



*Affiliate Partners for the Planning and Zoning Initiative*

Dormitory Authority of the State of New York ★ New York State Division of Housing and Community Renewal  
 New York State Energy Research and Development Authority ★ USDA Rural Development State Office  
 New York State Office of Mental Retardation and Developmental Disabilities

***Planning and Zoning Initiative***  
**September 4, 2008 meeting**  
**Comments and Suggestions from Breakout Sessions**

The *Planning and Zoning Initiative* was launched by the New York State Office for the Aging (NYSOFA) and the State Department of State at a meeting on September 4, 2008, together with five affiliate partners: Dormitory Authority of the State of New York, New York State Division of Housing and Community Renewal, USDA Rural Development—State Office, New York State Energy Research and Development Authority, and the New York State Office of Mental Retardation and Developmental Disabilities. The meeting convened 100 experts from across the State with experience in housing, aging, disabilities, planning, zoning, land-use, energy, design, or green-building.

We were pleased to receive a substantial number of excellent suggestions and valuable guidance from the individuals who participated in the September 4 meeting's breakout sessions. This information, provided below, will be included in the development process for the initiative's manual and DVD series, and will be included in the discussions to develop the recommendations to be submitted to the Governor and the Legislature.

**HOUSING**

<b>The following options/alternatives were recommended for inclusion in the <i>housing</i> division of the guidelines manual; many were recommended by multiple individuals.</b>			
Active adult communities;	Shared living residence; Abbeyfield home	Elder cottage	Co-housing: senior; age-integrated
Age-segregated senior housing	Intergenerational housing	Accessory apartment	Cooperative: senior; age-integrated
Independent apartments; Independent housing	Multi-generational housing; multi-generational communities	Congregate living; adult homes	Cooperative (limited equity)
Age-integrated communities	Grandfamilies house	Enriched housing	Condominiums
Mobile homes / parks	Mixed-use: housing, amenities, & commercial; Mixed-use development.	Assisted living	Adaptive re-use; rehab; retro-fit; Adapt historic properties
Single-family homes	Mixed-use senior housing; Co-location: senior housing next to supports	Housing with multiple levels of housing and care	Manufactured housing
Scattered single-family homes, owned by an agency, with coordinated services; NORCs	Designated units or set-aside in mixed-use housing	Green House	Rural areas: senior housing where seniors can still be part of an active farm
Home maintenance; home repair; home modification	Workforce housing	Retro-fit strip malls to include housing	Land Trust—own the home but not the land

<b>HOUSING – comments/suggestions</b>
Include definitions of different housing types.
Keep the names consistent throughout the manual to avoid confusion.
Use the term "adult-centered housing" in place of "senior" housing.
Many individuals emphasized including options/strategies that support "aging in place."
In the guidelines, put a proportional emphasis on "regular housing"—where most seniors live.
Need to include both age-integration and age-segregation: Segregating people by age is a counterforce to sustainability. Age-integration: urban neighborhoods can serve as a guide to suburban areas. Want integrated, not segregated, communities (balanced, but with some age-restricted). Need age-segregated communities for people who want to be with their own age group.
Do not segregate by income groups. Need mixed-income housing. Communities need housing that is available to variety of income groups; for example, health care workers are poorly paid and cannot find transportation or affordable housing, but we rely on them to care for people who are living in areas that are unaffordable to the workers.
One size does not fit all; a livable community includes multiple options.
Emphasize the need for diversity of housing types and housing locations.
Include both homeownership and rental.
Include both subsidized housing and private pay options.
Retrofitting large older homes into multiple living units or into shared living arrangements.
Adaptive re-use differs between senior housing and other types of housing.
Address location: Consider siting conditions. Provide pros and cons of where and how to construct. Don't put people in the middle of nowhere. Don't make frail people move to a local Siberia (isolated beyond town).
Manufactured housing should be free of toxic materials, including formaldehyde, heavy metals, pesticides, toxic glues, and adhesives; build with stable, non-toxic, non-off-gassing materials.
Healthy homes; sensitivity of residents to allergens and toxins.
Distinguish between "affordable" vs. "attainable."
Define "affordable"; use the ratio of housing-to-income.
Include references to different programs: Affordable Dwelling Unit Program Section 8 Subsidized housing development programs Rental subsidies. LAH/BN (Living at Home/Block Nurse) Access to Home Program Seniors-to-Seniors in their own homes. Housing locator services.
Include suggestions for enhancing aging in place in own homes or other housing environments: Include real space for work/employment in congregate living facilities. Development and planning should consider/include neighborhood supports. Health care kiosk. Safety and resources center. Lounges and business centers. Fitness rooms. Supportive services, neighborhood supports, in-home supports, flexible services, mobile services.

## UNIVERSAL DESIGN

<b>The following comments and suggestions were made regarding the <i>universal design</i> division of the manual.</b>
Many suggested using the term "life cycle design" in place of "universal design."
This section should be called "building design considerations."
Define/explain what is "universal design."
Define/explain what is "accessible housing."
Explain the difference among: ADA compliance / accessibility / universal design.
Provide the NYS requirements—what is already required?
Include both interior and exterior features of the home.
Include features related to the community ... beyond the home.
Include adaptive housing.
Include visitability.
Housing should be located within easy access to central basic services by walking, wheelchairs, walkers, bikes, and scooters.
Discuss universal design as it relates to new construction, rehab, and home modifications.
There should be conformity by region.
Discuss the benefits of applying environmental theories in promoting "livable communities" – such as Lawton's theory of an "accommodating environment" vs. a "fixed environment" as a strategy for maximizing aging in place, and Kahana's theory of person-environment fit—creating a balance between the challenges presented by the environment and the resident's capability to manage his surroundings so that the living environment is neither too hard nor too easy for the person to negotiate, which is best for maintaining health and sense of competency.
Need walking to improve health—don't make everything too easy.
Sidewalks: Brookside Senior Living Facility has cottage homes and individual apartments, congregate dining, and is near a daycare facility where they have many intergenerational activities ... but they forgot the sidewalks. Our housing is outside the village limits, and the sidewalks end at the village limits ... and they have no sidewalks in the housing development.
Describe the philosophy of the Eden Alternative.
Understand that home builders are getting aggressive and want to use innovative technology.
Describe and reference technology features: Smart house Medication reminders Tele-medicine Motion lights Others

## PLANNING / LAND-USE

<b>The following options/alternatives were recommended for inclusion in the <i>planning/land-use</i> division of the manual; many were recommended by multiple individuals.</b>		
Pre-platting (community-driven planning and development); local planning; municipal design	Regional planning	Walkable communities
Place-making	Comprehensive planning (state and local comprehensive plans)	Transit-sensitive development
Land readjustment	Smart growth	Mixed-use: be creative
Planned unit development	New urbanism	Heritage & community character

<b>PLANNING / LAND-USE— comments / suggestions</b>
Include the resources needed for comprehensive plans and zoning ordinances.
Include the roles of different levels of government (for example, counties, role of 239, general municipal law, K-N).
Include information/reference to the SEQR process.
New regulations and a new process are needed for SEQR.
A new regulatory process for planning is needed—need to incentivize, not inhibit planning.
The permitting process must be made easy.
Provide a template for a comprehensive plan for senior housing.
Local authorities should be asked to produce directives that acknowledge a "mission statement" to lend context to their planning and development activities.
In the guidelines, identify and provide references for needs assessment tools and processes.
Planning should be flexible to allow seniors to continue to work; include employment resources for seniors—encore careers.
Colleges' master plans—should incorporate town planning and land-use considerations.
The community planning/land-use process should include: Parks, gardens, trails, preservation of parks and land, types of flora that are good for a communities, or are native to a community. Retro-fitting. Parking studies; travel studies. Emergency planning—evacuation; pet rescue. Community safety; police protection. Broad band. Reaching out to ask what younger generations want—they are coming after the older generation—will planning actions fit the upcoming populations? Service-provision (and the service network) must be understood and considered as part of the planning and development process. Community Benefit Fund.
In the guidelines, include legal issues with site selection.
Explain/discuss PILOTs.
Include the role of the ADA in planning.
Explain/discuss impact fees, including use and exemptions.
Discuss how to work with existing structures.
Discuss how to reconstruct the use of existing resources . . . are there other, more efficient uses of existing resources (for example, school buses, public buses, and senior buses).
Discuss confrontation vs. collaboration in the planning process.
Identify reasons <i>why</i> people don't want senior or other housing.
Discuss/define NIMBY—include how to deal with getting knocked down; tie that in with legislation.
Define/discuss YIMBY (yes, in my back yard) and successful strategies for achieving this.
When planning, clarify who planners and community members are talking about—people tend to think of people who are just like themselves. The guidelines should consider the various population groups making up a community, such as homeless people, immigrants, people with disabilities, people who are aging, ethnic groups, others.
Planning focus is often on low-income seniors—recognize that other seniors want to downsize and developers want to build communities for them; if we don't respond to needs/preferences of <i>all</i> seniors, they will leave the community, taking liquid assets with them.
"Planning and zoning" is an <i>economic development</i> process—we want to keep dollars here in the community—people need to understand the implications of any steps they take.
Smart growth is urban-centric, with density—don't ignore suburbia and rural areas.
Concern was expressed about using the term "new urbanism" in suburban areas.

## ZONING

<b>The following options/alternatives were recommended for inclusion in the <i>zoning</i> division; many were recommended by multiple individuals.</b>			
Golden zoning	Cluster zoning	Zero-lot-line development	Special use permit
Overlay zones	Density zoning; up-zoning	Infill development	Variance
Floating zone	Inclusionary zoning	Small-lot district; small lots	Mixed zoning
Incentive zoning	Performance/impact zoning	Planned unit development	Accessory uses
<b>ZONING—comments / suggestions</b>			
Define / explain what "zoning" is.			
Define/describe home rule—			
Describe county/regional reviews—what to look for in a review . . . various powers.			
Include public relations procedures with local government for obtaining approvals.			
Include a discussion tying zoning to economic growth.			
Zoning needs to be flexible; provide examples of how to be flexible.			
Provide examples of mixed zoning: bring services to seniors; put in a pharmacy and other services nearby; permit a variety of residential architecture beyond the single-family home.			
Make a distinction between "local" and "county" rather than generic "municipal."			
Define/discuss Transfer of Development Rights (TDR).			
Describe the permit process.			
Provide a special use permit review check list.			
Local code enforcement needs to be regulated ... many access issues.			
Codes should be simplified.			
Define/discuss code enforcement: ADA compliance. Parking spots aren't up to code. Ramps not up to standard.			
Zoning discussions should include: Parking. Affordable housing. Accessory apartments. Elder cottages. Shared/group housing.			
Discuss importance of including public space and recreation areas in zoning activities.			
Don't ignore suburbia—many are 60 years old now.			
Discuss environmental justice—clean industry.			
Describe/reference fair housing laws.			
Discuss housing discrimination.			
Define the activities and authority of the EEOC fair housing council.			
Developers have frustrations with building codes at the state and local levels for moderately priced housing—use a "business model" approach as opposed to subsidy programs.			
Suggested zoning changes: Change zoning to allow housing and care complexes to be sited within a community setting. Allow in-home offices for retirees to keep working. Eliminate the age 55 age-restrictions for elder cottages to make them available for other populations that need and want this alternative. Create regulations elastic enough to allow for changing designs within one's home to accommodate caregiving needs/workers. Regulations against manufactured housing, townhome architecture, and rental housing ensures that these types of needed housing or seniors, health care workers, and others.			

## GREEN-BUILDING—comments / suggestions

<b>The following comments and suggestions were made regarding the division of the manual devoted to <i>green-building</i>.</b>
Use the term "integrative (or integrated) design" in place of "green-building."
Define "green-building."
Define "sustainable."
Green-building is not currently mandatory, but will be in the future.
Green-building should be incentivized or made mandatory.
Green-building should include: Green housing. Green roofs; plantings on roofs; rain gardens. On-site composting. Healthy housing; make manufactured and modular homes non-toxic. Recycling.
Define/describe LEED. Provide a LEED check list, including the various levels of certification.
Include examples of green standards.
Include green-building when retrofitting existing housing stock for community-based options.
Green construction standards should include a strong energy-efficiency component.
Identify different standards of air quality and comfort—seniors may have a different perception.
Discuss how low-tech designs may conflict with building codes.
Discuss how green-building scores higher for tax credits, other financing, etc.

## ENERGY ALTERNATIVES

<b>The following options/alternatives were recommended for inclusion in the <i>energy alternatives</i> division; many were recommended by multiple individuals.</b>		
Solar	Hydropower	Methane from dumps
Wind	Bio-mass-based energy process and production	Co-generation
Geothermal	Bio grids; shared generation	Municipal power
Re-useable energy	Energy sufficiency	Buying green power

## ENERGY EFFICIENCY—comments / suggestions

<b>The following comments and suggestions were recommended for inclusion in the <i>energy efficiency</i> division.</b>
Include the following programs: Star. LIHEAP (low income home energy assistance program). Weatherization.
Include program improvements that save dollars; economic considerations and solutions.
Describe energy inefficiencies.
Include heating costs.
Discuss shared-wall clusters for developing apartments and condos.

## TRANSPORTATION / MOBILITY

<p><b>Numerous individuals recommended that a division be added for <i>transportation/mobility</i>. The following comments and suggestions were recommended for inclusion in this division.</b></p>
<p>Transportation, planning, and housing issues are intertwined and cannot be appropriately planned for in isolation.</p>
<p>Use transit-oriented design and development—transportation should be included in the planning process.</p>
<p>Discuss how community planners don't always realize that when they make planning decisions, they are also making transportation decisions.</p>
<p>Describe the transportation funding and policy framework—many transportation decisions are made by the federal and state governments, not locals.</p>
<p>Transportation-planning must include caregiver &amp; direct care workers' transit needs.</p>
<p>Transportation is a particular issue for rural areas; transportation costs make up 25% of a rural area's school budget.</p>
<p>Define "mobility."</p>
<p>Describe mobility alternatives and strategies for enhancing mobility.</p>
<p>Mobility includes walkability, bikability, transit-access, and safer vehicle travel.</p>
<p>Using the term "mobility" can sell some of the more controversial issues, such as density or mixed-use planning/zoning, in a non-threatening way.</p>
<p>Think creatively:</p> <ul style="list-style-type: none"> <li>Bring food <i>to</i> residents.</li> <li>Use traffic calming.</li> <li>Make communities "public-transport-friendly."</li> <li>Incorporate public transit into new senior housing facilities.</li> <li>Intermodal transportation.</li> <li>Regulations and laws need changed: too much compartmentalization in transit modes—make multiple use of transit systems (for example, use school buses, senior buses, and public buses for everyone).</li> </ul>
<p>Transportation options must be accessible.</p>

## PARTNERSHIPS and COALITION-BUILDING

<p><b>A variety of recommendations were made regarding the importance of collaboration in effectively carrying out planning, zoning, and housing activities, as well as carrying out the <i>Planning and Zoning Initiative</i> itself. Following are comments and suggestions related to <i>creating partnerships and building coalitions</i>.</b></p>
<p>The manual should include a discussion on "establishing networks."</p>
<p>Include a discussion of how it is critical to engage in community organizing, coalition-building, getting all the stakeholders at the same table, and involving both the public and private sectors in order to achieve effective planning and zoning objectives.</p>
<p>Discuss the benefits of proceeding in a collaborative manner rather than being confrontational.</p>
<p>Today's professionals emphasize the need for comprehensive planning, with community support and participation a key ingredient; the community should decide where development should be. Low community participation is often reason for opposition.</p>
<p>Locals don't have enough staff, so need relationship-building to create communities where people take care of each other. Job of the initiative: give people the tools.</p>
<p>Discuss how systems analysis at the community level can assure a coordinated approach to using the <i>Planning and Zoning Tool Kit</i>.</p>
<p>Better collaboration, and coordination for services, is needed between state agencies.</p>

For the initiative's community forums: utilize user-friendly methods and user-friendly means to enable communities to easily access technical assistance resources.
For the forums: educate communities in available processes/methods that use a "community room approach" (utilizing volunteer organizations, seniors, and other individuals) with planning strategies in order to increase broad community participation in the process.
Define and explain the process and benefits of a visioning process.
Use a design charrette to get public input and visioning; a design charrette is often led by the developer, but maybe local government should collaborate with other community sectors to put this on ... and also get opinions from residents. Should use a group process that includes the people who live there; should be about choice, not paternalism.
When carrying out the initiative's community forums, don't attempt to educate people in the midst of an existing controversy or approval process.
AARP would be a good collaborating partner for the initiative.
Include the Rural Preservation Companies as local partners.
Engage the Area Agencies on Aging in training for older people to reduce fear about the challenges of living alone.

## ECONOMICS—FUNDING, FINANCING, and AFFORDABILITY

<b>Numerous individuals recommended that a division be added for <i>economic issues</i>. The following comments and suggestions were recommended for inclusion in this division.</b>
"Money" should be a chapter.
Make "affordability" its own section: financing, tax rates, infrastructure investment, available land, operating subsidies, inclusive, income.
Define "affordability" so that it is understood—what is affordable where. Use 80% of average median income; consider the total cost of home ownership plus cost of needed services such as transportation, etc.; discuss disparity between social security income and cost of living.
Financing and subsidy programs need to be marketed ... people don't know this money exists.
In the guidelines, include a discussion about various taxes, which affect the affordability of housing and the ability of people to stay where they are and successfully age in place: Taxes are the elephant in the room. People may want to do the right thing, but taxes may make it unaffordable to actually do it. Don't tax people out of their homes; need property tax relief; NY needs a Proposition 13. Defer increases in taxes until a housing unit is sold; if you can't pay your taxes, you will lose your house. Change the tax codes to accommodate people who have a house (property), but who do not have a competitive income—to allow them to afford their taxes and remain in their homes. People don't stay in their communities because they can't afford it. We retire shortly—there will be no way, even with a STAR reduction, that we can afford our current property/school tax payments on any sort of reduced income. Increasing taxes and fuel costs affect affordability and ability to stay where we are. Help rural areas (which have little staff & lower senior populations) with programs. Establish networks and resources for education about and financing total support systems.

<p>In the guidelines, include discussions about:</p> <ul style="list-style-type: none"> <li>Tax abatement strategies.</li> <li>Tax rates.</li> <li>Equalization and assessment.</li> <li>GML 239k-n: need to discuss/explore the fiscal impact for a county.</li> <li>Incentives; tax exemptions.</li> <li>Financing alternatives for development, rehab, infrastructure.</li> <li>Understanding funding options.</li> <li>Sound capital analysis.</li> <li>Implications/requirements of different funding programs—for example, (1) residents of shared living residences are not eligible for Section 8 because each the program requires that each resident must have a toilet and refrigerator in his room; and (2) people who are not eligible for TANF and Safety. Net funding are getting shut out of housing opportunities.</li> <li>Using subsidies.</li> <li>Operating subsidies.</li> <li>Infrastructure investments.</li> <li>Availability of land—land is becoming scarcer ... and, therefore, more expensive.</li> <li>Cost of land.</li> </ul>
<p>Reverse mortgages—need education to avoid victimization; include information and web resources, such as list of HUD-certified reverse mortgage counseling agencies, banks and agencies providing reverse mortgages, and resources for complaints.</p>

## STATE AGENCIES / LEGISLATURE

<p><b>Following are comments and suggestions from several participants who suggested that the role of state agencies and the legislature should be incorporated into the guidelines.</b></p>
<p>Include recommendations about how the legislature can facilitate community actions.</p>
<p>In the guidelines, explain which resources the state can provide.</p>
<p>The state could build some model communities that provide positive examples.</p>
<p>Distinguish between what municipalities can do themselves vs. what can and should be done by the state.</p>
<p>Put a focus on what local officials <i>can</i> do.</p>
<p>Home rule is the biggest problem.</p>
<p>The state should consider:</p> <ul style="list-style-type: none"> <li>Creating a less restrictive method of making minor changes—we should not need extensive zoning activity for basic things.</li> <li>Revisiting the regulatory process for topics such as SEORA, for low-tech designs vis a vis code compliance, etc.</li> </ul>
<p>Create links among the different state agencies and others.</p>
<p>For this initiative—find the "hook" for engaging policy decision-makers.</p>

## COMMENTS about the TOPIC DIVISIONS

<p><b>There were many comments—often, conflicting—about how to organize the topic divisions in the guidelines.</b></p>
<p>Combine the "housing" and "universal design" divisions.</p>
<p>Combine "Planning/Land-use" and "Zoning" divisions.</p>
<p>Keep "zoning" (by law, must meet the comprehensive plan) and "planning" (goals and objectives) as separate divisions.</p>
<p>"Green-building" should stand alone as its own division.</p>
<p>Combine "green-building" and "land-use."</p>

Combine "green-building" and "energy alternatives."
Combine "energy alternatives" and "energy efficiency."
Combine "energy alternatives," "energy efficiency," and "green-building."
Combine "green-building," "energy alternatives," "energy efficiency," and "universal design."
Make "universal design," "energy efficiency," "green-building," and "planning" subchapters of "integrative design."

## MISCELLANEOUS COMMENTS and SUGGESTIONS

Rural—address the different definitions.
Distinguish between infirm aging and healthy aging.
Ask the question—is our community "elder-ready."
Discuss health promotion.
Describe the networks connecting people to formal and informal resources. Need flexible services; community resources; knowledge of services; list of resources.
Define/explain social compact, civic engagement, social capital—including their role in strengthening communities. Provide an analysis of social capital and how it can be promoted through this process.
Include quality of life issues.
Veggie mobile—a good example of a community-building initiative.
Local knowledge needs to grow; training can be provided by municipalities.

## THE INITIATIVE and THE MANUAL

<b>Following are the numerous comments and suggestions made about the manual, its format, and the <i>Planning and Zoning Initiative</i> itself.</b>
The audience: Before starting, <i>determine</i> who is the audience for the initiative and the manual. In the introduction: <i>explain</i> who is intended audience . . . and explain that this initiative is an interdisciplinary effort. Who <i>is</i> the audience . . . local elected officials, or state agencies and legislators, or developers, and other "consumers"? Should there be two products: one for municipalities and one for public interest? The audience should also include regional planning commissions/agencies and attorneys.
Introductory pages: Include, in the preamble, the intent of the guidelines . . . this is a <i>tool</i> , not a burden. Include a mission statement: the relationship between mental health, family emotional health, community-building, and developing sustainable intergenerational communities; should be a preamble of why livable communities have a direct relationship to residents' quality of life; people need to know <i>why</i> there is the need to take action (keeping families together). Include a glossary, with definitions of all strategies, options, and industry terms. Need an introductory chapter on the State's demographics. Elderly: Include a definition of "who are the elderly," including the differing age restrictions for various programs.
Appendix: put some parts of the guidelines into an appendix: legal authority . . . statute, case law.
Each section of the manual needs to have a clear discussion of community benefits—these should not be subsumed in the laundry list.
Include cross references.
Include a list of consultants.
The Tool Kit must have links to the <i>process</i> of approval and zoning.
Throughout the manual: keep the language consistent.

Reduce the topic areas from seven to three.
Include a primer on Smart Growth principles—smart growth is not popular, so need to make it more appealing: provide examples of how communities have improved, how empty town centers upstate have become vibrant again, etc.; dispel myths.
Include a chapter on native species and flora that are good for a community; natural items; landscaping.
Identify and include model land use regulations, case studies, and senior housing alternatives in Europe and other regions of the U.S.
Provide successful examples of where NIMBY existed at first, but then the change was accepted happily.
Provide examples of successful implementation of alternatives and strategies to counter arguments of why an individual alternative/strategy is bad or not wanted ... show that goals are attainable.
For each division in the manual: Include a "myths and facts" section—show the myth, then state the fact. Provide the associated costs for each strategy/alternative. Include resource names and materials available for technical assistance for each alternative or strategy. Include information/references on cost-benefit analyses in as many divisions as possible and for as many options/strategies as possible, including a pro forma when applicable .
Geographic differences: Urban vs. suburban vs. rural—each has differing needs; discussions should distinguish among the designs, strategies, and options that respond these differing geographic needs. Rural areas, which are not served by sophisticated administration and services, are often overlooked.
What will bring all of this together – is it about "aging," "neighborhoods," "growing neighborhoods"?
Philosophy—must have a philosophy of inter-generational communities.
Include the point that the physical setting for aging well is less important than the density of meaningful relationships.
Whom will the initiative address: Language is important—should be planning for the continuum of ages. Expand the initiative – should be housing for <i>us . . . all of us</i> , not just older persons. If we are to reverse the trend of losing our young people and if we desire to create real, sustainable communities, must include all ages. Include people with disabilities. Focus on an intergenerational audience, not just seniors. Friendly communities – not just elder-friendly. Place a bigger emphasis on the benefits to the overall community. Open up to broader categories—not just aging. Should be inclusive of all populations. Make it more accessible to people of all ages.
Need a "hook": What are the incentives for municipal officials to really pay attention to this issue? First pages should be compelling and should have some shock value (do you want to lose your seniors? Lose your tax base?). Include a rationale for the initiative: keeping people, and money, here ... in the community. Decision-makers need to be attracted to ideas about housing: save them money; keep people in their homes instead of relying on institutional care; keep young workers and new retirees from leaving the state. Decision-makers might not be experts in social service, land use, etc., but everyone understands problems that their parents and grandparents are faced with. Need to reach out to leaders and others who are busy or unconcerned ... beat down preconceptions. Need to get a foot in the door. The <i>education</i> piece is critical to overcome the challenges involved in planning & zoning.
Need more feedback from developers.
Need feedback from older people ... their experiences and their preferences.

Cross-walk with the MISCC ... especially the Transportation and Housing Committees.
Dissemination: Have individual leaflets on various different topics; consider a series of booklets vs. one entire book—rethink whether it should be a single book. Consider <i>various</i> dissemination methods. Put the guidelines on the Internet—make it Web-based. Use new ways and forms of education (for example, videos). Use a software approach especially in rural areas—how do you create a caring community—give them tools and resources.

## SUCCESSFUL EXAMPLES

<b>A number of examples were given of successful or innovative models or best practices.</b>
Zoning regulations pose a major obstacle to developing the kind of community where a person can be born, grow up, marry, raise a family, retire, and die in close proximity to family and friends. This "whole life" community was the vision of the planners for Radburn, NJ in the 1920s and the federal New Deal city of Greenbelt, MD, in the late 1930s. Robert Simon, developer of Reston, VA, had the same vision in the 1950s.
WSFSSH, New York City (housing for grandparents raising grandchildren)-- Pollack Gardens, Suffolk County, West Sayville: achieving a non-institutional setting.
Elderberry Institute: Living at Home/Block Nurse Program, funded for replication by Robert W. Johnson.
Patricia Pollak: Livable Communities--New York ... process for evaluating a community's livability.
AARP: Livable Communities... a process for evaluating a community's livability.
Center for Intergenerational Learning, Temple University, Philadelphia, PA: Communities for All Ages . . . a cross-generational process for organizing a community team to plan for and address an identified community issue.
New York Academy of Medicine using age-friendly community assessment process developed by the World Health Association: 4-5 month process of discussing age—eight different domains of assessing age friendliness.
Statewide Minnesota Vital Aging Network: <a href="http://www.vital-aging-network.org">www.vital-aging-network.org</a> .
Universal, affordable, green housing, Schenectady, NY: Dave Sadowsky.
Beacon Hill, Boston, Massachusetts: virtual community to support aging in place; young and older dependent on each other—helps with caregiver-availability issues.
Complete Streets Initiative, Jamestown, NY.
Philadelphia Corporation for Aging: painting roofs white to reflect heat.
Neighborhood NORCs Service Program: Jewish Family Services, Albany, NY.
University-based intergenerational housing, Pasadena, California.
Umbrella housing-related services program, Schenectady, NY .
Jewish Life Care System, Boston, Massachusetts.
Eco-Village intergenerational co-housing, Ithaca, NY.
Senior co-housing, California.
Two housing units designed to address residents with multiple/total allergy conditions: EcoVillage, Ithaca, NY.
Celebration, Orlando, Florida: a planned village, including services, walkable, etc.
Hempstead, near Roosevelt Field
Harvest Houses, Shared Living Residences, Suffolk County, NY.
Independent Transportation Network (ITN-America), Katharine Freund, Maine.
Stapleton airport area, Forest City, Denver: new urbanism.
Green House, with caregiver family upstairs: Washington State.
CAST: has a good DVD with examples of technology CAPS-certified (professionals help contractors get homes for retro-fitting).

San Francisco: recent comprehensive plan—legislation for pre-plating the community.
OMB/Washington – owners pooled ownership and worked with transit authority; land owners involved.
Assemblyman Steve Englebright: retro-fitting strip malls to include housing units above the stores.
New York City: increasing broadband access to the elderly and creating community .
Jewish Life Care Center, Boston: housing, care, nursing, post office, theatre, other amenities and services.
Association of Home Builders.
Sustainable Tompkins: design of a two-story home (most efficient foot print) that allows the first floor to operate independently when residents cannot no longer negotiate the stairs to use the second floor (first floor insulated against the second floor, stairs are closed off, second floor is not heated, rooms or sections of the house are isolated and heated or cooled as needed, forced air heat to eliminate the danger of frozen pipes, bath and bedroom on the first floor).

## **SUGGESTED NAMES for the INITIATIVE**

Housing for Older Person's Enrichment (HOPE)
Renewing New York
Building for an Evolving Market (used by builders)
Housing for a Lifetime
IHOP (Initiative for housing for older persons)
Our State, Our Home
Planning for the Future
New York State Aging Friendly Community Development Manual
Aging at Home in New York State, A Planning and Zoning Initiative
Planning for a Life Lived Well
Housing for Aging Successfully
Housing for Independent Living
A Recipe for Intergenerational Green Community Planning
Reinventing New York State
Making New York the Best Place to Live!
Planning for the Future of New York's Communities
Best Life NY
You are Here – a Neighborhood Planning Guide
Growing Neighborhoods
Building Neighborhoods
Include the words "imagination" and "interdisciplinary."
Imagine New York
New York – Livable By Design
A Cookbook for Thinking Green: Recipes for Intergenerational Green Community Planning
City Planning for Livability
Planning for Life
Image on manual should be older woman on scooter from the last slide of Linda's presentation ... humorous.
The Sidewalks of Old New York
Planning Communities for All