

# What is a Pocket Neighborhood?



**Pocket neighborhoods are planned communities that are intentionally small in scale.** Typically, 15 to 50 units of single-family homes or duplexes are clustered together in areas designed to encourage community while also respecting privacy and independence.



## Targeted for the Middle Market

These developments aim to provide housing for the much needed “middle-income market.” In a senior-oriented pocket neighborhood, homes typically range in size from 800 to 1,500 square feet.

Smaller homes built on small lots help keep costs down, plus they’re less expensive to maintain, heat, or cool.

Residents may share common green spaces, gardens, a pavilion, or a community center. However, such amenities are nominal compared to those found in large master plan communities.



## Prioritizing Social Interaction and Wellness

Typically, residents must walk through common areas to reach their front door. This encourages neighbor interactions and helps build a stronger sense of community.

In a senior-oriented pocket neighborhood, the close arrangement of homes makes it easier and more economical for service providers to park and visit multiple clients. In this way, residents might be able to negotiate lower rates on everything from household cleaning to home health and physical therapy services.



## More Locations

The term pocket neighborhood is primarily associated with Ross Chapin of Ross Chapin Architects in Langley, Washington. The concept, however, has taken off in numerous other markets. Today, you can find pocket neighborhoods on both U.S. coasts and dotted throughout the country’s interior.

Land that is not well suited for large, sprawling senior campuses may work well for a pocket neighborhood. Therefore, additional locations in diverse areas could be available for this type of development.

Currently, not-for-profit entities are the primary developers of pocket neighborhoods. However, if the trend continues to gain traction among seniors expect more for-profit entities to join the movement.



## Striking an Ideal Balance

For many seniors, pocket neighborhoods check all the boxes, providing affordable housing and a priceless sense of community while also respecting privacy and social distancing, when necessary.

Ask your Seniors Real Estate Specialist® about pocket neighborhoods in your area and other housing options.

Count on an SRES® to guide you through the process of buying or selling your home, making the transaction less stressful and more successful.

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