

TJCOG Livability Self-Assessment & Toolkit

Planning for Healthy Communities
November 2, 2017

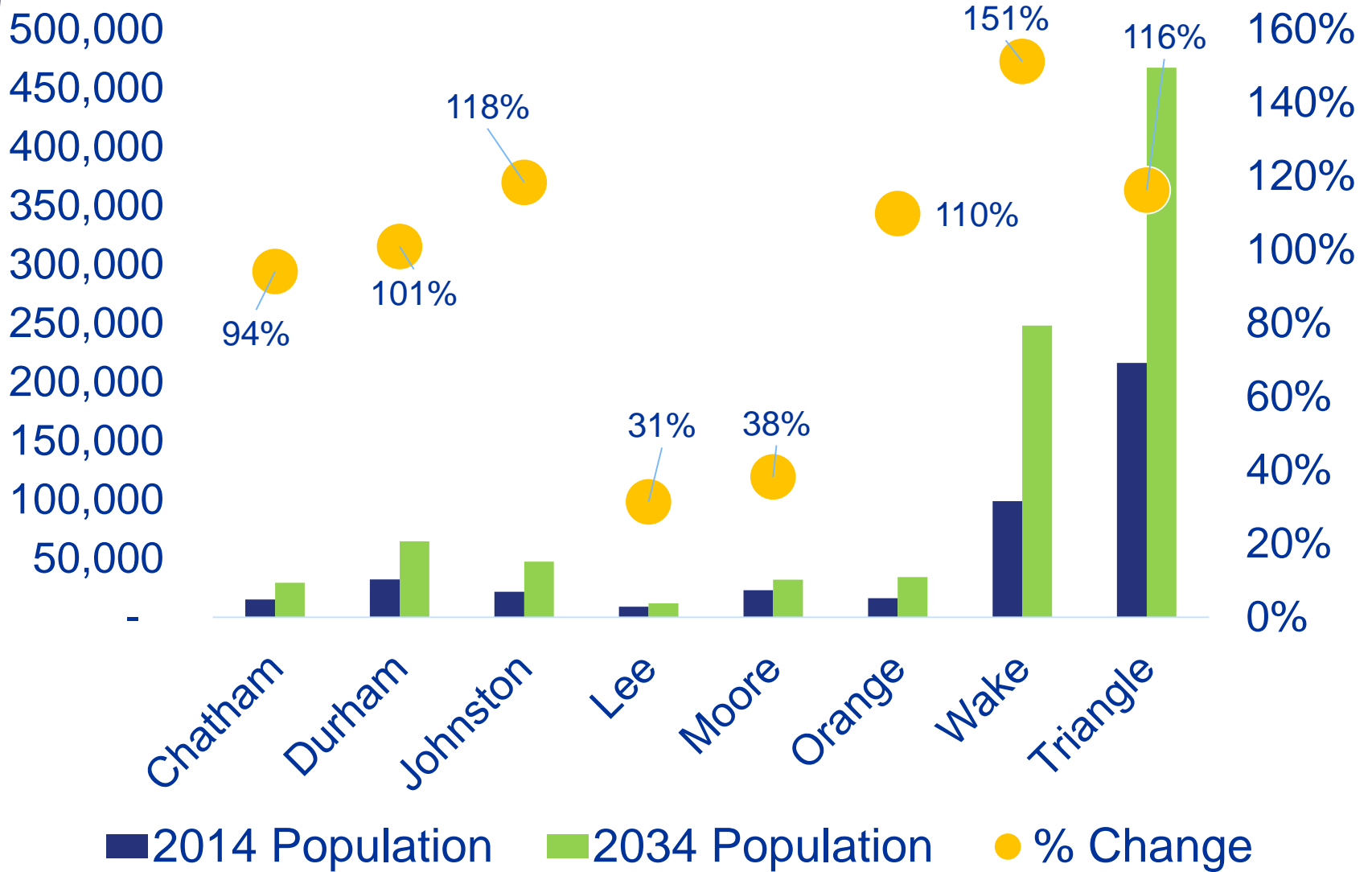
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Agenda

- ▶ Background - data on older adults
- ▶ Livability and tool
- ▶ Smithfield example
- ▶ Next steps

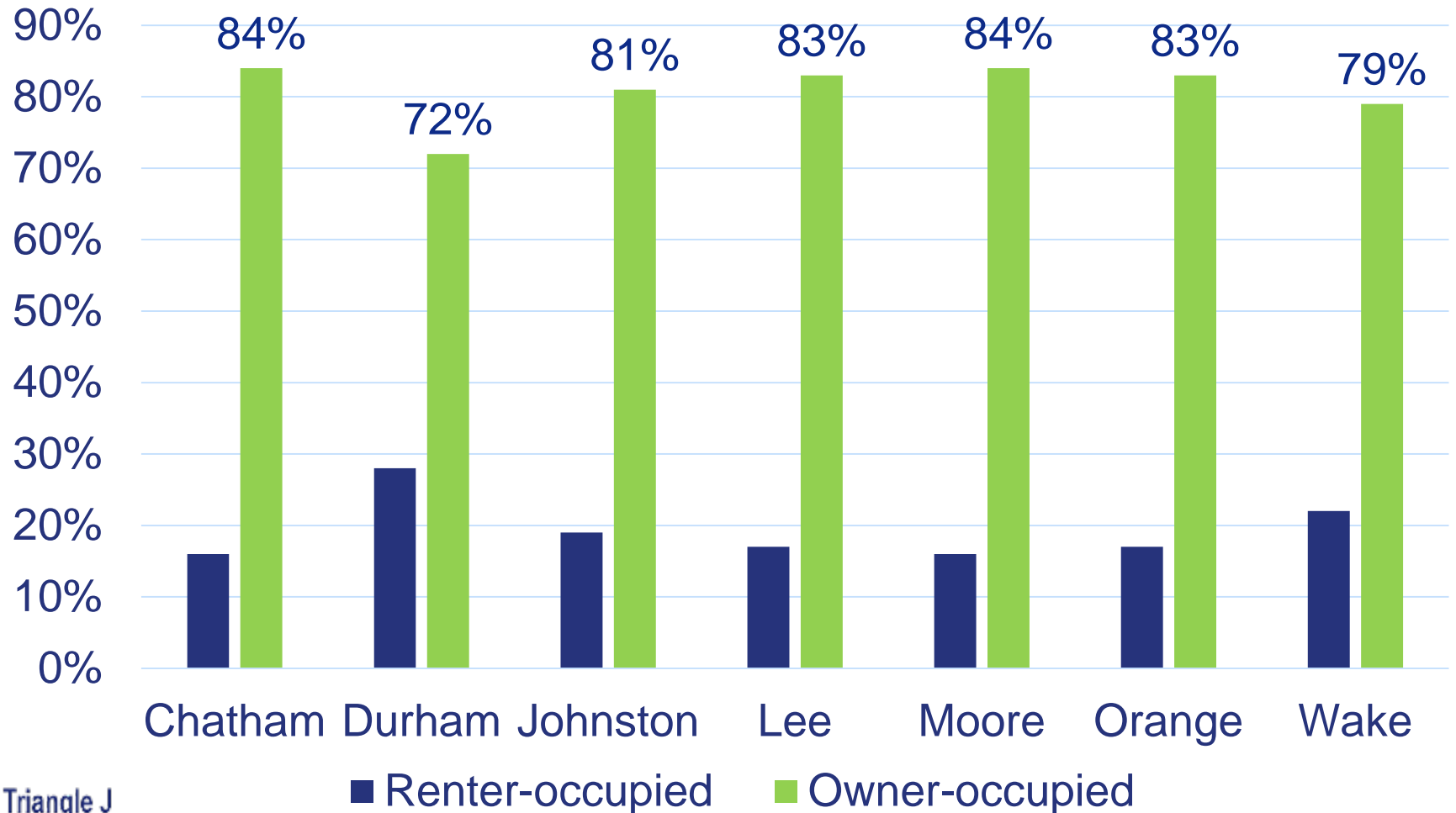
Background

Forecast Change Population 65 & Older

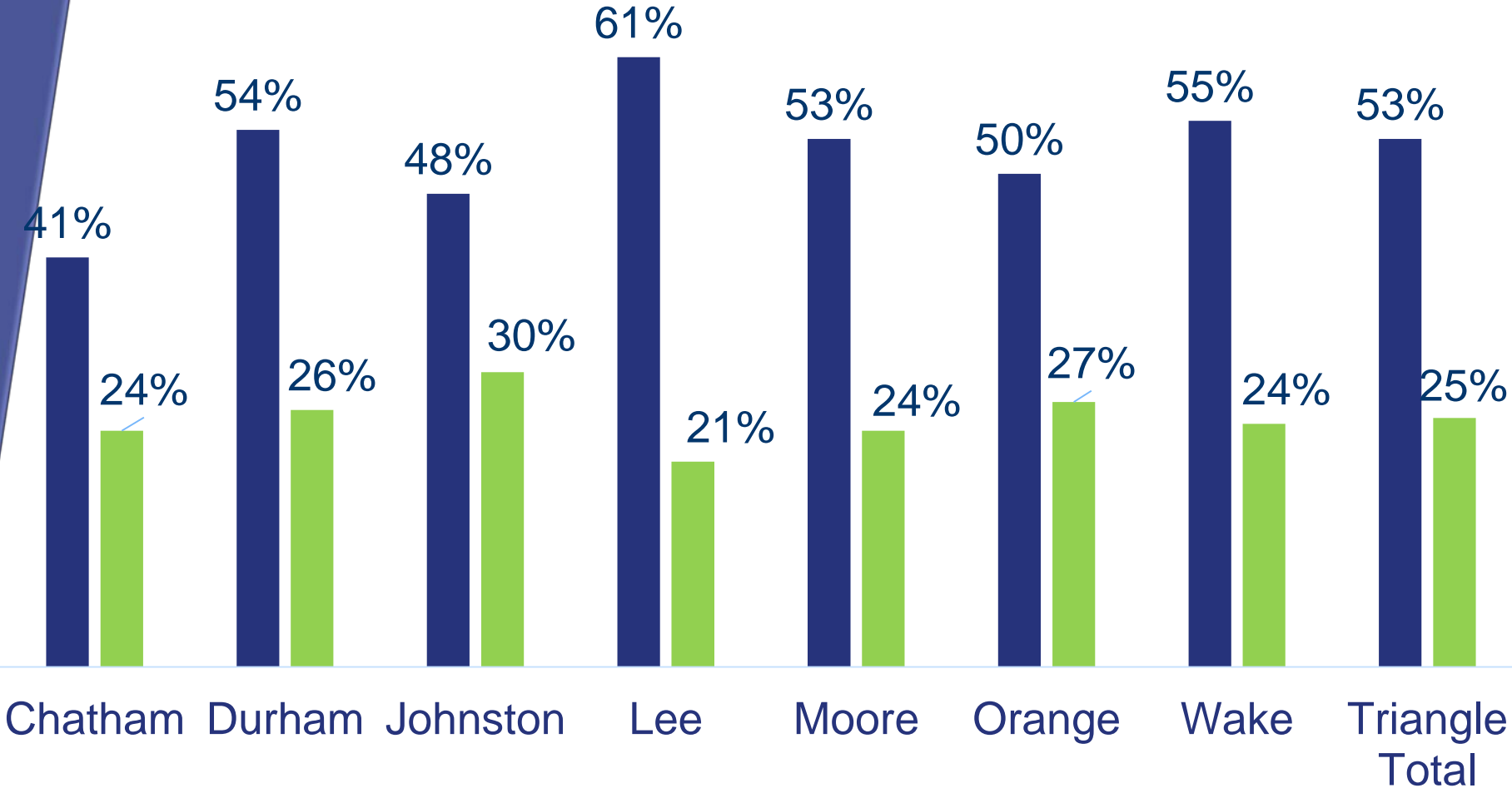


Numbers: Housing Tenure, Households 60 years and older

American Community Survey, 2011-2015 Estimates



Cost Burdened Older Adults, 60+



■ Gross rent 30% or more of income

■ Monthly owner costs 30% or more of income

Most older adults want to stay in their home or community as they age

Livability and Tool

Livability - What Is It?

Partners for Livable Communities defines livability:

“The sum of the factors that add up to a community’s quality of life—including the built & natural environments, economic prosperity, social stability and equity, educational opportunity, & cultural, entertainment & recreation possibilities.”

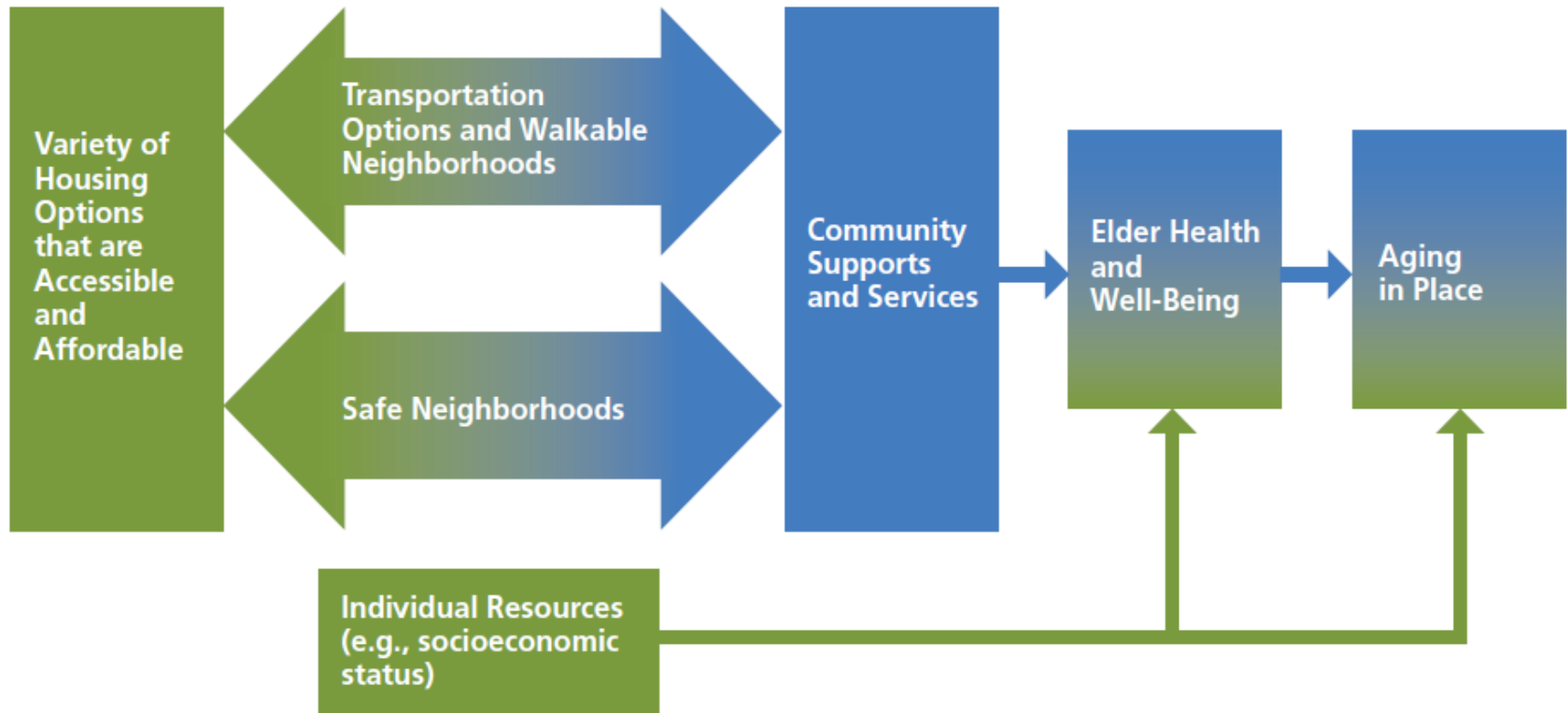
History of TJCOG Livability Tool

- 2013: TJCOG Board of Delegates requests a tool for municipalities
- 2013: TJCOG chooses “Livable Community Indicators for Sustainable Aging in Place” by The Stanford Center for Longevity & MetLife Mature Market Institute to use for the tool
- 2014: TJCOG develops the Livability Self-Assessment for Municipalities & Toolkit
- 2014: 6 towns pilot tool
- 2016: Heather Altman publishes dissertation
- 2015-6: Staff members at TJCOG incorporate revisions suggested by pilot communities & Heather Altman’s dissertation.
- 2016: Toolkit released for local governments to use!
- 2017: Tool wins two awards
 - ▶ National Association of Area Agencies on Aging (n4a) *Aging Innovations & Achievements Award*
 - ▶ National Association of Development Organizations (NADO) *2017 Innovation Award*

Livability

“Livable Community Indicators for Sustainable Aging in Place” by The Stanford Center for Longevity & MetLife Mature Market Institute

Liveable Community Characteristics



> Livable Community Indicators for Sustainable Aging in Place

TOOL

Macro-Enabled Excel sheet

- ▶ For municipalities to take to assess livability
- ▶ Questions with point system
- ▶ 8 categories, 43 questions
- ▶ Primary & secondary data
- ▶ Point scale for each category: Signifies work to be done

TOOLKIT

PDF that includes:

- ▶ Suggested stakeholders for participation & strategies to increase livability
- ▶ Links to suggested resources
- ▶ Glossary of terms in aging, planning, etc.

Categories

1. Demographics
2. Housing
3. Transportation
4. Safety
5. Health Care
6. Supportive Services
7. General Retail & Services
8. Social Integration



Example Question from Tool: Housing

7. Proportion of households that pay more than or equal to 30% of annual income on housing

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Why this matters: Housing costing more than 30% of household annual income is considered unaffordable.

Data Source: [Housing and Transportation Affordability Index](#)

Where to get the data: In the Housing and Transportation Affordability Index, enter your location and proceed to the next page. Click the blue bar on the left and select the second affordability index - "Housing Costs % Income". In the Population chart at the bottom of the sidebar, add up the % of population that spends 30% or more of their income on housing.

Select the statement that best reflects your community:

More than 75% of households spend more than or equal to 30% of annual income on housing

0

51-75% of households spend more than or equal to 30% of annual income on housing

1

26-50% of households spend more than or equal to 30% of annual income on housing

2

0-25% of households spend more than or equal to 30% of annual income on housing

3

Comments describing specifics in your community:

Example Question from Toolkit: Housing

7. Proportion of households that pay more than or equal to 30% of annual income on housing

Goal:

Affordable housing supply meets the demand and housing costs, including mortgage or rent, utilities and property taxes, do not pose an unreasonable burden for older residents.

Stakeholders:

Elected officials, residents, older adults, adults with disabilities, caregivers, housing advocates, aging and disability advocates, municipal planners

Strategies:

- Pursue outreach to elected officials, municipal planners, and constituents to set community-wide goals for reducing the number of cost-burdened senior households.
- Research options and implications for increasing the supply of affordable housing, including providing public land or financial subsidy to affordable developments, establishing a housing trust fund to continue to invest in affordable housing, and forming a committee to explore community land trust options to preserve long-term affordability.
- Modify zoning codes to encourage the development of additional affordable housing units. Work with existing Department of Housing and Urban Development or Department of Agriculture programs to offer more affordable housing options (e.g. HOME Investment Partnership).
- Help address property tax and utility costs by educating residents about property tax relief and energy assistance programs.
- Advocate for property tax abatement for [Naturally Occurring Retirement Communities](#).

Supplemental Activities:

Determine percent of residents who are severely burdened by housing costs (spending 50% or more of annual income spent on housing). Assess the benefits of increasing the supply of affordable housing.

How is it unique?

- ▶ Encourages efficient multi-sector collaboration
- ▶ Municipality-based, not just county
- ▶ Provides strategies on how to improve livability
- ▶ Not a checklist
- ▶ Can use in future to assess change and progress

Smithfield Example

Work Completed

- ▶ TJCOG organized and facilitated first meeting in June, 2017
- ▶ Multi-sector group completed assessment
- ▶ TJCOG held second meeting in October, 2017 with recommendations and strategies
- ▶ Now TJCOG writing up proposal to facilitate next steps
 - ▶ Formalized plan
 - ▶ Including older adults in planning
 - ▶ Important to get buy-in early on from decision makers

Housing in Smithfield

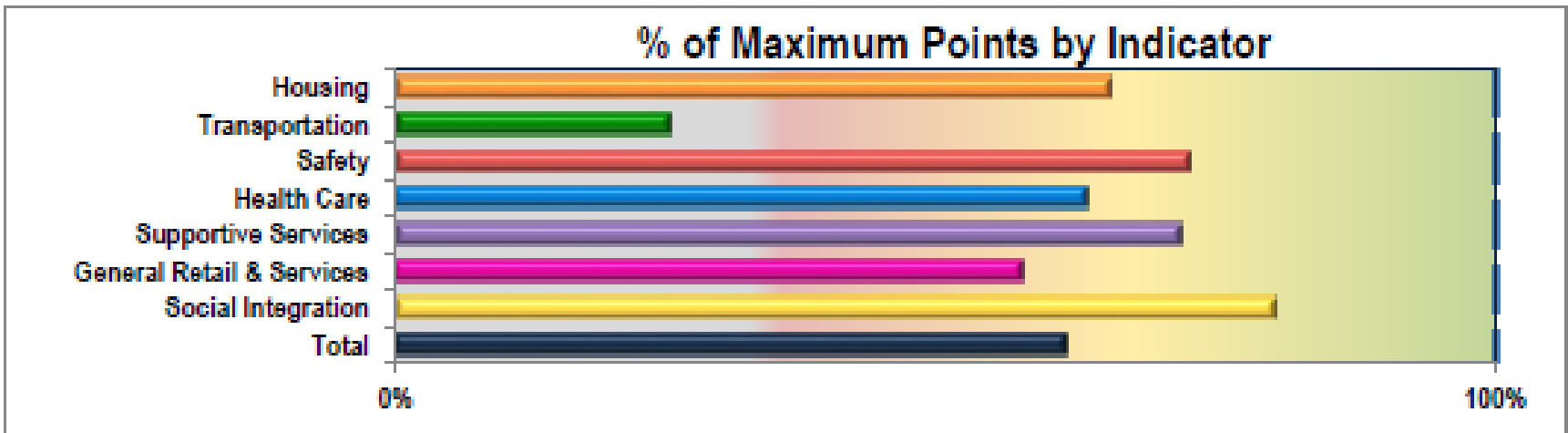
- ▶ 67% of home owners are 60 years & older (1,517 households)
- ▶ 27% of renters are 60 years & older (576 households)
- ▶ 48% of renters & 30% of homeowners in the County are cost-burdened
- ▶ 24% of older adult women (65+) are living alone
- ▶ Some Implications
 - ▶ Older adults tend to live in older homes = high % of homes will need repair
 - ▶ There might need to be a focus on home ownership rehab





SUMMARY RESULTS

Indicator	Section Score	Max Points	% of Maximum Allowable Points	Meets Progress Goal?
Housing	13	20	65%	Not yet
Transportation	5	20	25%	Not yet
Safety	13	18	72%	Not yet
Health Care	17	27	63%	Not yet
Supportive Services	10	14	71%	Not yet
General Retail & Services	4	7	57%	Not yet
Social Integration	12	15	80%	Not yet
Total	74	121	61%	Not yet



Sample of Results

STRENGTHS

- ▶ Safety
- ▶ Social programs
- ▶ Zoning ordinances are progressing to facilitate livability
- ▶ EMS, Smithfield Senior Dining Center, Harrison Center for Active Aging, & Community & Senior Services etc.
- ▶ Walkable downtown

CHALLENGES

- ▶ Lack of knowledge around town of resources for older adults
- ▶ Transportation (access, visibility, safe streets & street signs). Recognize nature of rural community.
- ▶ Coordination between Community & Senior Services of Johnson County & Town of Smithfield
- ▶ **Preparing for housing issues**

Sample of Big Picture Actions to Take

Housing

- ▶ Work with home repair/modification programs to streamline a process for older adults whose homes need repair
- ▶ Prepare for housing needs. Understand needs through surveys and forums
- ▶ Change Accessory Dwelling Unit policy
- ▶ Understand what services local (faith-based) organizations provide in terms of housing and consider partnerships
- ▶ Disseminate information on housing services and options to the public

Next Steps

Immediate Future of Tool

- ▶ TJCOG writing a proposal for Smithfield to help facilitate next steps
- ▶ City and County of Durham are hiring TJCOG to facilitate the process of completing the Tool and creating next steps
- ▶ Continuing to get the word out

Thank you

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