internal walls, can allow residents to change the size of different spaces in their homes as needed.





Expanded housing typologies will be required to facilitate multigenerational living.

Developers and cities have a great opportunity to meet the demand for housing that effectively serves multigenerational households.

HOUSING TYPES THAT CAN ACCOMMODATE MULTIGENERATIONAL LIVING

Single-family homes with universal design features

Missing middle housing, including duplexes, triplexes, and townhouses

Multifamily housing units, including those with three or more bedrooms

Cohousing

Accessory dwelling units (ADUs)

Tiny home and cottage communities

Shared housing

WASHINGTON, D.C.

PLAZA WEST APARTMENTS

Opened in 2018 with 223 affordable rental units.

50 of the units are devoted to “grandfamilies”—grandparents raising grandchildren in the absence of their parents.

Grandfamilies have their own areas, including a “grandparent library,” a fitness room with exercise equipment for seniors, and a youth activity room.

Features partnerships with local organizations to provide services for residents.



ACCESSORY DWELLING UNITS (ADUs)





Housing that is conducive to intergenerational living must be accompanied by investments in community space and infrastructure that facilitate social connections, safe and inclusive mobility, and access to services for all ages.

BUILDING MULTIGENERATIONAL NEIGHBORHOODS

PROGRAMMING AND SERVICES

Family members of all ages can benefit from supportive programming and services.

INFRASTRUCTURE

Mobility systems that meet the needs of people at all stages of life must be multimodal.

GATHERING PLACES

Housing with common spaces near transit and community amenities can support social connections.

GREEN SPACES

Designing outdoor spaces that work for all ages is essential in creating healthy communities.



INCLUSIVE GATHERINGS SPACES



“Third places” are the businesses, service providers, faith-based communities, and gathering places that allow residents to fulfill the need for connection outside the home.

Housing with common spaces that is near transportation and other community partners can help reverse the trend of the elderly being cut off socially.

Barriers to accessing third places often include zoning and land use policies that prohibit mixes of uses within a neighborhood and provisions, such as minimum parking requirements, that make creating such establishments difficult or cost prohibitive.

COLUMBIA, MARYLAND

PATUXENT COMMONS

76-unit, mixed-income community
planned to open in autumn 2025.

Units designed for 1) adults with
disabilities, 2) older adults, and 3)
younger adults and families.

Project conceived by Howard County
Autism Society to help address needs of
adults with disabilities.

Location close to transit, shopping,
recreation, and jobs.

70 percent of units will be affordable; 30
percent market rate.



BERLIN, GERMANY

FUTURE LIVING

Multifamily development with eight buildings and 90 apartments. Families began moving in in 2020.

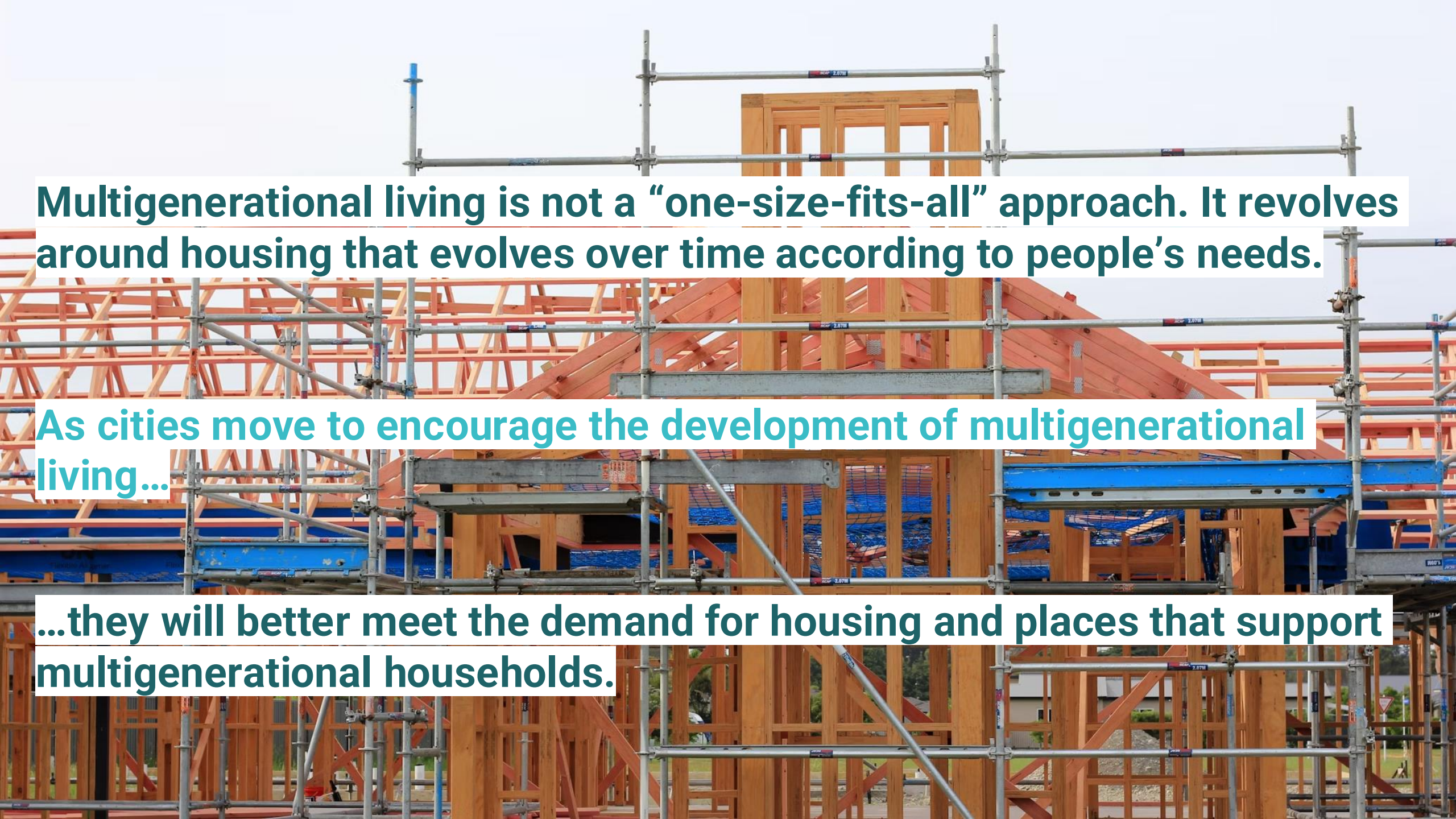
Intentionally multigenerational, with a mix of singles, couples, families, seniors, and students.

Units range from one to four rooms—including shared apartments for seniors or students.

Communal spaces designed for socialization.

Universal design approach supports those of all ages.



The background image is a photograph of a building's wooden skeleton under construction. The structure is composed of numerous vertical and horizontal wooden studs and beams, creating a complex grid-like pattern. The wood is a light, natural color. Surrounding the wooden frame is an extensive network of silver metal scaffolding, with horizontal and vertical poles and cross-braces. The scaffolding is positioned both inside and outside the wooden frame, providing access to different levels of the construction. The sky in the background is a pale, overcast blue. The overall scene conveys a sense of active construction and structural development.

Multigenerational living is not a “one-size-fits-all” approach. It revolves around housing that evolves over time according to people’s needs.

As cities move to encourage the development of multigenerational living...

...they will better meet the demand for housing and places that support multigenerational households.



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