

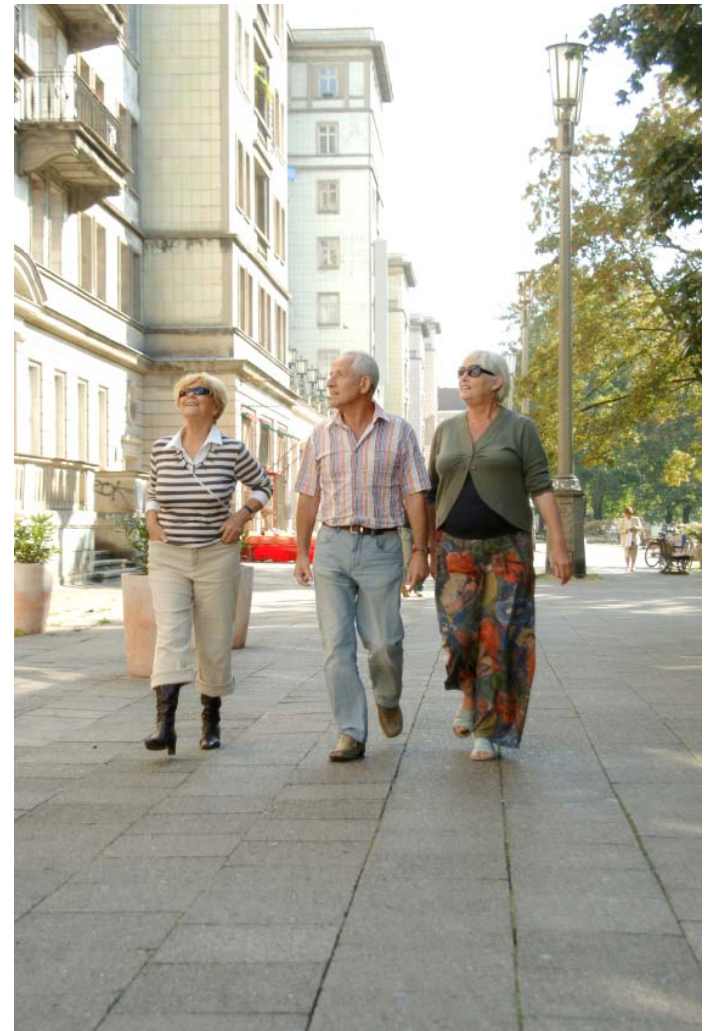
AGING IN PLACE

New York State Department of State

“Livable” communities for seniors

2

- Affordable housing
- Walkability
- Transportation choices and access
- Network of health and support services
- Low crime
- Opportunities for civic engagement



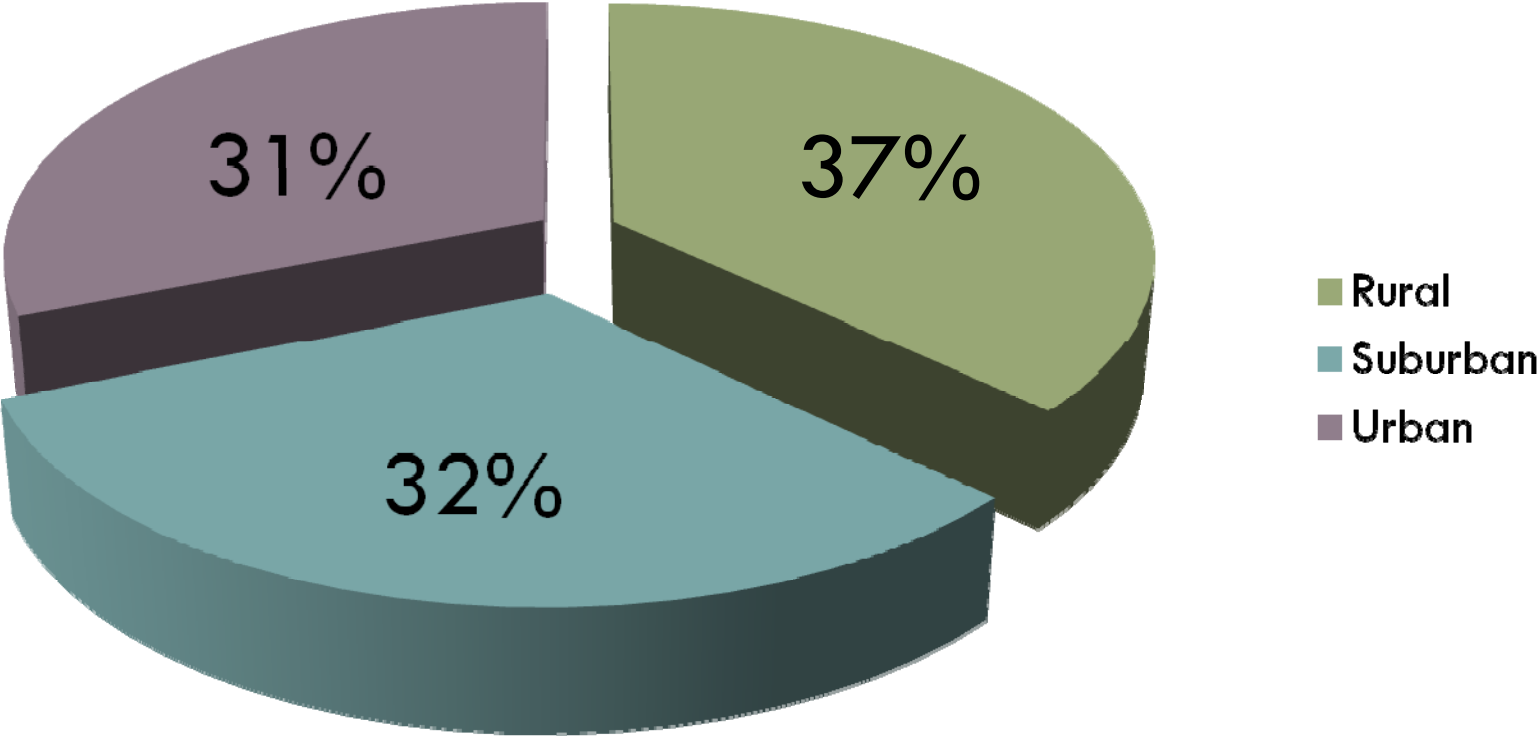
Where do seniors want to live?

3

- Rural
- Suburban
- Urban



Where NY seniors actually live



Effective planning and zoning results in

5

- Increased housing options
- Increased “Sense of Place”
- Design flexibility
- Innovation



IMPORTANT

The authority to regulate land use
is at the **local level**.

Planning tools

6

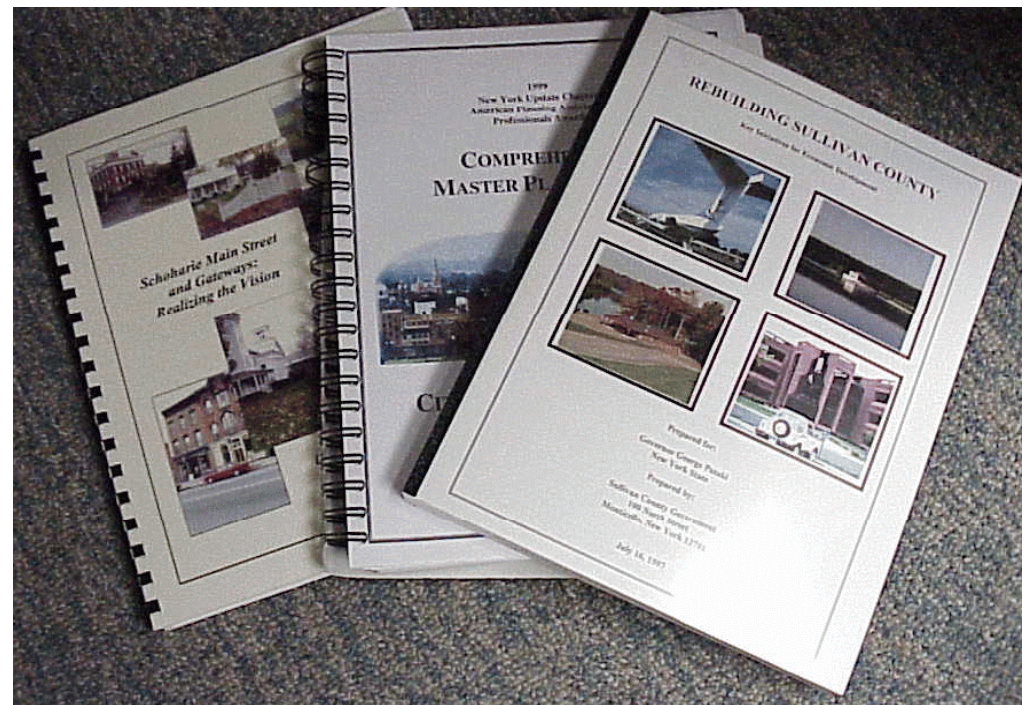
- Comprehensive plan
- Zoning
- Site plan review
- Other planning activities



The comprehensive plan

7

- Land use designations
- Demographics
- Regional housing needs
- Housing stock
- Utilities and infrastructure
- Transportation
- Recreational needs
- Economic development
- Emergency and evacuation



Zoning authority

8

- Zoning is adopted at the local government level
- Special zoning districts designated for senior housing are **legal**, and **not** exclusionary

Zoning impediments

9

- Local zoning can impede senior housing alternatives
- Zoning based on the American Dream: single family home



What obstructs change?

- Ignorance of the problem
- Inertia
- Local fears

Types of zones

10

DISTRICT OR ZONE

- Senior Citizen Housing District
- Retirement Community District
- Golden Age Housing Zone

MEANS OF IMPLEMENTATION

- Overlay district
- Floating zone

Incentive zoning

11

DEVELOPER BONUSES

- more generous allowances for density, area, or height
- use or other zoning provisions

COMMUNITY AMENITIES

- parks
- open space
- low-moderate income housing
- public access to recreation sites
- when amenities not feasible, cash payments

Build housing variety into zoning

12

- Accessory dwelling units and granny flats
- Elder cottages
- Cluster development
- Mixed-use development
- Overlay districts
- Floating zones
- Neo-traditional neighborhoods

Accessory Dwelling Units (ADUs)

13

- Permanent
- In or adjacent to existing home



ADU considerations

14

Should they be...

- For new, existing homes, or both?
- Attached to the primary residence?
- Given relaxed standards?
- Given design guidelines or architectural review?
- Given real property tax exemptions?



More ADU considerations...

15

- number of allowable ADUs per lot
- number of occupants
- occupant restrictions
- periodic permit renewals
- Illegal ADUs
- home occupations
- utility service connections
- notification of adjacent property owners
- periodic or automatic ADU legislation review

Elder Cottage Housing Options (ECHOs)

16

- Non-permanent
- Removable structures



ECHO considerations

17

- Very similar to ADUs considerations
- Subject to local zoning requirements
- Should they allowed as temporary structures?
- When should they be removed?
- Installation and removal fees

Cluster development

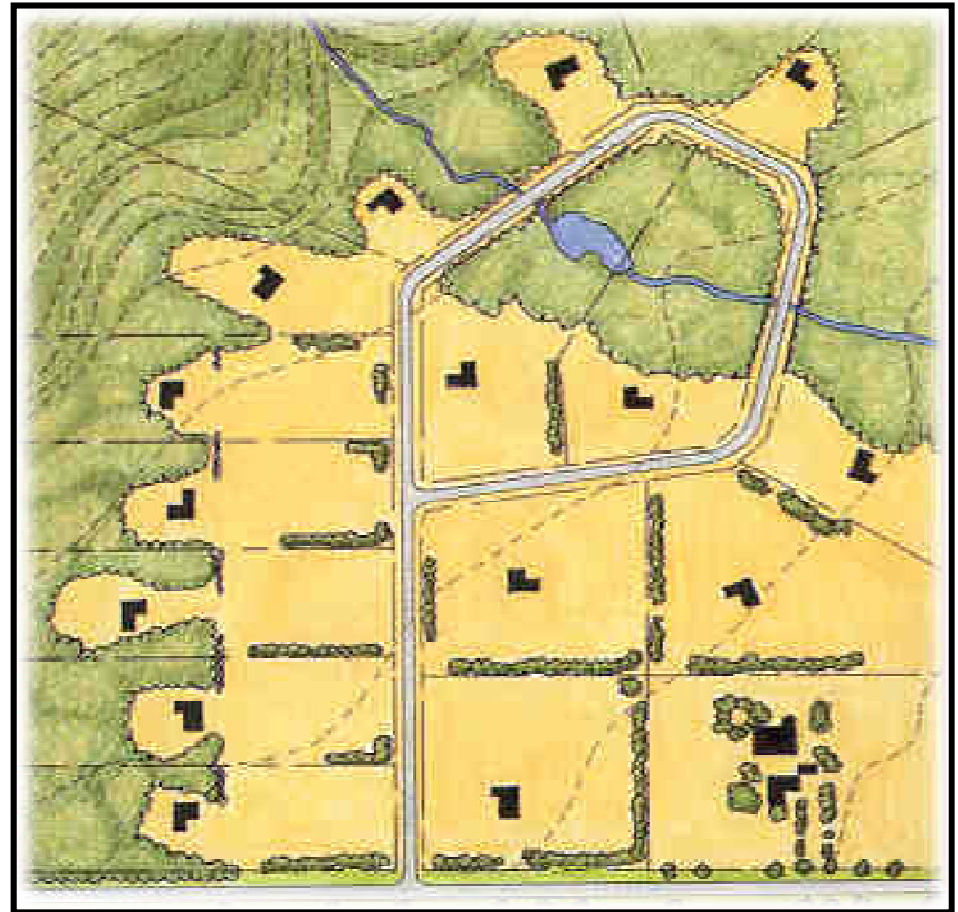
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- modifies existing zoning
- alternative layout and lot configurations

Village Law §7-738

Town Law §278

General City Law §37

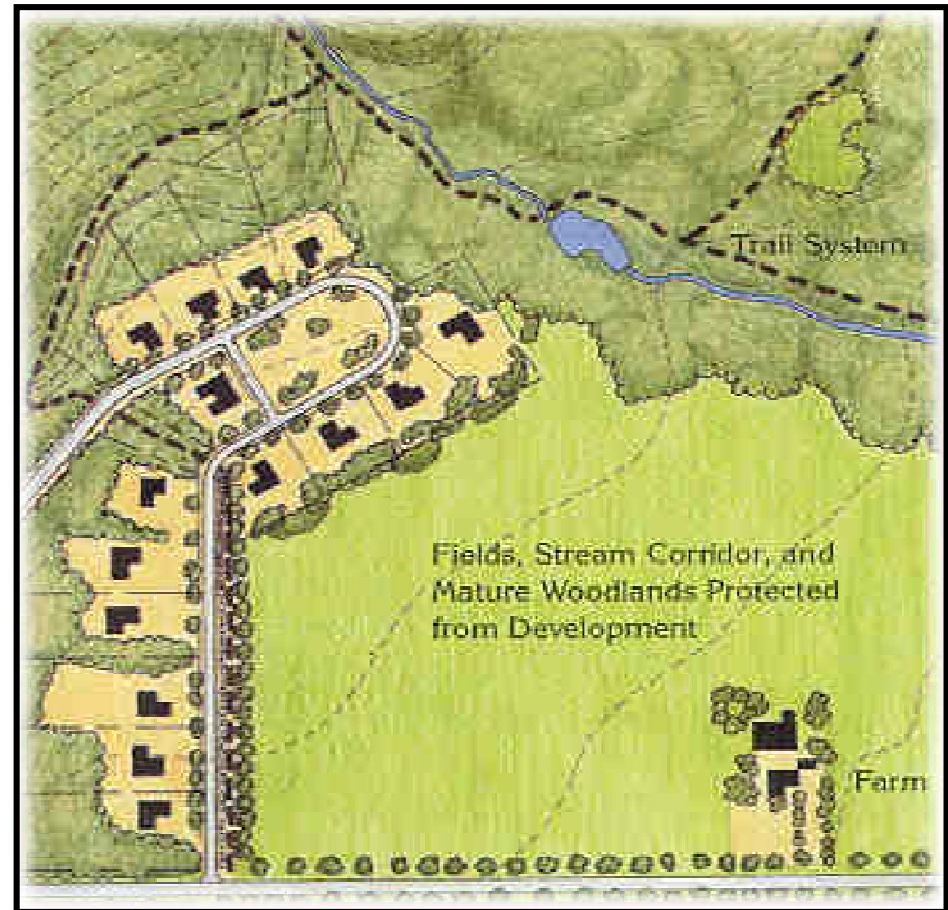


TRADITIONAL LAYOUT

Cluster development

19

- Preserves open land, scenic qualities, natural features
- Uses less infrastructure
- Uses sidewalks, porches, treed streets, narrow setbacks
- Encourages a social living environment



CLUSTERED LAYOUT

Mixed-use development

20

Pedestrian-connected
housing options for seniors:

- Live
- Work
- Shop
- Play



Neo-traditional neighborhoods

21

- Pedestrian oriented
- Housing for all ages, abilities, incomes
- Sidewalks, porches
- Public transit access
- Narrow, treed streets
- Rear garages, parking
- Green technologies



Site plan review

22



- Promote development patterns and senior design features
- Promote **Universal Design/Accessible Building Standards**
- Accessory Dwelling Unit setbacks
- Emergency vehicle access
- Parking requirements
- Architectural review
- Street design standards
- Sidewalk design standards

Senior street design standards

23

Incorporate:

- Grid style streets
- Narrow, shorter streets
- Traffic calming devices
- Native landscaping



Senior sidewalk design standards

24

- Uniform widths and surfaces
- Uniform distance between pedestrian and vehicular traffic
- Crosswalks should be frequent, barrier free, visible, with adequate crossing times
- Street trees, furniture, lights, traffic signal poles, signs and parking meters



Transportation planning

25

Safety First

- Senior drivers
 - Keep elderly safe: offer a refresher course on driving skills
 - Keep others safe
- Senior pedestrians
 - Improve accessibility, safety and perceptions
- **Options, Not Isolation**
- Public Transportation
- Family/Friends
- Community Organizations

Fostering “Aging in Place”

26

- Create a Livable Community for all ages, abilities, and incomes
- Give leaders a customized toolbox of housing and land use tools
- Collaborative partnerships from many disciplines and agencies
 - Plan ahead – build local leadership
 - Housing options
 - Home safety issues-- inside and outside
 - Others, outside planning discipline
 - Economic security and opportunities
 - Improved health care
 - Delivery of support services

Resources for more information

- *Guide to Planning and Zoning Laws of New York State*, James A. Coon Technical Series, New York Department of State. Available at [http://www.dos.ny.gov/LG/publications/Guide to Planning and Zoning Laws.pdf](http://www.dos.ny.gov/LG/publications/Guide%20to%20Planning%20and%20Zoning%20Laws.pdf)
- “New Towns in Rural Areas: Saving Rural Space with Smart Growth,” On Common Ground, National Association of Realtors, Winter 2006, www.realtor.org.
- “A Blueprint for Action: Developing a Livable Community for All Ages,” MetLife Foundation, Partners for Livable Communities, May 2007
- “*Innovations for Seniors: Public and Community Transit Services Respond to Special Needs*,” The Beverly Foundation, www.beverlyfoundation.org
- “Pedestrian- and Transit-Friendly Design: A Primer for Smart Growth,” Prepared for the Florida Department of Transportation, American Planning Association, 1996, www.epa.gov/smartgrowth/pdf/ptfd_primer.pdf or www.walkinginfo.org/library/details.cfm?id=4360

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