

MARKET ASSESSMENT FOR GRANNY FLATS:

A Consolidated Report

Prepared for the
Research Division
Policy Development and Research Sector
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by

Michael Lazarowich
School of Urban and Regional Planning
University of Waterloo
Waterloo, Ontario

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The analysis, interpretations and recommendations are those of the author and do not necessarily reflect the views of the Corporation.

ABSTRACT

This report presents the results of a study on the market assessment for granny flats undertaken by the author.

There was general overall acceptance of granny flats by future and current elderly persons in Waterloo and rural townships. Most hosts would consider having a granny flat on their lot. There appears to be a greater acceptance of granny flats by rural neighbors than by urban neighbors.

The majority of consumers, hosts and regulators preferred a square shaped granny flat.

Zoning, lot requirement and municipal financing were major implementation issues identified by municipal regulators. Servicing, taxation, fire and health regulations and administration were lesser implementation issues.

Manufacturers were interested in a pilot project with participation in design and proto-type construction.

The study provides a strategy for co-ordinating, implementing, publicizing, monitoring and evaluating a granny flat demonstration project.

MARKET ASSESSMENT FOR GRANNY
FLATS: A CONSOLIDATED REPORT

Executive Summary

There are few housing options available in Canada for the growing number of seniors who are still fairly independent, healthy and mobile and do not require or find it difficult to maintain a large family home. Institutional alternatives with their high psychological, social and economic costs may be one of the few options available to seniors.

In searching for innovative, affordable and non-institutional housing for self-sufficient seniors, the author found the granny flat (movable unit) to be a viable option for these elderly persons.

Granny flats (movable units) originated in and have been used in Australia for the past 10 years as housing for independent and mobile pensioned people. The unit is located on a relative's or other person's property (host's property), is separate from the main house, connected to the main house utilities, movable and about 50 sq. m. in size. They are government or privately financed, are built for 1 or 2 persons and have a livingroom, kitchen, bedroom and bathroom.

Granny flats allow self-sufficient elderly to remain in the community, among family and friends, for as long as possible. Granny flats make more efficient use of existing physical services and no new land has to be developed. Seniors who move from large house to granny flats make their housing available for more intensive use by larger households. It provides the elderly with privacy, independence and quality housing. The capital cost of a granny flat is about half that of other alternatives: granny flat = \$20,000 (no land cost); one bedroom unit in senior's apartment building = \$35,000 (plus land cost); bed in a nursing home = \$37,000 (plus land cost). A granny flat can provide affordable and good quality housing.

An important advantage that granny flats have over other alternatives is that they can be moved in response to demand. Other alternatives are not as responsive to changes in demand.

Movable granny flats are not currently being used in Canada.

Studies carried out by the author since 1981 have been directed toward the realization of this new housing concept in Canada. The prime objective has been to identify and develop the best ways and means to successfully introduce granny flats at the local municipal level.

A feasibility study completed by the author in April, 1982 indicated that zoning, occupancy bylaws, official plans, taxation, financing and physical services could allow for use of granny flats by seniors.

In June, 1983, the author completed a study that developed and tested the methods and survey instruments to establish the demand, style and floor plan preferences and means of implementation of granny flats among (1) consumers, (2) hosts, (3) municipal regulators, (4) sponsors and (5) manufactured home industry, in (a) urban, (b) rural-urban fringe and (c) rural areas.

During the summer and fall, 1983, a complete demand and implementation study was carried out by the author in Waterloo, Ontario, and in rural townships near London, Ontario. Data were collected from a representative sample (N=270) and provided an accurate and detailed picture of demand, preferences and means of implementation of granny flats. This data base was used in the preparation of this consolidated report on the market assessment of granny flats. A summary of the results are presented in this Report.

There was a general overall acceptance of granny flats by future (35 to 64 years old) and current elderly (64 to 79 years old) consumers in Waterloo and the rural townships. However, the level of acceptance of the granny flat was higher in the rural townships than in Waterloo. 81% of future elderly and 67% of current elderly in the rural townships "would live in a granny flat if available". 60% of future elderly and 51% of current elderly in Waterloo "would live in a granny flat if available".

It should be emphasized that a 100% acceptance of granny flats is not necessary to make them a viable alternative. Even a 20% "real" acceptance level among consumers could be considered significant.

50% of Waterloo hosts and 78% of rural hosts would consider having a granny flat on their lot. Reasons that Waterloo hosts would not consider having it on their lot were: too small a lot, possible conflict with a tenant or lack of acceptance by neighbors.

There appears to be a greater acceptance of granny flats by rural neighbors than by urban neighbors. Most city and rural hosts indicated they would not mind if their neighbors had a granny flat.

A majority of consumers, hosts and municipal regulators preferred a square unit as a granny flat (as opposed to an elongated unit). About one-half of consumers and hosts preferred to have the granny flat located in the sideyard. The other half preferred to have the unit in backyard or either backyard or sideyard.

One quarter of City and township regulators preferred preassembled units as granny flats. One-half preferred prefabricated units and about one quarter had no specific preference for type of unit. Zoning, lot requirements, and municipal financing were high order implementation issues identified by municipal regulators. Servicing, property taxation, fire and health regulations and municipal administration were medium order implementation issues. Occupancy bylaws, parking, building code regulations, and consumer acceptance and administration were low order implementation issues. Implementation issues that manufacturers felt would have to be overcome were: zoning by-laws, "red tape" and integration of design and standards between industry and government.

All manufacturers were interested in participating in a pilot project. Most saw their participation in design and proto-type construction.

A proposal for a granny flat demonstration project is provided below.

1. Establish a small project steering committee which would include representatives of the manufactured housing industry, a group representing the elderly, and CMHC. The author would be pleased to act as a principal coordinator for the project.
2. Develop design criteria for the dwelling units and their siting on different types of lots.
3. Develop an overall strategy for co-ordinating, implementing, publicising, monitoring and evaluating both walk-through and occupancy demonstrations.
4. Select manufacturers for participation in the project.
5. Identify specific locations or events (e.g. trade exhibitions), for demonstration units, based upon:
 - manufacturer's preferences relating to market visibility
 - political and regulatory acceptance
 - responsiveness of potential sponsoring agencies, occupants and host families.

Preferably at least three units should be located in each demonstration community to provide a sound basis for evaluation.

6. Develop an action plan to:
 - obtain regulatory approvals
 - build, locate and maintain units
 - publicise and show units
 - select sponsors, hosts and occupants
 - identify support services available to occupants
 - monitor and evaluate performance and acceptance
 - terminate demonstrations

- assess opportunities and identify impediments

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A. BACKGROUND

1. Granny Flats in Australia

Granny flats (movable units) originated in and have been used in Australia for the past 10 years as housing for pensioned people who are still fairly independent, mobile and in fairly good health. They are built for 1 or 2 persons and are located on a relative's or other person's property. The unit is separate from the main house, movable and about 50 sq. m. (about the size of a 2-car garage). In Australia the units are rented from the municipal housing authority. The rent is about 20% of the person's income and rent subsidies are available. The unit has a livingroom, kitchen, bedroom and bathroom. Furnishings are optional. The unit is connected to the utilities of the main house and separate meters are optional. The foundation consists of wood piles or concrete blocks. The capital cost of this prefabricated unit is about (Can.) \$20,000. Capital financing comes from public or private sources. This describes the features of granny flats as found in Australia. As of March, 1982, 1,088 units have been installed throughout the State of Victoria.

2. Limited Housing Options for Canadian Seniors

There are few housing options available in Canada for the growing number of seniors who are still fairly independent, healthy and mobile and may not require or find it difficult to maintain a large family home. In 1983 in Canada, 10% of the population was 65 years and older. In 2031 the elderly are projected to comprise 20% of the population. Often the alternative for these elderly people is institutionalization and segregation from the community and family with its high psychological, social and economic costs. Canada has one of the highest rates of institutionalization of elderly in the world (8%); U.S.A. (6%), England (4%). The granny flat offers an alternative for these elderly persons. The capital cost for a granny flat is approximately \$20,000. The capital cost is approximately \$35,000 (plus land cost) for a one bedroom unit in a senior's apartment building and approximately \$37,000 (plus land cost) for a bed in a nursing home. A granny flat can provide affordable and good quality housing. One of the advantages of movable granny flats over other alternatives is that they can be moved in response to demand. Other housing alternatives are not as responsive to changes in demand.

3. Studies on Granny Flats in Canada

Granny flats have been used successfully in Australia for the past 10 years. They are beginning to be used as housing for seniors in the United States but with limited success. Resistance to this new housing concept has developed in California because the ways and means and consequences of implementation were not fully researched and thought through before granny flats were

introduced.

Granny flats (movable units) are not currently being used in Canada. Studies done by this author (listed below) indicate that granny flats are feasible in Canada and that interest, demand, and ways and means exist for their use here. The objective of the author's research has been to identify and develop the best ways and means to successfully introduce granny flats at the local municipal level.

a. Granny Flats: Their Practicality and Implementation Study.

This feasibility study was completed by Lazarowich and Haley in April, 1982. In this study it was concluded that zoning, occupancy bylaws, official plans, taxation, financing and physical services could allow for use of granny flats for seniors. The next step was to develop and test the methodology and survey instruments to determine the demand and style preferences of granny flats.

b. The Potential Use of Manufactured Homes as Granny Flats Study

This study was completed by the author in June, 1983 working in collaboration with staff from CMHC's Research and Statistical Services Divisions. Methods and instruments were developed in this study to establish the amount of demand, style and floor plan preferences and means of implementation of granny flats among (1) consumers, (2) hosts, (3) municipal regulators, (4) sponsors and (5) the manufactured home industry, in (a) urban, (b) rural-urban fringe and (c) rural areas.

The results of this study showed that (1) there was an acceptance of the granny flat concept by consumers, hosts, municipal officials and the manufactured housing industry; (2) there is a commitment by local municipalities and the industry to the concept; and (3) a larger and representative sample must be studied to establish an accurate and detailed picture of demand, preferences and means of implementation of granny flats.

c. Demand and Implementation of Granny Flats Study

Data collection from a larger and representative sample (N=270) has been completed by the author.

This data provides (1) an accurate and detailed picture of the demand, preferences and means of implementation of manufactured homes as granny flats and (2) indicates the ways and means that a demonstration project could be structured and implemented.

B. INTRODUCTION

The objective of this study is to provide a consolidated report on:

- 1) the issues, preferences and acceptance of granny flats by:
 - a) potential consumers
 - b) potential host families
 - c) neighbors
 - d) local politicians and regulators
 - e) manufactured home manufacturers, and
- 2) recommendations on the most effective ways of mounting a granny flat demonstration project.

The data analyzed for this report were obtained from a questionnaire survey conducted during the summer of 1983 by the author. 180 randomly selected interviews were completed in four districts of Waterloo: downtown, older suburb, high income suburb and new suburb. The City of Waterloo is located in south western Ontario, and has a population of about 50,000. 40 interviews were completed in a rural fringe township and 50 in a rural urban township. The rural township of West Nissouri, near London, Ontario, has a population of 4,000, most of whom are farmers, and is a fairly prosperous rural area. The rural urban township of North Dorchester is also near London, Ontario and has a population of 7,000. A large number of the residents commute to work in London. 10 local politicians and 19 local regulators were interviewed. 10 out of 14 active manufacturer members of the Canadian Manufactured Housing Institute completed and returned a mail-out questionnaire.

The City of Waterloo and the two townships near London were selected as case studies because:

- 1) they represent a cross-section of the populations and situations found in city, rural-urban and rural areas,
- 2) it was important to establish the level of acceptance and issues found in urban and rural areas for granny flats,
- 3) local politicians and regulators were interested in using granny flats for elderly persons.

For the purposes of this consolidated market assessment report, respondents have been divided into Waterloo and rural respondents. The important general differences and similarities in preferences and acceptance of granny flats by consumers, hosts, neighbors and regulators in these two areas are provided in this report.

It should be noted that there were very important differences between the four districts of Waterloo, small town and farm people in the two townships with respect to preferences and acceptance of granny flats by consumers, hosts, neighbors and municipal regulators. Although these differences are not evident in this consolidated report (beyond the scope of this report) it is necessary and vital to consider them in determining the best approaches for the introduction and implementation of granny flats into specific locations of a city or a rural area.

C. PERCEPTIONS AND ACCEPTANCE OF GRANNY FLATS BY CONSUMERS

This section outlines the perceptions, preferences and acceptance of granny flats by consumers (potential occupants) Two groups of consumers were identified: the future elderly consumers (34 to 64 years old) and the current elderly consumers (65 to 79 years old). Photographs of existing Australian granny flats (exteriors and interiors) were shown to consumers. (Sample photographs are provided at the end of the Report.)

The questions that were asked in the survey are indicated in the table title.

1. Adequacy of Granny Flat Size

Table 1: Is it large enough for one person? (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
YES	95.7	87.0		99.0	100.0	
NO	4.3	13.0		0.0	0.0	
DONT KNOW	0.0	0.0		1.0	0.0	

The vast majority of future and current elderly consumers in Waterloo and rural areas felt the granny flat was large enough for one person. They indicated this was so because the design of the unit was adequate, although some felt that it only provided basic space. The main reason that a few persons felt it was not large enough were that they would feel confined.

Table 2: Is it large enough for two persons? (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
YES	I 80.2	I 54.8	I	I 67.3	I 89.9	I
NO	I 16.7	I 37.9	I	I 29.9	I 10.1	I
DONT KNOW	I 3.1	I 7.3	I	I 2.8	I 0.0	I

Most of the future elderly and half of the current elderly people in Waterloo felt the granny flat was large enough for two persons because the spaces were adequate and the granny flat was like housing with which they were familiar. Some future elderly persons felt it would be large enough but it would take time to adjust. Others said the granny flat was not large enough for two persons primarily because the rooms were small, and there was inadequate bedroom space.

In the rural areas half of future elderly and most of current elderly people felt the granny flat was large enough for two persons. Some future elderly said that the granny flat could be large enough for two persons with a little more space (inadequate storage, no extra rooms) and it would take time to adjust. Some current elderly felt it was not large enough for two persons because of small rooms.

2. Ease of Entry into Granny Flat

Table 3: Is entry into the granny flat easy? (%)

	<u>Waterloo</u>			<u>Rural</u>		
	PUT 35-64	ELD: 65-79	CUR ELD: I	FUT 35-64	ELD: 65-79	CUR ELD: I
YES	I 87.0	I 100.0	I	I 97.3	I 100.0	I
NO	I 13.0	I 0.0	I	I 1.8	I 0.0	I
DONT KNOW	I 0.0	I 0.0	I	I 0.8	I 0.0	I

The majority of future and current elderly in Waterloo felt entry was easy into the granny flat because of a ramp, few steps and railing. Some of the future elderly felt that entry was not easy into the granny flat because of many steps and steep ramp.

In the rural areas, the majority of future and current elderly felt entry was easy into the Granny Flat because of the ramp, few steps and railings. None of the rural consumers said entry was not easy.

3. Physical Isolation in the Granny Flat

Table 4: Would you feel physically isolated living in a granny flat, compared to where you are now living? (%)*

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
YES	I 19.3	I 23.7	I	I 1.0	I 33.3	I
NO	I 72.2	I 64.6	I	I 94.1	I 66.7	I
DONT KNOW	I 8.5	I 11.8	I	I 4.9	I 0.0	I

About three-quarters of the future and current elderly people in Waterloo would not feel physically isolated in a granny flat when compared with where they were now living (most were in single detached, 1 and 2 storey homes). They would not feel physically isolated because of the companionship provided and independence. Also, granny flats were like familiar housing. Some future and current elderly people felt they would feel physically isolated because they would be far from others (major reason) and it would depend on the siting of the granny flat (minor reason).

Most future elderly and two-thirds of current elderly living in the rural townships would not feel physically isolated compared to where they are now living (mostly in single detached, 1 and 2 storey homes) because of companionship, independence, it is a familiar style of housing and there is access to the outdoors. Some current elderly felt they would feel isolated because they would be far from others and it would depend on how the granny flat was sited.

*If the respondent is under 65, the question should be: Would you feel physically isolated in a granny flat, compared to where you plan to live when you are retired?

4. Physical Confinement in Granny Flat

Table 5: Would you find it physically confining living in a granny flat? (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
YES	I 31.8	I 31.1	I	I 22.3	I 30.2	I
NO	I 63.2	I 61.4	I	I 76.9	I 69.8	I
DONT KNOW	I 5.1	I 7.6	I	I 0.8	I 0.0	I

Future and current elderly people in Waterloo felt they would find it physically confining living in a granny flat because of inadequate indoor space, lack of companionship and inadequate outdoor space.

Waterloo consumers would not find the granny flat confining because it was like a small house, there was access to outdoors and less space was needed by elderly.

Future and current elderly persons in rural townships felt they would find it confining in a granny flat because of inadequate indoor space.

Future and current elderly people in the rural area would not find the granny flat confining because of access to the outdoors, granny flat was like a small house, and less space was needed by the elderly.

5. Other Comments About Granny Flats Made by Future and Current Elderly Consumers

In Waterloo 16% of consumers felt the exterior design was inadequate and 4% felt it was adequate. 36% felt the interior design was inadequate and 6% felt it was adequate. 30% like the concept and 13% did not like the concept. 17% felt siting a granny flat on their lot was not feasible. 22% were concerned about relationships between elderly and host, neighbors and community, 20% were concerned about rules and regulations involved with granny flats. 5% liked the fact that granny flats had access to green space.

In the rural areas 16% of the consumers felt the exterior design was inadequate 7% felt it was adequate. 16% felt the interior design was inadequate, 3% felt it was adequate. 3% liked the concept and 4% did not like the concept. 5% of the consumers in rural areas felt siting of a granny flat on their lot was not feasible. 5% of the consumers were concerned about the relationships between the host, consumer and neighbors. 12% were concerned about rules and regulations that would apply to granny flats. 8% of the rural consumers liked the fact that granny flats had access to green space.

6. Decision by Consumers to Live in Granny Flat

Table 6: In a general sense, would you (when you are an) elderly person, live in a movable house such as a granny flat if they were available? (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
YES	I 60.0	I 51.2	I	I 80.9	I 66.7	I
NO	I 27.8	I 40.0	I	I 13.0	I 23.3	I
DONT KNOW	I 12.1	I 8.9	I	I 6.1	I 10.1	I

60% of future elderly and 51% of current elderly in Waterloo would as an "elderly person live in a movable house such as a granny flat if they were available". They would live in it because of: independence and privacy, preferable over other housing alternatives available for elderly, companionship, its affordability, and adequate interior space. Future and current elderly in Waterloo would not live in a granny flat because: they do not want to impose, prefer other housing, lack of independence, lack of companionship and because of small space in granny flat.

81% of future elderly people and 67% of current elderly people in rural townships would live in a granny flat if available. They would live in it because of :independence and privacy, companionship, preference over other housing, would stay in present location, affordability, and adequate interior design. Future and current elderly people would not live in a granny flat because: they prefer other housing, don't want to impose, small space in granny flat and they have no host nearby.

It should be emphasized that a 100% acceptance of granny flats is not necessary to make them a viable option. Even a 20% "real" acceptance level among consumers could be considered significant.

7. Amount of Rent Consumers Willing to Pay for Granny Flat

Question: "Assuming you'd be living by yourself. How much rent, per month would you be willing to pay? _____ dollars."

42% of consumers in Waterloo would pay \$100-200 rent per month; 16% would pay \$200-300; 27% would pay \$300-400; and 8% would pay more than \$400 per month.

15% of consumers in rural townships would pay \$51-100 rent per month; 61% would pay \$100-200; and 14% would pay \$200-250 rent per month for a granny flat.

8. Availability of Lot for Granny Flat

Table 7: Is there anyone's lot in City/Township where you would want to have your granny flat located? (%)

	<u>Waterloo</u>				<u>Rural</u>			
	FUT ELD:		CUR ELD:		FUT ELD:		CUR ELD:	
	35-64	65-79			35-64	65-79		
YES	I 26.3	I 23.7	I	I	I 56.3	I 100.0	I	I
NO	I 50.2	I 40.3	I	I	I 17.4	I 0.0	I	I
DONT KNOW	I 23.5	I 36.0	I	I	I 26.3	I 0.0	I	I

A quarter of future and current elderly consumers in Waterloo knew of a lot in the City where they would want to have their granny flat located.

Future elderly persons in the City would prefer to have the granny flat on their own lot. Few would have it on the lot of a non-immediate family member. The future elderly preferred these locations because of companionship, they liked the physical location, adequate green space and lower living costs.

Current elderly persons in the City would have the granny flat on a lot of an immediate family member because of companionship. Few would have it on their own lot.

About one-half of future and current elderly consumers in Waterloo did not want to have their granny flat located on anyone's lot in the city. The reasons were: knew of no host family; preferred other housing alternatives; did not want to impose on others; and felt the host's lot was unsuited for a granny flat.

Many future and current elderly in the rural townships knew of a lot in the township where they would want their granny flat located. The future elderly wanted the granny flat located on their own lot because they liked the physical location, lower living costs and for companionship. Most of the current elderly wanted their granny flat located on their own lot. A few wanted it on the lot of an immediate family member because they liked the physical location and lower living costs.

A few future elderly in rural townships did not want to have their granny flat located on anyone's lot in the township because of no host family, preferred other housing alternatives and host lot not suited for granny flat.

9. Length of Residence in Granny FlatTable 8: For how long would you like to live in a granny flat?
(%)

	<u>Waterloo</u>				<u>Rural</u>			
	FUT ELD: 35-64		CUR ELD: 65-79		FUT ELD: 35-64		CUR ELD: 65-79	
SHORT<1YR>	I 2.6	I 0.0	I	I	I 0.0	I 0.0	I	I
MED<2-4YR>	I 1.6	I 7.5	I	I	I 1.2	I 0.0	I	I
LONG<5+YR>	I 89.6	I 76.7	I	I	I 95.9	I 56.6	I	I
DONT KNOW	I 6.3	I 15.8	I	I	I 2.9	I 43.4	I	I

The majority of elderly in the rural areas and in Waterloo would prefer to live in a granny flat for a long term (5+years).

Most of Waterloo and rural consumers (future and current) would live in granny flat year round.

In Waterloo and rural townships, poor health and poor relationship with host were the circumstances under which the elderly would move out of a granny flat.

10. Granny Flats as an Alternative Form of Housing for the Elderly

Before this question was posed, respondents were reminded of the three housing types they had preferred (in an earlier question) as housing for the elderly.

(examples) single detached house; duplex; row house; room in a house; triplex, quadrplex; walk-up; 5 + storey apartment building; mobile home; home for aged; nursing home; rooming house; senior citizens apartments.

Table 9: Would you find granny flats a good housing alternative for the elderly? (%)

	<u>Waterloo</u>					<u>Rural</u>				
	FUT ELD: 35-64		CUR ELD: 65-79			FUT ELD: 35-64		CUR ELD: 65-79		
YES	I 82.7	I 81.6	I	I	I	I 90.5	I 66.7	I	I	I
NO	I 17.3	I 18.4	I	I	I	I 9.5	I 33.3	I	I	I

Most of the future and current elderly consumers in Waterloo and rural areas felt granny flats were a good alternative form of housing for elderly. Their reasons were: (in order of decreasing importance) granny flats permit mobility, privacy and independence; attractive design; companionship; more economical; less maintenance.

The reasons consumers felt granny flats were not good alternatives were: preferred other housing alternatives; lot unsuited for granny flat; isolation of elderly; don't want to impose on host.

11. Statement on Consumer Acceptance of Granny Flat

There was a general overall acceptance of granny flats by future and current elderly consumers in Waterloo and the rural townships. However, the level of acceptance for the granny flat was higher in the rural township: in small towns and villages and on farms.

D. PERCEPTIONS OF GRANNY FLAT BY HOSTS

This section outlines preferences for and perceptions of the granny flat by (potential) hosts. Hosts were persons who were homeowners and 20 to 64 years old. Photographs of existing Australian granny flats (exteriors and interiors) were shown to hosts.

1. Attractiveness of Design on Property

Table 10: Is the design attractive to have on your property? (%)

	WATERLOC RURAL			
	-----I-----I-----I			
YES	I 81.4	I 86.0	I	
	-I-----I-----I			
NO	I 18.6	I 14.0	I	
	-I-----I-----I			

2. Appropriate Size for One or Two Persons

Table 11: Is the size appropriate for one or two persons? (%)

	WATERLOC RURAL			
	-----I-----I-----I			
YES	I 86.4	I 75.6	I	
	-I-----I-----I			
NO	I 9.8	I 23.6	I	
	-I-----I-----I			
DCNT KNOW	I 3.8	I 0.8	I	
	-I-----I-----I			

3. Physically Possible to Locate Granny Flat on Lot.

Table 12: Is it physically possible to locate a granny flat on your lot? (%)

	WATERLOO RURAL			
	-----I-----	I-----	I-----	I-----
YES	I	51.4	I	79.4 I
	-I-----	I-----	I-----	I-----
NO	I	44.5	I	20.6 I
	-I-----	I-----	I-----	I-----
DCNT KNOW	I	4.0	I	0.0 I
	-I-----	I-----	I-----	I-----

4. Other Concerns and Comments Hosts Had About Granny Flats

In Waterloo two-thirds of hosts responses indicated concern about siting of granny flat on lot, site design and servicing. One half of the responses related to concerns about social relations between host, consumer and neighbors. A few of the responses were about taxation, economic questions, regulations, and physical design.

In the rural townships, half of the hosts responses were concerns about site design and servicing. About a third of the responses were about regulations and comments about social relations between host, consumer and neighbors. A few of the responses were about taxation, economic questions and physical design.

5. Hosts Decision on Having Granny Flat on Lot.

Table 13: In summary, given the above, would you consider having a granny flat located on your lot? (%)

	WATERLOO RURAL			
	-----I-----I-----I			
YES	I 50.0	I 78.1	I	
	-I-----I-----I			
NO	I 44.4	I 15.1	I	
	-I-----I-----I			
DCNT KNOW	I 5.6	I 6.8	I	
	-I-----I-----I			

50% of the hosts in Waterloo would consider having a granny flat located on their lot. The reasons were: (major reasons) granny flat was preferable over other alternatives for elderly; companionship, close to family; (lesser reasons) needed option; independence and privacy; lot large enough; convenient; economical.

78% of the hosts in the rural townships would consider having a granny flat located on their lot. Reasons given were: (major reasons) companionship; preferable over other housing alternatives for elderly; convenient; needed option; independence and privacy; lot large enough; economical.

Reasons Waterloo hosts would not consider having a granny flat on their lot were: lot too small; conflicting relationships between host, consumer and neighbors; don't like granny flat concept; (lesser reasons) other better alternatives exist; aesthetically unappealing; devalue property.

When asked what could be done to make the granny flat acceptable, the following suggestions were made by Waterloo hosts: need larger lot; group granny flats together; improve design of unit; nothing could be done: against the concept.

Few rural township hosts would not consider having a granny flat on their lot. Reasons were: conflicting relationship between host, consumer and neighbors, lot too small and don't like concept.

The following suggestions were made by this rural group to make granny flats acceptable: need larger lot, if granny flat is preferred by the elderly occupant, improve design of unit, nothing could be done because they were against the concept.

6. Persons Hosts Would Have in Granny Flat

Table 14: Would you consider having a relative living in a granny flat? (%)

	WATERLOO RURAL			
	-----I-----I-----I			
YES	I 78.2	I 95.4	I	
	-I-----I-----I			
NO	I 15.8	I 4.6	I	
	-I-----I-----I			
DCNT KNOW	I 6.1	I 0.0	I	
	-I-----I-----I			

For Waterloo hosts, half of these relatives lived in the Waterloo Region; half lived in South Western Ontario, in other Ontario areas and some in other provinces. For rural hosts, most of these relatives were living in the London Region; some lived in South Western Ontario and in other areas of Ontario.

Table 15: Would you have someone other than a relative living in a granny flat? (%)

	WATERLOO RURAL			
	-----I-----I-----I			
YES	I 56.7	I 52.7	I	
	-I-----I-----I			
NO	I 33.2	I 40.3	I	
	-I-----I-----I			
DCNT KNOW	I 10.1	I 7.1	I	
	-I-----I-----I			

The non relatives that Rural and Waterloo hosts would have were: (in decreasing preference) a friend, anyone and neighbor.

7. Statement of Host Acceptance of Granny Flats

Most City and township hosts accepted the granny flat. There was a higher level of acceptance among township hosts.

E. NEIGHBOUR AND NEIGHBOURHOOD ACCEPTANCE OF GRANNY FLATS

Table 16: Generally speaking, would your neighbors accept a granny flat in this neighbourhood? (%)

	WATERLCC RURAL			
	-----I-----	I-----I-----	I-----I-----	I-----I-----
YES	I 23.3	I 57.4	I	I
	-I-----I-----	-I-----I-----	-I-----I-----	-I-----I-----
NO	I 36.2	I 14.1	I	I
	-I-----I-----	-I-----I-----	-I-----I-----	-I-----I-----
SOME MIGHT:WONT	I 23.0	I 16.3	I	I
	-I-----I-----	-I-----I-----	-I-----I-----	-I-----I-----
DONT KNOW	I 17.6	I 12.2	I	I
	-I-----I-----	-I-----I-----	-I-----I-----	-I-----I-----

A quarter of Waterloo hosts felt that their neighbors would accept a granny flat in their neighborhood. Reasons for acceptance were: neighbors respect others wishes, granny flats were a needed alternative, siting would have no impact on neighbors, design was acceptable, there is diversity of housing in neighborhood.

Reasons given by Waterloo hosts for non acceptance were: (in decreasing importance) devalue property, lot too small, regulations do not allow granny flats, conflicting social relationships, inadequate physical design of granny flat, because of granny flat's location on site.

In the rural areas, over half of the hosts felt their neighbors would accept granny flats. Reasons for acceptance were; neighbors respect others wishes, siting of granny flat would not impact neighbors, a needed alternative, diversity of housing present in neighborhood, acceptable design.

Reasons given by rural hosts for non acceptance were: (in decreasing importance) lots too small, regulations do not allow granny flat, inadequate physical design, devalue property, location on site.

Table 17: Would you mind if a neighbor had a granny flat? (%)

		WATERLOO RURAL			
		-----I-----	-----I-----	-----I-----	-----I-----
YES		I 12.5	I 0.6	I	I
		-I-----	-I-----	-I-----	-I-----
NO		I 83.4	I 99.4	I	I
		-I-----	-I-----	-I-----	-I-----
DONT KNOW		I 4.0	I 0.0	I	I
		-I-----	-I-----	-I-----	-I-----

The majority of consumers and hosts in Waterloo would not mind if a neighbor had a granny flat. The reasons they would not mind were: its neighbor's business, serves a need, would not interfere with their property, if regulated, if good design.

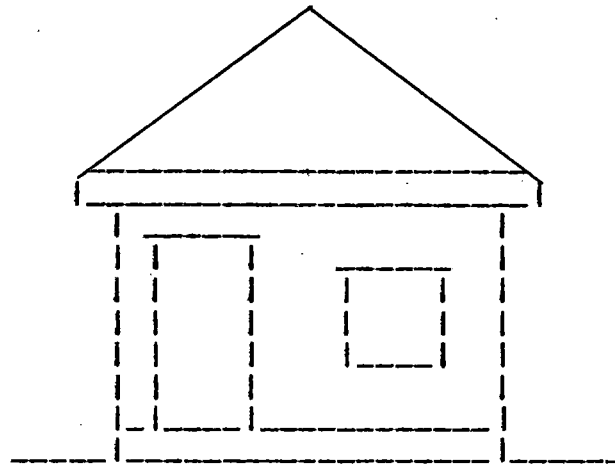
Reasons consumers and hosts in Waterloo would mind were: granny flat would not fit in neighborhood, devalue property, obstructs view, fear poor regulation.

Almost all of rural consumers and hosts did not mind if a neighbor had a granny flat. Reasons were: would not interfere with their property, serves need, neighbor's business, if regulated, would not devalue property.

Overall, it appears that hosts perceived there would be greater acceptance of granny flats by rural neighbors than by city neighbors. Most city and rural hosts indicated they would not mind if their neighbors had a granny flat. There was a greater degree of acceptance of granny flats by hosts than the acceptance the hosts perceived their neighbors to have. This difference was greatest in Waterloo.

F. GRANNY FLAT STYLE AND FLOOR PLAN PREFERENCES BY CONSUMERS AND HOSTS

1. Style A

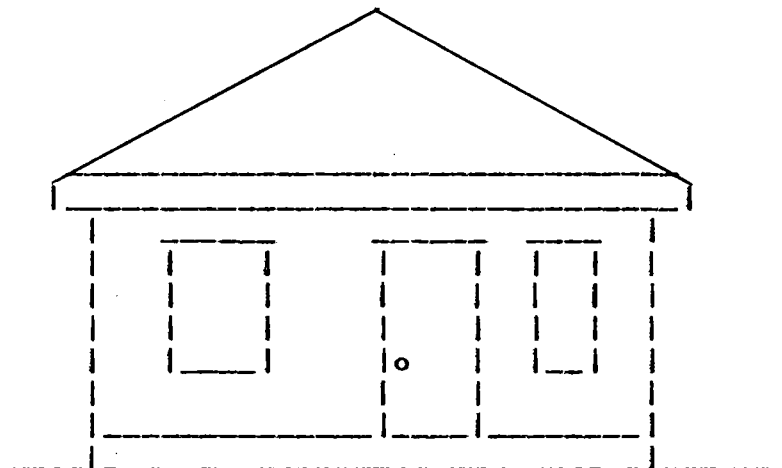


Style A is an end-on view of an elongated unit with a hip roof. Off centre entry (left). One small double window (paned). Stucco like siding.

Table 18: Ranking of Style A (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
FIRST	7.9	0.0		2.8	43.5	
SECOND	11.4	11.3		9.2	37.7	
THIRD	12.5	11.0		18.4	18.8	
FOURTH	68.3	77.6		69.6	0.0	

Style A was: fourth preference for Waterloo elderly and rural future elderly; first and second preference for rural current elderly.

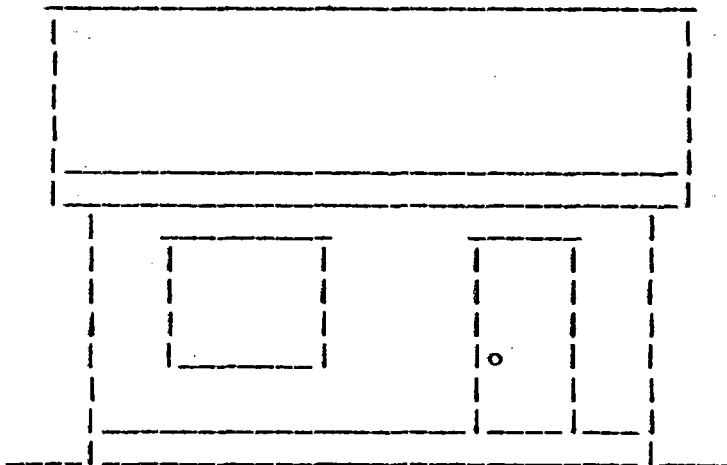
2. Style B

Style B is a side view of a square unit with a hip roof. Centre entry. One small window (paned) on right and one larger window (paned) on left of entry. Horizontal siding.

Table 19: Ranking of Style B (%)

	<u>Waterloo</u>				<u>Rural</u>			
	FUT ELD: 35-64		CUR ELD: 65-79		FUT ELD: 35-64		CUR ELD: 65-79	
FIRST	I 43.4	I 43.9	I	I	I 44.0	I 33.3	I	I
SECONE	I 38.4	I 46.2	I	I	I 44.5	I 0.0	I	I
THIRD	I 11.5	I 9.9	I	I	I 5.5	I 66.7	I	I
FOURTH	I 6.6	I 0.0	I	I	I 6.0	I 0.0	I	I

Style B was: first and second preference for Waterloo elderly and rural future elderly; third preference for rural current elderly.

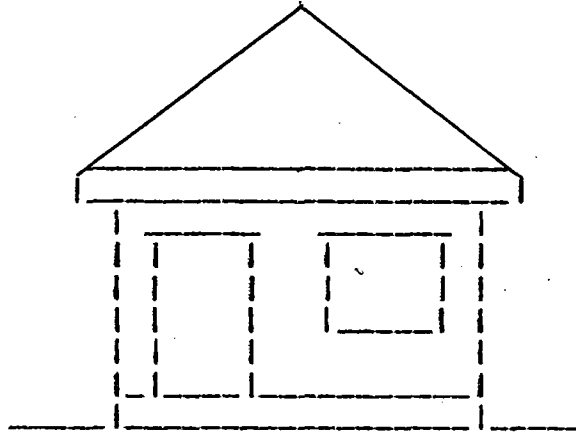
3. Style C

Style C is a side view of a square unit with a gable roof facing side. Off centre entry (right). One large double window (paned). Horizontal siding.

Table 20: Ranking of Style C (%)

	<u>Waterloo</u>		<u>Rural</u>	
	FUT ELD: 35-64	CUR ELD: 65-79	FUT ELD: 35-64	CUR ELD: 65-79
FIRST	41.8	59.2	47.3	33.3
SECOND	42.3	32.9	43.6	0.0
THIRD	8.7	3.2	6.5	0.0
FOURTH	7.2	4.8	2.5	66.7

Style C preferences of future and current elderly were similar to their Style B preferences.

4. Style D

Style D is an end-on view of an elongated unit with gable roof facing front. Off centre entry (left). One large window (paned). Vertical Siding.

Table 21: Ranking of Style D (%)

	<u>Waterloo</u>				<u>Rural</u>			
	FUT ELD:		CUR ELD:		FUT ELD:		CUR ELD:	
	35-64	65-79	35-64	65-79	35-64	65-79	35-64	65-79
FIRST	14.8	0.0			13.0	81.2		
SECOND	13.7	17.2			11.0	18.8		
THIRD	62.7	72.0			65.1	0.0		
FOURTH	8.8	10.8			10.9	0.0		

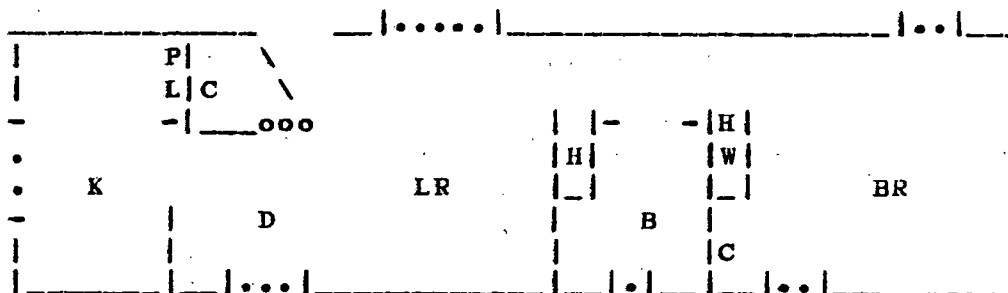
Style D preferences by future and current elderly were similar to their Style A preferences.

5. Shapes of Granny Flats

Table 22: What shape(s) of granny flat would you like? (%)

	WATERLOO RURAL	
SQUARE	73.2	64.8
RECTANG	11.1	17.8
ELONGATED	9.9	7.9
NO PREF	7.5	18.1

6. Floor Plan A

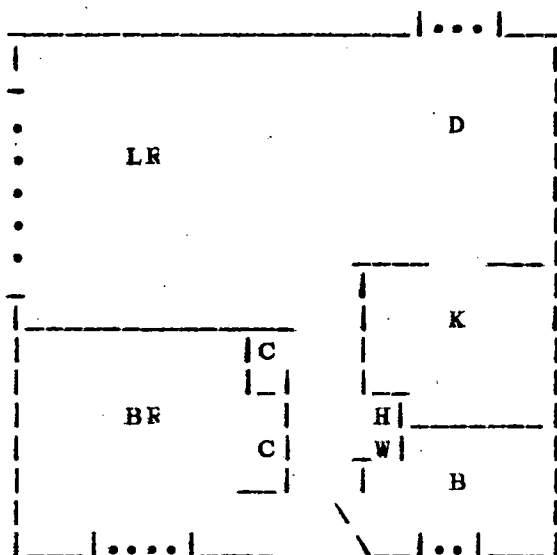


This floor plan was elongated (4 m. by 13 m.) with side (ramp) entry into the living room area. The kitchen was to the right of the livingroom, the bath and bedroom to the left of livingroom.

Table 23: Ranking of Floor Plan A (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
FIRST	I 7.6	I 14.3	I	I 18.2	I 69.8	I
SECOND	I 18.5	I 4.2	I	I 17.5	I 30.2	I
THIRD	I 45.5	I 49.6	I	I 22.0	I 0.0	I
FOURTH	I 28.4	I 31.9	I	I 42.2	I 0.0	I

Floor Plan A was the third and fourth preference of Waterloo elderly and rural future elderly; first and second preference of rural current elderly.

7. Floor Plan B

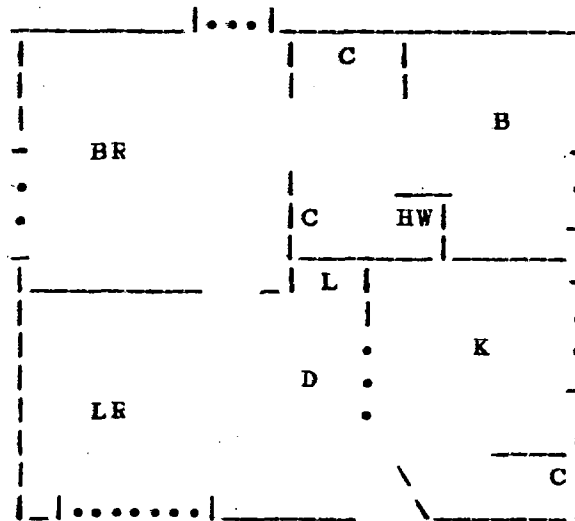
This floor plan was square (7 m. by 7 m.). Ramped centre entry into a hallway with bedroom to left, bath and kitchen to right and living room at end of hallway.

Table 24: Ranking of Floor Plan B (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
FIRST	I 27.1	I 44.9	I	I 40.1	I 0.0	I
SECOND	I 32.9	I 42.8	I	I 38.6	I 0.0	I
THIRD	I 10.2	I 0.0	I	I 12.1	I 0.0	I
FOURTH	I 29.8	I 12.3	I	I 9.3	I 100.0	I

Floor Plan B was the first and second preference of Waterloo elderly and rural future elderly; fourth preference of rural current elderly.

8. Floor Plan C



This floor plan was square (7 m. by 7 m.). Ramped side entry into a small vestibule. Kitchen ahead of vestibule and livingroom to left of vestibule. Bedroom behind livingroom, bath behind kitchen (and across from the bedroom).

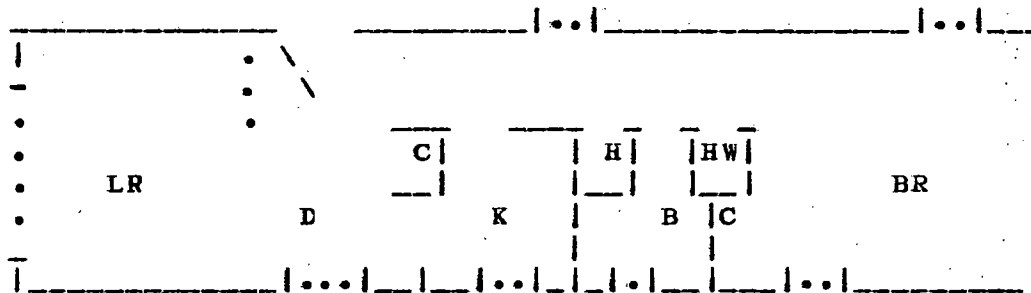
Table 25: Ranking of Floor Plan C (%)

	<u>Waterloo</u>			<u>Rural</u>		
	FUT ELD: 35-64	CUR ELD: 65-79		FUT ELD: 35-64	CUR ELD: 65-79	
FIRST	I 54.3	I 66.4	I	I 59.1	I 50.0	I
SECOND	I 27.4	I 33.6	I	I 29.7	I 50.0	I
THIRD	I 5.3	I 0.0	I	I 6.3	I 0.0	I
FOURTH	I 12.9	I 0.0	I	I 4.9	I 0.0	I

Floor Plan C was first and second preference for Waterloo and rural consumers.

Floor Plan C was most preferred and floor plan B was second.

9. Floor Plan D



This floor plan was elongated (4 m. by 13 m.) with side (ramp) entry into the kitchen area, livingroom was to right of kitchen and bath and bedroom to left of kitchen.

Table 26: Ranking of Floor Plan D (%)

	<u>Waterloo</u>				<u>Rural</u>			
	FUT ELD: 35-64		CUR ELD: 65-79		FUT ELD: 35-64		CUR ELD: 65-79	
FIRST	I 26.5	I 4.4	I	I	I 14.9	I 76.8	I	I
SECOND	I 24.8	I 19.3	I	I	I 33.9	I 0.0	I	I
THIRD	I 30.1	I 42.6	I	I	I 37.8	I 23.2	I	I
FOURTH	I 18.6	I 33.7	I	I	I 13.4	I 0.0	I	I

Floor Plan D was of second and third preference to Waterloo and rural future elderly; third and fourth preference to Waterloo current elderly; first preference to rural current elderly.

10. Statement on Style and Floor Plan Preferences

The following are the style and floor plan preferences of elderly persons: First=C; Second=B; Third=D; Fourth=A.

Municipal officials and regulators indicated similar preferences for styles and floor plans.

11. Location of Granny Flat on Lot

Table 27: Would you prefer to have a granny flat in: (%)

	WATERLOO RURAL				
	-----I-----	I-----I-----	-----I-----	I-----I-----	
SIDEYARD	I	49.4	I	68.7	I
	I-----I-----		I-----I-----		I-----I-----
BACKYARD	I	31.9	I	19.8	I
	I-----I-----		I-----I-----		I-----I-----
EITHER	I	14.5	I	8.8	I
	I-----I-----		I-----I-----		I-----I-----
NEITHER	I	4.1	I	3.5	I
	I-----I-----		I-----I-----		I-----I-----

Table 28: If it were physically possible would you place a granny flat in your sideyard? (%)

	WATERLOC RURAL		
	-----I-----	I-----I-----	I-----I-----
YES	I 57.7	I 73.1	I
	-I-----I-----	I-----I-----	I-----I-----
NO	I 36.0	I 19.6	I
	-I-----I-----	I-----I-----	I-----I-----
DONT KNOW	I 6.2	I 7.4	I
	-I-----I-----	I-----I-----	I-----I-----

Table 29: If it were physically possible would you place a granny flat in your backyard? (%)

	WATERLOC RURAL		
	-----I-----	I-----I-----	I-----I-----
YES	I 63.5	I 55.7	I
	-I-----I-----	I-----I-----	I-----I-----
NO	I 29.3	I 36.8	I
	-I-----I-----	I-----I-----	I-----I-----
DONT KNOW	I 7.2	I 7.5	I
	-I-----I-----	I-----I-----	I-----I-----

G. MUNICIPAL REGULATORS PREFERENCES

10 local politicians and 19 local regulators were interviewed in the survey.

1. Preference for Preassembled or Prefabricated Unit as a Granny Flat

One-quarter of City and township regulators preferred pre-assembled units. They preferred pre-assembled units because they could be taken on and off the site in one piece and because of low cost factors.

One-half of the regulators preferred pre-fabricated units because it was easier to install on site, did not look like a mobile home and there were more style varieties.

One-quarter felt either type of unit could be used as a granny flat. These regulators felt there was not much difference between these two types of units and it would depend on the unit's structural integrity.

2. Zoning By-Laws Issues

A large majority of City and rural regulators felt zoning by-laws would be an issue for pre-assembled or prefabricated units as granny flats. Zoning by-law amendments would be required to allow two housing structures per lot. Spot zoning could be used for greater municipal control of granny flats. Information about and education on granny flats would be required.

3. Occupancy By-Laws Issue

Most of the regulators felt occupancy by-laws would not be an issue. Most regulators indicated there were not any existing occupancy by-laws. Occupancy would not be a problem as long as granny flats were occupied by elderly persons. Occupancy by-laws would not be a problem if special zoning classifications could be provided for the unit.

Few of the City and township regulators felt occupancy by-laws would be an issue for pre-assembled or prefabricated units as granny flats. Individual permits and contracts could be used to control tenancy.

4. Servicing Issue

One-half of the regulators felt servicing would be an issue for preassembled or prefabricated units used as granny flats. Additional systems may be required. It may be difficult and costly to hook-up services and unit must be properly located

on the lot to take advantage of existing services.

One-half of the municipal regulators felt servicing would not be an issue because the additional use of services would be minimal. Servicing for a granny flat is similar to that of a pool, mobile home or a barn hookup.

5. Parking Issue

A third of the Waterloo regulators felt parking would be an issue with granny flats. Parking would depend on lot size, parking could be permitted behind the main house.

Most City and township regulators felt parking would not be an issue. In rural areas parking is not a problem. Officials felt elderly persons may not have an automobile. A slight increase in parking could be handled by existing facilities. The regulators commented that in the city, public transportation is close at hand and therefore elderly people would not have to use their own vehicle.

6. Lot Requirements Issue

Three-quarters of the regulators felt lot requirements would be an issue for granny flats. The regulators felt that minimum lot size and set back requirements for granny flats placement should be adopted.

Regulators in Waterloo felt the minimum size of a lot on which a granny flat could be placed was: (a) 12 m. to 15 m. by 37 m. to 38 m. (b) 15 m. to 18 m. by 15 m. to 18 m. The minimum size lot indicated by rural regulators was: (a) 12 m. to 15 m. by 23 m. to 24 m. (b) 15 m. to 18 m. by 40 m. to 46 m. (c) 30 m. by 30 m. to 60 m.

Most regulators preferred to have the granny flat set back from the building line.

A quarter of the regulators felt lot requirements were not an issue for granny flats. In rural areas lots are large. In the city the community would regulate granny flats through acceptance.

7. Property Taxation Issue

Two-thirds of city regulators and a few of the rural regulators felt property taxation would be an issue for granny flats. Municipality would require some revenue from granny flats for services. Assessment of the host property could be considered. Granny flat could be taxed as a temporary unit or at a flat rate low enough not to discourage granny flat use.

One-quarter of the city regulators and three-quarters of the rural regulators felt property taxation was not an issue for granny flats. If granny flats are rented, property taxation is included in rent paid to housing authority. Granny flat is temporary, increased assessment only while on host's lot. Other suggestions were: should be a flat rate assessment, reduced level of assessment, tax rebates may be applied, extra taxation could be used for elderly services in the community.

8. Fire Regulation Issue

About half of city and rural regulators felt fire regulations were an issue for granny flats. There must be access to unit by fire and emergency vehicles. Fire department must be informed and granny flats would have to be added to fire code list of occupancies. Fire insurance and smoke detectors must be provided in granny flats.

About half of city and rural regulators felt fire regulations were not an issue for granny flats because the units would have to meet the local fire code, there would be a reasonable minimum separation distance between buildings and they have a good fire department.

9. Health Regulations Issue

Half of Waterloo and the rural regulators felt health regulations were an issue for granny flats. Granny flats must meet minimum health standards and levels of floor and window space. Sewage (or septic) system may need upgrading in some cases.

Half of city and rural regulators felt health regulations were not an issue for granny flats because they must meet health standards. Health standards for granny flats would be concerns for the health unit and would only be permitted with (or hooked into) adequate septic systems.

10. Building Code Regulation Issue

A quarter of the regulators felt building code regulation would be an issue for granny flats. Granny flats must be up to National Building Code Standards. There must be a minimum distance between units and proper window orientation. Minimum square footage requirements may need to be amended.

Three-quarters of the regulators felt building code regulation would not be an issue for granny flats as long as National Building Code Standards are met and standards could be amended if necessary.

11. Municipal Financing Issue

Three quarters of regulators felt municipal financing would be an issue for granny flats. Financing of granny flats should be handled by provincial and/or federal government, non-profit organizations and personal financing. The city would pick up the cost of hard services and possible deficit on senior housing. The township would require increased assessment and mill rate. Some regulators felt that provision would have to be made in the budget for financing of units.

A few of the regulators felt municipal financing would not be an issue because the municipality would not be involved in financing of units.

A few of the regulators did not know if municipal financing would be an issue.

12. Administration by Municipality Issue

About half of the regulators felt administration would be an issue because extra staff may have to be hired. They prefer the housing authority and/or a non-profit organization to administer granny flats.

About half of the regulators felt administration would not be an issue. Since there would be few units to administer it could be handled by an existing department.

13. Other Issues

Other issues raised by the regulators were related to the impact of granny flat on property values of the neighbors and acceptability of granny flats.

14. Granny Flats as Reasonable Option for Elderly

Over half of Waterloo regulators felt the granny flat was a reasonable option in Waterloo because elderly people remain in the community and close to friends; they saw granny flats as a needed alternative for the elderly. The city is able to provide servicing.

Most of rural regulators felt granny flats were a reasonable option in their township because it was affordable and a needed alternative; the elderly person would be close to family and friends and the township was able to provide service.

Some rural and city regulators felt granny flats were not a reasonable option because of too many municipal problems, cost of servicing and lots that are too small (Waterloo).

H. MANUFACTURED HOME INDUSTRY RESPONSES

10 out of 14 active manufacturer members of the Canadian Manufactured Housing Institute returned the mail-out questionnaire.

1) Shape and Type of Manufactured Housing

One manufacturer indicated their consumers preferred square shaped units, four indicated consumers preferred rectangular units, four indicated consumers preferred elongated units and one indicated consumers preferred a variety of designs.

6 manufacturers would like to see pre-assembled housing used as granny flats while another 4 would like to see prefabricated housing used as granny flats.

2) Unit Flexibility and Adaptability

6 manufacturers felt that prefabricated homes could be practically and easily disassembled after having been used on a particular site; 3 felt they could not.

7 manufacturers felt that no changes would have to be made to their manufacturing process to produce a granny flat. 3 felt they could adapt present styles with few changes.

All manufacturers indicated that they could manufacture units with interchangeable facades so as to make the unit compatible with the neighborhood it would be located in.

8 manufacturers felt it would be possible to change interior walls so as to alter the size and configuration of the interior living spaces. 2 manufacturers did not answer this question.

8 manufacturers offered a choice of roof styles; 2 did not.

8 manufacturers offered two or three styles of windows: horizontal and vertical slider, fixed. 2 manufacturers had limited or no options offered.

Exterior siding materials used by manufacturers included: aluminum, vinyl, wood, acrylic, brick veneer and masonite.

3) Site Preparation

Site preparation varies with municipality by-laws and soil conditions and can involve grading for proper drainage. Foundations include treated wood piers, treated wood blocking on

surface, concrete perimeter footing and stud wall, concrete slab. Sewer and water lines available at site. Site preparation cost ranges from \$700 to \$1,500.

4) Implementation of Granny Flats

8 manufacturers favored working with a government agency or ministry on a granny flat project. 2 felt it may work if excessive and restrictive standards and requirements are avoided.

The problems that manufacturers felt would have to be overcome in implementing a granny flat project were: zoning by-laws and "red tape", integration of design and standards between industry and government.

All manufacturers were interested in participating in a pilot project. 6 manufacturers saw their participation as design and proto-type construction. 2 manufacturers would design and provide technical assistance, 1 manufacturer would manufacture and do on-site installation and 1 manufacturer was undecided as to what form his participation would take.

I. PROPOSAL FOR A GRANNY FLAT DEMONSTRATION PROJECT

There is an overall acceptance of the granny flat concept by consumers, hosts, neighbors, regulators in city and rural areas and the manufactured home industry. This report provided consolidated information on issues that are related and associated with this acceptance. All significant actors and factors associated with the implementation of granny flats have been addressed. This is the information and knowledge that is necessary to organize an effective granny flat demonstration project.

The following recommendations outline a proposed granny flat demonstration project.

1. Establish as soon as possible, a small steering committee to direct the demonstration project. Membership would include representatives of CMHC, manufactured home industry, a group representing the elderly and the author. This committee would develop the following: a) an agreed upon overall strategy for coordinating, implementing, publicising, monitoring and evaluating both walk-through and occupancy demonstrations, (b) roles and responsibilities of each committee member. The author would be pleased to act as a principal coordinator for the project.

2. Tasks of the committee:

Identify specific locations or events, (e.g. trade exhibitions) for demonstration units based upon:

- manufacturers' preferences relating to market visibility,
- political and regulatory acceptance,
- responsiveness of potential sponsoring agencies, occupants and host families.

CMHC regional field officers and the author's network of practicing planners across Canada would be useful in implementation. Many of these planners are the municipal regulators that will be involved in implementation. Further, regulators in the two areas of the survey (Waterloo and rural township) have indicated willingness to take part in a granny flat project.

It is recommended that at least 3 granny flats be put in place in each demonstration community so that their numbers are adequate to provide an opportunity for a fair assessment of their acceptance and applicability in the community.

- b) Develop and design criteria for the units and their siting on different types of lots.
- c) Select manufacturers for participation in the project.

- d) Establish monitoring and evaluation and mechanism strategy for the projects. The author's research has identified the critical issues that have to be monitored and evaluated among consumers, hosts, neighbor and regulators. The author's training in sociology and his computer assisted evaluation process (Community Analysis, Research and Evaluation System) would be appropriate for this evaluation.
- e) Establish the timing for the installation of the granny flats in the regions. It is recommended that they all be installed at or very near the same time. There is a great deal of interest by the public and the media in this concept. The impact of and publicity for the concept will be much larger and more beneficial if they are installed at the same time in all regions in order to make a high profile impact.
- f) Develop publicity materials and strategies for the demonstrations. This would include news releases, audio visuals and scale models of granny flats.
- g) Develop an action plan to:
- obtain regulatory approvals
 - build, locate and maintain units
 - publicize and show units
 - select sponsors, hosts and occupants
 - identify support services available to occupants
 - monitor and evaluate performance and acceptance
 - terminate demonstrations
 - assess opportunities and identify impediments.
- i) Develop publicity materials and strategies for the demonstrations This would include news releases, audio visuals and scale models of granny flats.
- h) Financing of the units. Survey response by manufacturers indicated most would participate in a demonstration project with a prototype. It is recommended that at least three units be provided in each region. Financial arrangements have to be made for these additional units. Insured loans for granny flats rather than chattel mortgages would promote the credibility, acceptance and use of granny flats.
- i) Identify local municipal roles and responsibilities in implementing demonstrations.

3. Local municipal tasks

In each demonstration community the coordinator would institute and coordinate with members of the steering committee the following tasks:

- a) Presentation of the concept to local councils using audio

visuals and a scale model of the granny flat prototype.

- b) Introduction of the concept to local communities and media, to provide information on granny flat projects to the public and show units.
- c) Identification of a local sponsoring group to administer granny flats as rental units. It is recommended that a sponsoring group be involved at the start of the project and continue to administer the units on completion of the demonstration project.
- d) Resolution of local regulations with regulators
- e) Identification of local hosts and occupants
- f) Mini survey of granny flat style and floor layout preferences of identified hosts and occupants.
- g) Style and layout information to local manufactured home manufacturer(s). Work the preference information into unit specifications with local manufacturers.
- h) Site preparation and installation of granny flat.
- i) Assessment of availability and coordination of access of support services for granny flat occupants. Author's research indicates that consumers considered granny flat occupancy in conjunction with access to support services: shopping, health, recreation, transportation services.
- j) Monitoring to take place shortly after installation to gauge reaction and periodically for a two year period. Monitoring and evaluation of short and long term effects must be carried out so that adjustments can be made in the project if problems occur and an overall assessment of benefits, costs and the implementation process for future applications can be provided.