

Multigenerational Housing

▶ Who am I?: Allen Dykes

- ❑ Managing partner of Village Homes
- ❑ Current Idaho Building Contractors Association President
- ❑ Current Builder Director of North Idaho Building Contractors Association
- ❑ Current National Home Builders Association (NAHB) Leadership Council
- ❑ Current NAHB Diversity Equity Inclusion (DEI) task force member
- ❑ Current chair North Idaho Builders Political Action Committee
- ❑ 25 years industry related experience

Key Findings



More than **1 in 4** Americans (26%) live in a multigenerational household.



66.7M

26% of Americans - an estimated **66.7 million** adults ages 18+ in the U.S. - are living in a multigenerational household.ⁱ



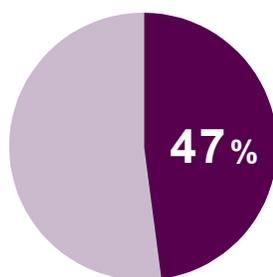
The number of Americans living in a multigenerational household has nearly quadrupled in the past decade. There was a 271% increase from 2011ⁱ to 2021 (7% vs. 26%).



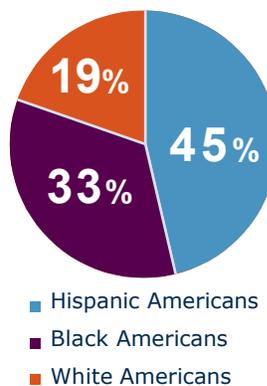
2011



2021



Nearly half of Americans who have children under 18 living in their home (47%) report living in a multigenerational household.



Among all Americans, **Hispanic Americans (45%)** and **Black Americans (33%)** are more likely than **White Americans (19%)** to say they live in a multigenerational household.

i U.S. Census Bureau. Population Division. Population and Housing Estimates of the Total Resident Population and Resident Population Age 18 Years and Older for the United States, Regions, States, and the District of Columbia. July 1, 2020 (SC-EST2020-18+POP-RES) Release Date: December 2020. <https://www.census.gov/programs-surveys/popest/technical-documentation/research/evaluation-estimates.html> and <https://www2.census.gov/programs-surveys/popest/tables/2010-2020/state/totals/sc-est2020-18+pop-res.xlsx>

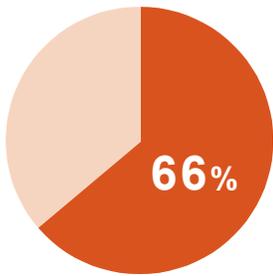
ii Please note that although both surveys were conducted by The Harris Poll, sample providers have changed from the 2011 "Family Matters: Multigenerational Living in a Volatile Economy" survey to the 2021 "Family Matters: Multigenerational Living Is on the Rise and Here to Stay", survey.

Among those living in a multigenerational household:



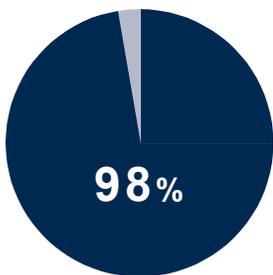
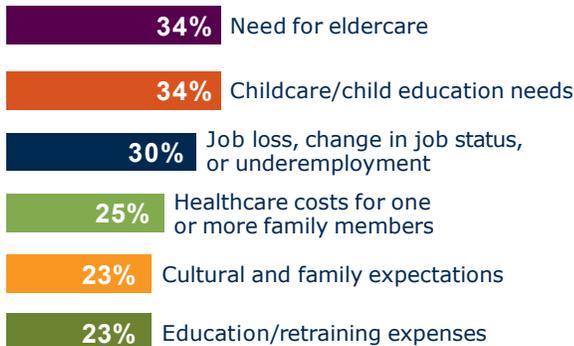
The COVID-19 pandemic:

Nearly 6 in 10 (57%) report they started or are continuing to do so because of the pandemic.



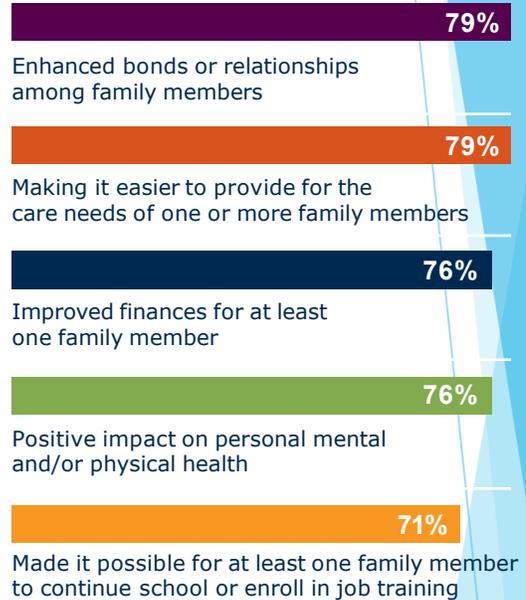
Economic climate: 66% say the current economic climate was a factor in their family becoming a multigenerational household, with 16% saying it was the only factor.

Multigenerational households are formed for a variety of reasons: The top causes for their family becoming a multigenerational household include:



Multigenerational living is a highly successful solution despite challenges. Nearly all (98%) say their household functions successfully, although 75% say their household arrangement can contribute to stress among family members at times.

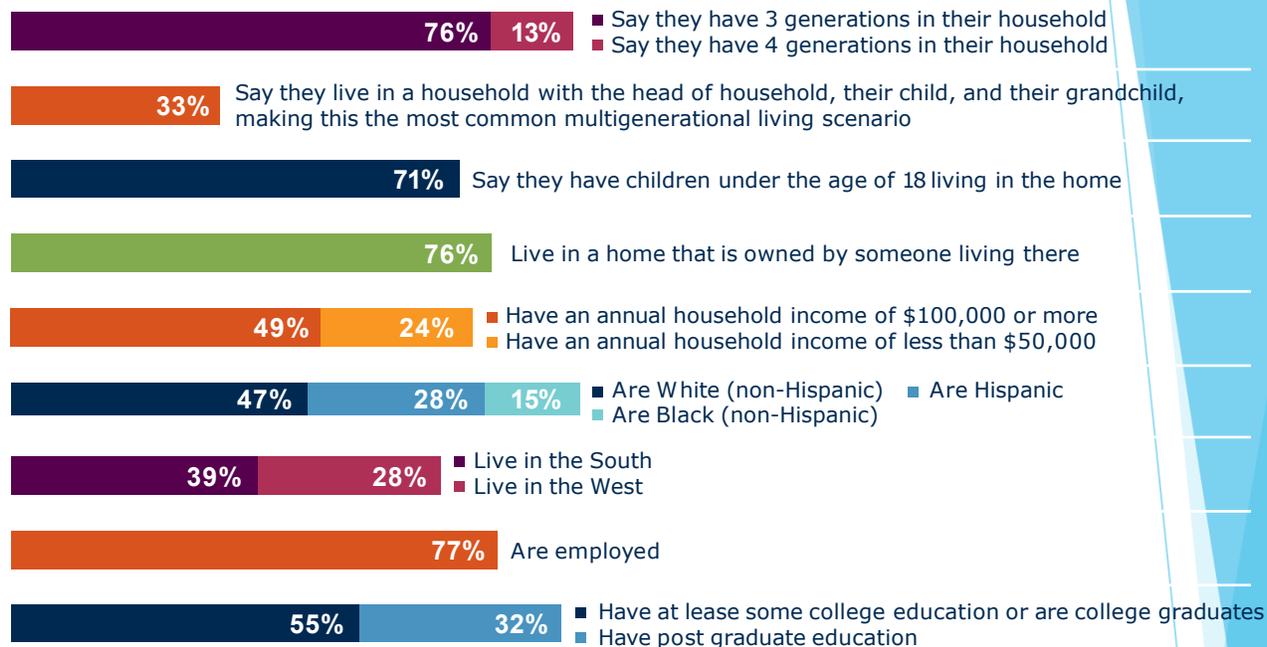
Multigenerational household arrangements have many benefits. The following benefits are cited:



Multigenerational living is here to stay: More than 7 in 10 (72%) plan to continue living in a multigenerational household long-term.

Who Lives in Multigenerational Households?

Multigenerational households are defined as those with **3 or more generations living together**. Among Americans who live in a multigenerational household:



“ I come with the babies and my grandmother sees them and it doesn’t matter how bad her day is, she “180s” immediately! We kind of bring in the light, we bring in the joy. It’s a lift of the spirit so that’s our role as grandchildren and great-grandchildren.

Photos courtesy of Vivian Nixon

– Vivian Nixon, 36, Los Angeles, California, who lives in a household spanning four generations including her parents, her grandmother, her fiancé, and her two young daughters

Factors that Contribute to the Successful Functioning of a Multigenerational Household

Family Relationships/Interactions:

42% Intergenerational activities with household members of different generations

40% Family meals

39% Open communication

33% Consistency/routines

29% Realistic expectations and compromise

26% Regular family meetings

Home Design:

46% Number of bedrooms

43% Number of bathrooms

38% Private spaces

34% Common space for family to gather

30% Home modifications/additions

25% Having designated kitchen time/routines

Supports and Services:

27% Mental health support

26% Mortgage or rent assistance

24% Paid help with eldercare and/or childcare

24% Workplace support



Photo courtesy of Robin Whinnem

f We've said, if something's bothering you, tell me. My husband is not one to hide things and neither am I. But you need the rest of the family to be on board and be honest about their communication as well. If they're not, it's not going to work. If they need space to themselves, they need something, they've got to communicate it.

– Robin Whinnem, 55, Bristol, Connecticut, who lives with her husband, two stepsons, her daughter and grandson, as well as her mother-in-law who lives next door

Every multigenerational family is unique and has a diverse set of strengths and needs. These tips may not apply to all families, but in general they can help the household function more effectively.

- 1. Maximize the opportunity for intergenerational exchange**, celebrating and drawing upon each other's strengths. Build relationships through shared activities across the generations such as learning together, family cooking and meals, entertainment, sharing stories, sharing family and cultural history.
- 2. Design or modify homes** to incorporate universal and inclusive design principles for all ages and abilities. Create private spaces for each family member as well as shared gathering spaces. Maximize the number of bathrooms and bedrooms and consider expanding household space, if possible, through home modifications or permanent/temporary accessory dwelling units (ADUs) that provide nearby, but separate, living space (such as an apartment over a garage, in a basement or in a separate tiny house in the yard).
- 3. Discuss finances**, including agreement on a budget, who will pay for which expenses and how payments will be made.
- 4. Promote open communication** and clarify rules, roles and responsibilities through family meetings, informal conversations or even a "suggestion box".
- 5. Acknowledge stress** and arrange for **mental health support** for all household members when and if needed.
- 6. Establish routines** as a tool to ease transitions as well as day to day functioning.
- 7. Create realistic expectations**, including time spent together, privacy, responsibilities, compromises, the benefits, and the sacrifices that will be made.
- 8. Encourage personal care time** by finding ways to allow each household member to have time and space for themselves.
- 9. Find resources and supports** that meet your unique family situation/challenges.
- 10. Be open about your multigenerational living situation.** Share the successes and seek support from friends for the challenges. Raise awareness about the benefits of living in multigenerational households.