Creating Great Places to Age
A land use perspective

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Promote Responsible Land Use Policies
- Revitalize cities
- Preserve open space
- Keep housing affordable
- Encourage transportation choices
- Build resilience

About New Jersey Future
Nonprofit, non-government organization dedicated to promoting sensible, fair and sustainable policies and practices
Creating Places to Age in New Jersey: Housing Affordability and Aging-Friendly Communities
Demographic Trends

Age Distribution in New Jersey, 2000 vs 2017

The growing needs of the increasing numbers of older American adults is a "quiet crisis".
- Commission on Affordable Housing and Health Facilities Needs for Seniors in the 21st Century

Demographic Trends

Senior Surveys

What I’d really like to do is remain in my current residence for as long as possible.

77%

It’s extremely or very important to have a range of flexible job opportunities.

77%

What I’d really like to do is remain in my community for as long as possible.

77%

It’s extremely or very important to have affordable housing options.

62%
Why Land Use Is Important

The form of a community can make it ill-suited or undesirable for aging populations.

Creating Great Places to Age:
Land-Use Analysis of Aging-Friendliness

- Housing Options: Affordable and Accessible
- Transportation: Walkability and Connectivity
- Mixed-Use Center: Livelihood and Mobility
- Public Spaces / Amenities: Social and Outdoor Connections

Community Form

Barriers for residents

- Limited housing choices, taxes/maintenance costs are high and escalating
- Large costly homes ill-suited to older and younger people's needs
- Auto-dependent communities isolate those that don't drive
- Sprawling development makes it difficult to access destinations or employment
- Public spaces are important sources of social and physical activity
Municipal Role

Local policies and ordinances can have the most influence on land use patterns

Municipal Role

Plans and Policies

- Master Plan
- Zoning Regulations
- Building Codes
- Design Guidelines
- Subdivision Regulations
- Stormwater Regulations
- Capital Budget
Municipal Role
Plans and Policies

Mismatch: available housing stock ≠ changing housing needs

Wanting options

Getting this

Municipal Role
Plans and Policies

People Friendly
Car Friendly
Not Friendly
Aging-Friendly Program

Municipal Land Use Assessments

Aging-Friendly Land Use Assessment

With support from Henry and Marilyn Taub Foundation and Community Foundation of South Jersey

Inform about aging-friendliness

- Prepare a community profile that describes: land use patterns (developed, preserved, developable); population characteristics (age and income distribution, living arrangements); and housing stock characteristics (number, type, cost, tenure)
- Educational workshops

Engage stakeholders and decision-makers

- Town appoints an aging-friendly project committee that will "own" the process and outcomes.
- Site visit and information gathering
- Feedback from project committee

Compile the assessment

- Assessment includes aging-friendly recommendations that could include changes to land use controls and adoption of policies to:
  - encourage compact, mixed use development; support housing options; improve walkability; expand transportation options; improve connectivity; and/or expand public spaces and amenities
Aging-Friendly Land Use Assessment

Assessment Factors

- Presence of a center
- Mixed-uses permitted
- Policies and programs
- Plans
- Land development standards

Mixed-Use Centers

Somerdale

Westwood

Ridgewood

Teaneck
Aging-Friendly Land Use Assessment

**Recommended Strategies**
- Mix of uses and activities encouraged
- Permit or increase residential
- Capitalize on existing transit facilities
- Support/enhance downtowns (SID, Main Street, Area in Need of Redevelopment)
- Zoning to promote compact form
- Improve pedestrian experience
- Reduce auto-dependence
- Building heights, setbacks and lot dimensions

**Assessment Factors**
- Housing affordability
- Housing stock
- Housing tenure
- Lot sizes
- Design requirements
- Inclusionary requirements

“*A growing body of evidence suggests that very low-density, single-use suburbs… have become less healthy than higher density, mixed-use communities.*”

- Arthur C. Nelson, JAPA

New Jersey households that are housing cost-burdened (paying more than 30 percent of gross income on housing costs) - 2011-2015 ACS
Aging-Friendly Land Use Assessment

Housing

Recommended Strategies

- Diversify housing types (townhome, duplex, multi-family)
- Allow affordable options (ADUs, shared housing)
- Expand affordability (subsidies, set asides)
- Re-evaluate development standards to consider density bonuses, height limits, lot sizes, universal design

MAP 4. Median Number of Rooms in Housing Unit

New Jersey Housing Units By Type, 2016

- 53.2% single-family detached
- 6.1% single-family attached
- 9.7% duplex
- 9.7% in buildings with 3 or 4 units
- 9.7% in buildings with 5 or more units
- 0.1% mobile homes, RV, van, boat, etc.

Source: 2016 American Community Survey 1-year estimates
Aging-Friendly Land Use Assessment

**Assessment Factors**
- Walkability
- Parking
- Public transportation
- Street connectivity
- Vehicle lanes

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Aging-Friendly Land Use Assessment

**Transportation**

*Ridgewood Transit Facilities*

*Somerdale*

*Westwood*
**Aging-Friendly Land Use Assessment**

### Transportation

**Recommended Strategies**

- Adopt and apply Complete Streets
- Green streets
- Automobile alternatives – transit, shuttles
- Street furniture, trees, sidewalks
- Bike paths, lighting
- Build into capital improvement plan
- Developer contributions for public improvements

### Public Spaces and Amenities

**Assessment Factors**

- Community centers
- Joint use facilities (public/private agreements)
- Parks
- Trails
- Open spaces
- Connectivity and walkability
- Green infrastructure
Aging-Friendly Land Use Assessment

Public Spaces and Amenities

Recommended Strategies

- Enhance pedestrian experience
- Open space and recreation planning
- Community-wide and interconnected
- Walkable access – walkability assessment

- Seek ways to leverage existing facilities (ex. Schools)
- Employ green infrastructure to serve multiple functions
Aging-Friendly Program
Next Steps: Implementation Planning

“Creativity without implementation is irresponsibility” - Tod Leavitt, Harvard Business School

Breakout Exercise
Make some recommendations
Central Business district. 95% lot coverage permitted. 3 story height max with minimum street set-back distances. Mixed-use that permits retail stores, personal services, professional offices and multi-family apartments on the upper floors of mixed-use buildings.