“Livable” communities for seniors

- 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?

- Rural
- Suburban
- Urban
Where NY seniors actually live

- Rural: 37%
- Suburban: 32%
- Urban: 31%
Effective planning and zoning results in…

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

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

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

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

• Zoning is adopted at the local government level

• Special zoning districts designated for senior housing are legal, and not exclusionary
Zoning impediments

• 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

<table>
<thead>
<tr>
<th>DISTRICT OR ZONE</th>
<th>IMPLEMENT THROUGH</th>
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<tbody>
<tr>
<td>• Senior Citizen Housing District</td>
<td>• Overlay district</td>
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<tr>
<td>• Retirement Community District</td>
<td>• Floating zone</td>
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<tr>
<td>• Golden Age Housing Zone</td>
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</table>
Incentive zoning

**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

- Accessory dwelling units and granny flats
- Elder cottages
- Congregate housing
- Cluster development
- Mixed-use development
- Overlay districts
- Floating zones
- Neo-traditional neighborhoods
Accessory Dwelling Units (ADUs)

- Permanent
- In or adjacent to existing home
ADU considerations

**Should they be…**

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

- units allowed per lot
- number of occupants
- occupant restrictions
- periodic permit renewals
- illegal ADUs
- home occupations
- utility service connections
- notifying adjacent owners
- periodic or automatic ADU legislation review
Elder Cottage Housing Options (ECHOs)

- Non-permanent
- Removable structures
ECHO considerations

• Very similar to ADU considerations

• Subject to local zoning requirements

• Allowed as temporary structures?

• When should they be removed?

• Installation and removal fees
Cluster development

• Modifies existing zoning
• Alternative layout and lot configurations

Village Law § 7-738
Town Law § 278
General City Law § 37
Cluster development

- 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

Pedestrian-connected housing options for seniors:

• Live
• Work
• Shop
• Play
Neo-traditional neighborhoods

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

- Promote development patterns and senior design features
- Promote Universal Design/Accessible Building Standards
- ADU setbacks
- Emergency vehicle access
- Parking requirements
- Architectural review
- Street design standards
- Sidewalk design standards
Senior street design standards

Incorporate:

• Grid style streets
• Narrow, shorter streets
• Traffic calming devices
• Native landscaping
Senior sidewalk design standards

• Uniform widths and surfaces

• Uniform distance between pedestrian and vehicular traffic

• Crosswalks should be frequent, barrier free, visible, with enough crossing time

• Street trees, furniture, lights, traffic signal poles, signs and parking meters
Transportation planning

Safety First
- Senior drivers
  - Keep elderly safe: driving skills refresher course
  - Keep others safe

- Senior pedestrians
  - Improve accessibility, safety and perceptions

Options, Not Isolation
- Public Transportation
- Family/Friends
- Community Organizations
Complete Streets

NY Laws of 2011, Chapter 398
Effective: 2/15/2012
Design features

- Sidewalks, crosswalks, raised crosswalks and ramps
- Share the road signage, traffic calming measures
- Paved shoulders suitable for bicyclists
- Lane striping, bicycle lanes
- Pedestrian control signalization
- Road diets, bump outs, curb cuts
Complete Streets for complete life

Not just for seniors…safety is for all ages and abilities

Reduce fatalities and injuries by improving safety for pedestrians, cyclists, and drivers of all ages and abilities
Fostering “Aging in Place”

• Create a Livable Community for all ages, abilities, and incomes
• Give leaders a customized toolbox of housing/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


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