Livable, Age-Friendly Communities

Lessons learned and applications for the future

December 17, 2018
Welcome
Setting the Stage
Introduction of Presenters

Cathy Boyer-Shesol
Project Manager, KC Communities for All Ages
Mid-America Regional Council
SIX LESSONS IN SEVEN YEARS:
WHAT WE HAVE LEARNED IN SEVEN YEARS OF
BUILDING AGE FRIENDLY COMMUNITIES

John Feather, Ph.D.
Grantmakers in Aging
In a rapidly diversifying aging population, age friendly communities must provide opportunities that meet the differing needs of older people.
LESSON 2:
THINK BIG, BUT WORK SMALL

Trying to implement a comprehensive age friendly initiative all at once can lead to paralysis.
Start with programs that have quick, visible success and build from there.
Age Friendly NYC
Enhancing Our City's Livability for Older New Yorkers
Comprehensive planning and implementation takes time, but without a plan it is hard to keep focus over the long term.
LESSON 4:
WE WANT AN AGE FRIENDLY COMMUNITY. LISTEN.

Follow the community’s lead. Informal leaders will emerge if they are encouraged and are an essential part of a sustainable age friendly process.
PLANNING

HEALTH PROMOTION AND CARE

TRANSPORTATION AND WALKABILITY
LESSON 5:
GOOD SERVICES THAT ARE NOT INTEGRATED DON’T WORK.

Developing integrated programs that serve all the needs of older people is very difficult, but essential. This is the essence of the age friendly communities model.
GIA’S GUIDE TO SUSTAINABILITY
PRINCIPLES OF AGE-FRIENDLY
COMMUNITY EFFORTS

www.giaging.org
under Age Friendly Initiatives
LESSON 6:
SUSTAINABILITY MUST START ON DAY ONE.

Without a plan to sustain the effort, age friendly community programs can falter once the initial support is over. Begin creating a plan at the beginning of the effort.
• “One size fits all” models don’t fit.
• Think big, but work small.
• Age friendliness is long term.
• We want an age friendly COMMUNITY. Listen.
• Good services that are not integrated do not work.
• Sustainability must start on day one.
Website: www.giaging.org

Age friendly/livable communities resources are at https://www.giaging.org/initiatives/age-friendly

Rural aging resources are at https://www.giaging.org/initiatives/rural-aging

Please let people know about them!

John Feather, jfeather@giaging.org
Next Frontier of Age-Friendly Policy and Programs

Laura Keyes, PhD, AICP
Lecturer and Undergraduate Program Coordinator for Nonprofit Leadership Studies and Urban Planning
University of North Texas
Age Friendly Cities: The Role of Local Governments

Dr. Laura Marie Keyes
University of North Texas
Cities: Dallas-Fort Worth; Milken Forbes List of cities for successful aging; Standard Engagement, standard results (Keyes and Benavides, 2017)

- Survey of mayors and city managers
- (n=160)
Factors Influencing City Policy Action on Age Friendly

• Study of cities in DFW compared to cities on the Milken Forbes Cities for Successful Aging (n=120) (Keyes and Benavides, 2017)
  • City managers and mayors
  • Needs expressed by older citizens and training on aging needs more likely to lead to adoption of policies
  • Cities were more likely to adopt policies than to actually allocate resources
City Forms of Responsiveness

- Attends Training on Specific Needs (Housing, Trans, Health, Recreation)
- Community Assessment of Older Adult Needs
- Use of Older Adult Input in Comprehensive Plan
- Use of Non-Local Resources to Support Services and Programs for Older Adults

Multiple platforms to integrate aging issues
Extent municipality solicits input from older persons on the following topics:

- Recreation
- Health
- City Services
- Meals/food and nutrition
- Housing
- Transportation

- A very great extent
- High
- Moderate
- Low
- Not at all

Common municipal service

Power through zoning but typically a facilitator of housing development
Factors driving policy action:
- Training
- Public advocacy
- Being a Milken Forbe City

Factors driving resource allocation:
- Needs assessment
- Public Advocacy
- Policy Champion
Cities: National Sample of Cities; Solicitation on relevant topics leads to increased financial investment (Keyes Dissertation, 2017)

Survey of mayors and city managers (n=317)
Identifying the operating space for local governments in age friendly

Age Friendly Policies:

- Mobility
- Housing
- Built Environment
- Recreation and services
- Access to information
- Participation
- Security
- Value
- Leadership (Lui et al. 2009, Caro and Fitzgerald 2013)

Local Government

Mobility:
- Pedestrian, driver safety, infrastructure
  - Transportation Plan (Winick & Jaffe, 2015)

Housing:
- Options across type and price, subsidized
  - Housing Plan (Pynoos et al., 2008)

Built Environment:
- Planning and zoning, land use, open space
  - Comprehensive plan (Sykes & Robinson, 2014)

Services:
- Recreation, parks, library, multigenerational planning, health services
  - Service delivery plan (Glickman et al.; 2014; Keyes et al., 2013).
Factors Influencing City Policy Action on Age Friendly

National survey of cities (n=317) (Keyes Dissertation, 2017)

- Cultural awareness of aging needs in city management principles
- Engaged older adults in planning
- Having a senior center
- Having a public policy champion (Lehning, 2012)
Factors that Influence Age Friendly Adoptions

<table>
<thead>
<tr>
<th>Significant Predictors of Policy Action</th>
<th>Total Increase in Policy Actions (Housing, Transportation, Services, Built Environment)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsiveness in city management principles</td>
<td>2.267 more policy actions</td>
</tr>
<tr>
<td>Retired Senior Volunteer Program</td>
<td>.72 more policy actions</td>
</tr>
<tr>
<td>Population of individuals 65 and over</td>
<td>1.651 more policy actions</td>
</tr>
<tr>
<td>Having a Public Policy Champion</td>
<td>1.471 more policy actions</td>
</tr>
<tr>
<td>Grandparents living with Grandchildren (proxy for multigenerational)</td>
<td>.169 more policy actions</td>
</tr>
<tr>
<td>Having a senior center in community</td>
<td>2.601 more policy actions</td>
</tr>
</tbody>
</table>

Age friendly policy action is greater in communities with a commitment to older adults reflected in their management principles and where advocacy for aging services is high.

Age friendly policy action is greater in communities with a commitment to older adults reflected in their management principles and where advocacy for aging services is high.
Why some cities do more than others

*Ordinal Regression Policy Adoption (Low: 0-8), (Medium:9-15), (High (Frontier City): (16-25)*

<table>
<thead>
<tr>
<th>Significant Predictors of Policy Action</th>
<th>(Low: 0-8)</th>
<th>(Medium:9-15)</th>
<th>(High 16-25)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Responsiveness in city management principles</td>
<td></td>
<td></td>
<td>2.426 times</td>
</tr>
<tr>
<td>Retired Senior Volunteer Program</td>
<td></td>
<td></td>
<td>1.001 times</td>
</tr>
<tr>
<td>Population of individuals 65 and over</td>
<td></td>
<td></td>
<td>3.434</td>
</tr>
<tr>
<td>Having a Public Policy Champion</td>
<td></td>
<td></td>
<td>.444 times</td>
</tr>
<tr>
<td>Having a senior center in community</td>
<td></td>
<td></td>
<td>.325 times</td>
</tr>
</tbody>
</table>

We know some cities are making strides to become “age friendly”
### Age Friendly Action Typology

Probability of Falling into Low or High Policy Action Relative to the Variation of Responsiveness and Mobilized Citizen Need

<table>
<thead>
<tr>
<th>Bureaucratic Responsiveness</th>
<th>Level of Policy Action</th>
<th>Bureaucratic Responsiveness</th>
<th>Level of Policy Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td>High 95%</td>
<td>High 75%</td>
<td>High 25%</td>
</tr>
<tr>
<td>High</td>
<td>Low 6%</td>
<td>High 75%</td>
<td>High 25%</td>
</tr>
<tr>
<td>Low</td>
<td>98%</td>
<td>High 87%</td>
<td>13%</td>
</tr>
<tr>
<td>Low</td>
<td>3%</td>
<td>High 87%</td>
<td>13%</td>
</tr>
</tbody>
</table>

Relationship between government and citizen leads to higher levels of policy action.
Identification of Relationships

<table>
<thead>
<tr>
<th></th>
<th>Low Adoption</th>
<th>High Adoption</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mobilized</td>
<td>(Stakeholder Led)</td>
<td>(Mutually Led)</td>
</tr>
<tr>
<td>Not Mobilized</td>
<td>Low Adoption</td>
<td>Comprehensive Adoption</td>
</tr>
<tr>
<td></td>
<td>(Latent Adoption)</td>
<td>(Government Led)</td>
</tr>
<tr>
<td></td>
<td>No Adoption</td>
<td>Ancillary Adoption</td>
</tr>
</tbody>
</table>

Advocacy for Aging Issues

Government Responsiveness – Policy Adoption
<table>
<thead>
<tr>
<th>Policy Types</th>
<th>Common Policies Across all Cities</th>
<th>Policies of High Level Adopters &gt; 16 actions</th>
</tr>
</thead>
</table>
| Transportation        | • Pedestrian crossings  
                      • Highly Visible Traffic Signage                                                                   | • Public Transit with Priority Seating  
                      • Specialized transportation services  
                      • Volunteer Drive  
                      • Accessible Taxis |
| Housing               | • Rental Housing  
                      • Subsidized  
                      • Segregated 55+                                                                                   | • Variety of housing and price points  
                      • Intergenerational housing                                                                     |
| Built Environment     | • More mixed use  
                      • Required sidewalks  
                      • Accessible parks                                                                                   | • Permitted housing near transit stops and shopping districts                                           |
| Public Services       | • Joint programming with Parks and Recreation                                                      | • Health Services  
                      • Meals and Nutrition  
                      • Lifelong learning                                                                                   |
Cities are adopting policies but necessarily associating with age friendly
Responsiveness is a city management value found in:
  • Needs Assessment
  • Strategic Goals
  • Citizen Engagement
  • Budgetary Principles
Citizen need matters and advocacy influences leads to action
  • Shared space for decision making with the government
Public policy champion on age friendly is important but not the only driver
Cities with higher levels of action are going beyond daily operations of government

Outcomes of policy action - choice for older adults:
  • Aging where desired through transportation, housing, and services
<table>
<thead>
<tr>
<th>Age Friendly Policy Areas</th>
<th>Planning and Development</th>
<th>Public Works</th>
<th>Engineering</th>
<th>Economic Development</th>
<th>Zoning and Inspections</th>
<th>Communications</th>
<th>Public Safety</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incentives to encourage mixed-use neighborhoods</td>
<td>✓</td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Changes to infrastructure to improve walkability</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Older driver safety programs</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td>Infrastructure changes to improve older driver safety</td>
<td>✓</td>
<td>✓</td>
<td></td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alternative forms of transportation</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Developer incentives to guarantee housing units for older adults</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Incentives for builders to make housing accessible</td>
<td>✓</td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

Not relegated to a single agency or department \(\rightarrow\) comprehensive response

Benavides and Keyes, 2015
Cross-sector Collaboration through Educational Interventions

(Firestone, Keyes, and Greenhouse, 2017)
Why collaboration matters?

• Resolution to complex social problems requires cross collaborative engagement among stakeholders, government, and residents
  • Trust, reputation and reciprocity are critical factors in reducing risk and uncertainty in group decision making (Ostrom, 1989)

• Ensuring communities have appropriate infrastructure to support individuals across the lifespan requires leadership and collaboration across sectors

• Essential Actors:
  • Planners –facilitate the community design and development
  • Aging professionals –provide services to help older adults live independently
1. A relationship with a planner is within reach...

• Both sectors already conducting LCA planning efforts in their communities -61% (moderate to very great extent)

• **Planning** field recognized by over 14% of summit participants as primary leaders for LCA work in their community:
  • AAA – 11.4%
  • AARP State office – 11.4%
  • **City** – 7.9%
  • Regional planning – 6.4%

• Opportunity for partnership building
  • **Aging sector** as primary field: over 11% also indicated an area of planning as a primary focus of work
  • **Planning sector** as primary field: over 4% indicated aging policy as a primary focus of work
2. Find points of commonality.

For aging professionals the following LCA characteristics were significant and positively correlated and central to their work:

- Built environment and community design
- Programs and services
- Access to information
- Volunteerism
- Leadership
- Access to health

For planning professionals the following LCA characteristics were significant and positively correlated and central to their work:

- Public safety
- Access to health

- Both professions are working on LCA but from different starting points
- Access to Health as vehicle for working together (for ASA conference participants)
- Communities should survey the interests of the professions in their community to find the points of leverage

71% of participants indicated that financial constraints were the greatest barrier to initiating LCA work
3. Importance of Previous Relationships...

• Over 24% are working with their Area Agency on Aging on LCA efforts

• Most common responses on why they primarily partner with others organizations on LCA efforts
  • Leverage resources - 17%
  • Primary leader on issues 26%
  • Direct contact with citizens at 11%
4. Milestones and tools for collaboration are staples for both professions...

<table>
<thead>
<tr>
<th>Pre-Summit Milestone data –</th>
<th>Post Summit Milestone data (accomplished since event)</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Hosted visioning with residents – 51%</td>
<td>• Hosted visioning with residents – 25%</td>
</tr>
<tr>
<td>• Developed steering committee – 52%</td>
<td>• Developed steering committee – 27%</td>
</tr>
<tr>
<td>• Adopted an actual policy - 29%</td>
<td>• Adopted an actual policy - 21%</td>
</tr>
<tr>
<td>• Audited programs and services – 30%</td>
<td>• Audited programs and services – 16%</td>
</tr>
<tr>
<td>• Allocated resources – 39%</td>
<td>• Allocated resources – 33%</td>
</tr>
<tr>
<td>• Performed a walkability assessment – 42%</td>
<td>• Performed a walkability assessment – 15%</td>
</tr>
<tr>
<td>• Signed an LCA agreement - 40%</td>
<td>• Signed an LCA agreement - 29%</td>
</tr>
</tbody>
</table>

Visioning        Policy adoption          Resource allocation          Assessments
...which can be aided by leveraging existing tools

• Two most helpful pieces are understanding the community and its needs:
  • Performing a needs assessment – 78%
  • Knowing community demographics – 60%

*These methods are already commonly used by both professions*
Catalysts for engaging planners

Catalysts for motivating planners to participate in an age friendly planning initiative include:

- An opportunity to leverage a project or program already underway
- A policy window, or
- New funding opportunity

Catalysts for engaging planners to participate in your community's LCA efforts

- Hosting participatory meetings with planners and community residents on LCA
- Participating in a locally derived age friendly community initiative
- Providing written information on changing demographics and aging issues
Resources and Additional Information
Universal Principles

- Community’s current efforts with livable communities at varying levels of scale.
- Leveraging opportunities and partnerships.
- Assessing traditional and nontraditional transportation opportunities and barriers.
- Mobilizing community leadership.
- Involving and empowering older adults.
- Incentivizing nontraditional approaches or programs.
- Framing the problem to the community.
- Identifying opportunities and barriers for goal alignment among partners.
- Identifying policy constraints or barriers to innovation.
Opportunities to increase access to food

**Successes/Opportunities:**
- Coordinate SNAP benefits with farmer’s markets
- Convert SNAP to electronic debit to reduce stigma
- Identify new partners:
  - Offer congregate meal services at a restaurant rather than a senior center
  - Set up farm stands in rural areas
  - Leverage tech companies – use new apps to help older adults get food (i.e. food delivery)
  - Initiate schools and community garden initiatives

**Challenges:**
- Hard to find nutritious and inexpensive food
- Concerns from immigrants relative to food needs
  - Access to culturally relevant food important to community
- Hunger hides
- Chronically poor older adults move into poverty
- Lack of knowledge among low income retirees
- Lack of access to email or internet, limited translation
- Security issues with home delivery
- Not every community wants a community garden
- Difficult to be low to moderate income and afford organic food
Health Services

- Successes/Opportunities:
  - Audit and bridge assets and partners (coordinated care, health plan, and community plan).
  - Classify areas of unequal access (service gaps, limited transportation access).
  - Develop messaging that creates clarity in roles and opportunities for participation.

- Challenges:
  - Lack of knowledge of what is accessible in the community
  - Limited transportation services
  - Assessing older adults and providing options at discharge before older adults go back into the community
  - Older adults in very rural areas become less accessible
  - Transporting between municipalities
  - Filling the gaps with volunteers (growing smaller as an option)
Safe and Accessible Housing

• Successes/Opportunities:
  • Frame the sufficiency problem to community (across size, option, and price point).
  • Identify the specific policy constraints for the community (zoning barriers).
  • Address issues of class status and locational barriers.
  • Facilitate nontraditional solutions and products (accessory dwelling units, home share, tiny homes).

• Challenges:
  • Not enough housing
  • Challenges working with HUD
  • Realtors not engaged in this issue
  • Increase in number of homeless older adults
  • Lack of affordable options and price points
  • Retirement living is not for low income
  • Staying in homes likely means they are no longer accessible, rising risk of falling
Social Interaction

• Successes/Opportunities:
  • Consider multiple generations in planning and programming.
  • Examine current assumptions of aging and the level of community diversity.
  • Assess current community options to support psychological and physical fitness and wellness.
  • Identify platforms to build and create social capital.

• Challenges:
  • Opportunities for interaction are typically youth focused.
  • New generation of older adults not interested in senior centers.
  • Poorly designed communities exacerbate isolation.
  • Lack of integration of planning – aging and land use and community development planning.
  • Language barriers.
  • Lack of transportation options.
Opportunities for Continued Learning

• Identify opportunities to establish congruency between the Livable Communities for All Ages (LCA) paradigm and the paradigms of partner sectors/organizations.

• Identify which organizations are already working in this space and what is necessary to help them lead and inform.

• Identify issues related to a lack of attention to diversity across all four policy areas in the current LCA platform.

• Examine across all four issues what values matter in the issue discussion and whose values are being represented.

• Examine specific challenges around traditional and nontraditional transportation options across all four issues.
APA Resources:

• **Aging in Community (AiC) Policy Guide** (2014):

• **AiC Talking Points for Planners** (2016):
  https://www.planning.org/media/document/9120657/

• **Planning Aging-Supportive Communities (PAS 579)** (2015):
  https://www.planning.org/publications/report/9026902/
Food Access Resources

• APA Policy Guide on Community and Regional Food Planning - https://planning.org/policy/guides/adopted/food.htm
• http://www.countyhealthrankings.org/policies/new-grocery-stores-underserved-areas
• Designed for Disease http://www.policylink.org/sites/default/files/DESIGNEDFORDISEASE_FINAL.PDF
• A Place for Healthier Living http://www.policylink.org/sites/default/files/PLACEFORHEALTHIERLIVING_FINAL.PDF
Housing Resources

Visitability: Concrete Change  https://visitability.org/

Universal Design: IDEA Center  http://idea.ap.buffalo.edu/


Detroit Tiny Homes  http://www.pbs.org/newshour/bb/detroits-tiny-houses-give-residents-home-rebuild-lives/

Five Points Non-Gentrification


APA NPC Session recording:  https://www.planning.org/events/course/9126505/
Local Application of Age-Friendly Communities Policy and Practice

James Cadoret, AICP, Development Service
Director/Assistant to the City Manager

David Gress, Associate Planner
City of Raymore, Missouri
Raymore

- 21,000 population
- 18 square miles
- #7 in population gain in metro in 2017
How is Raymore incorporating age-friendly principles in decision making
Starts and Ends with the City Council
City Strategic Plan

- 4 Strategic Focus Areas
- 13 Goals
- 41 Strategies
- 123 Action Steps
Incorporated Age-Friendly Goals...

Goal 1.3: Foster Opportunities for All Citizens to Feel Valued and Connected Within the Raymore Community
Incorporated Age-Friendly Strategies...

Strategy 1.3.2: Develop programs and amenities that meet the diverse needs of the present and future community.
Incorporated Age-Friendly Action Steps

Action Step: Expand audible crossing signals at major intersections
All Council Actions have a connection back to the Strategic Plan.
Goal 2.3: Improve safety for all modes of travel throughout the community.

Strategy 2.3.1: Incorporate new technology and practices to develop safer pedestrian walkways and trails

<table>
<thead>
<tr>
<th>Proposed Action Steps</th>
<th>Department Identified</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expand audible crossing signals at major intersection</td>
<td>Public Works,</td>
<td>FY 2018</td>
</tr>
<tr>
<td>Explore signalized pedestrian crossings along major roadways</td>
<td>Public Works</td>
<td>FY 2018</td>
</tr>
<tr>
<td>Enhance the use of best practices to improve safety on pedestrian walkways in the park system</td>
<td>Parks &amp; Recreation</td>
<td>FY 2018</td>
</tr>
<tr>
<td>Increase enforcement activity and presence in areas of high pedestrian use</td>
<td>Police</td>
<td>FY 2018</td>
</tr>
<tr>
<td>Explore GIS mapping for all trails, parking lots and pedestrian walkways in the Parks system</td>
<td>Community Development, Parks &amp; Recreation, Police</td>
<td>FY 2018</td>
</tr>
</tbody>
</table>
How is Raymore incorporating age-friendly principles in decision making
How is Raymore incorporating age-friendly principles in decision making

● Planning
  ● Listening
  ● Serving
Policy #1: Include Age-Friendly principles in all City Plans
Pedestrian Plan

- Sidewalk on every street
- Sidewalk gap program
- Permeable paver crosswalks
- Increased width of sidewalk

From this:

To this:
Original Town Neighborhood Plan

- Recommended a Farmer’s Market to provide a sense of place and provide a social opportunity for neighborhood and city residents
Communities for All Ages Master Plan

Community for All Ages
A great place to live and age well.
Gold Level Recipient
City of Raymore, Missouri

Building a Community for All Ages

A collaborative effort between the City of Raymore, Missouri and the Kansas City Community for All Ages Initiative
5 Key Focus Areas

- Parks, Outdoor Spaces and Public Facilities
- Housing and Neighborhood Connectivity
- Transportation and Mobility
- Civic Engagement and Inclusion
- Community Health and Wellbeing

15 Goals

5 Policy Recommendations
Livable Streets Policy

Title:
This policy shall be known as the "Livable Streets" policy.

Purpose:
The Livable Streets policy sets forth guiding principles and practices to be considered in transportation projects so as to encourage walking, bicycling and vehicle use to co-exist in a safe and accommodating network of streets and facilities.

Definition:
"Livable Street" means streets that are designed and operated to enable safe access for all users, including pedestrians, bicyclists and vehicle users of all ages and abilities are able to safely move through the transportation network.

"Public Improvement Project" means new roads, trails, sidewalks and associated facilities or reconstruction thereof, owned or maintained by the City.

Applicability:
1. The Livable Streets Policy is applicable to the construction, reconstruction, and maintenance of all city-owned transportation facilities in the public right-of-way, including streets, bridges, sidewalks, trails and pedestrian pathways.

2. The Livable Streets Policy may be applicable to the construction and maintenance of all privately constructed streets, bridges, sidewalks, trails and pedestrian pathways if, during the public hearing process for approval of a development that contains private streets, it is determined to be in the best interest of the City for the development to be in compliance with the Livable Streets Policy.
How is Raymore incorporating age-friendly principles in decision making

- Planning
- Listening
- Serving
Policy #2: Listen to our Residents
WHAT MAKES RAYMORE HOME?

a community conversation.

RAYMORE

come home to more

Raymore.com/Community
Community Conversations held every 2-3 years to receive resident feedback and establish new goals.
Ensure all Residents are informed and heard

GOAL 1.3

FOSTER OPPORTUNITIES FOR ALL CITIZENS TO FEEL VALUED AND CONNECTED WITHIN THE RAYMORE COMMUNITY.

Our greatest strength is the involvement of our residents. We should provide as many opportunities as possible for them to provide feedback and offer ideas to a wide variety of initiatives and projects. At the same time, City staff should be able to provide seamless customer service not just at City Hall, but anywhere in the community.

Strategies
1.3.1 Communicate with residents in a way that is purposeful and expected
1.3.2 Develop programs and amenities that meet the diverse needs of the present and future community
1.3.3 Provide opportunities for residents to regularly be involved in and provide input about City functions
1.3.4 Enhance internal communication and employee engagement

- Electronic
- Social Media
- Printed
- Banners

- Website
- Weekly e-newsletters
- Door Hangers
- Mailers
How is Raymore incorporating age-friendly principles in decision making

- Planning
- Listening
- Serving
Policy #3: Provide City Services and Programs for all our Residents
Incorporate Age-Friendly Practices in how we deliver services to our residents

- Public Infrastructure
  - Recreation
  - Housing
Construction of Public Buildings

- Program space for gatherings, meetings, activities (Aging Mastery Program)
- Indoor Recreational space (youth/adult leagues)
• Construction of Public Buildings
  ○ Venue for Arts programming
  ○ Boardwalk/trails
Improvements to Municipal Circle

- Central community gathering space
- Lighting improvements
- 8’ wide sidewalk
- Pedestrian seating areas
Community Challenge Project

- Addition of pedestrian seating
- Construction of paved crosswalk
- Additional pedestrian lighting

Awards funding for “quick action” projects designed to make immediate improvements and jumpstart long-term progress to support residents of all ages.
Incorporate Age-Friendly Practices in how we deliver services to our residents

- Public Infrastructure
- Recreation
  - Housing
● Inclusive Playground
• Inclusive Sprayground

T.B. Hanna Station Park
Incorporate Age-Friendly Practices in how we deliver services to our residents

- Public Infrastructure
  - Recreation
- Housing
**Universal Design Pilot Project**

- City partnership with builder to construct model home
- Public access tours and educational campaign

**Light Switch/Electrical Socket Placement**

**Zero Entry Doorways/Thresholds**

**Lever-action door handles**

Vs.

**Door Knobs**

**Wider Hallways & Doorways**
• Accessible Dwelling Units
  ○ Code Change to allow on any property
ACCESSORY DWELLING UNITS [ADUs]
IN RAYMORE, MO
WHY ALLOW ACCESSORY DWELLING UNITS?

GROWTH MANAGEMENT PLAN (2013):

- Retain housing affordability throughout the City.
- Ensure that options exist for individuals of a broad range of income levels to be able to afford to purchase a home in Raymore.

BUILDING A COMMUNITY FOR ALL AGES MASTER PLAN (2017):

- Create and maintain a diverse range of housing options that are accessible and affordable to persons of all ages.
- Develop housing solutions that promote aging in place.

STRATEGIC PLAN (2017):

- Enable Raymore residents to live and work in the community.
- Provide quality, diverse housing options that meet the needs of our current and future community.
WHY ALLOW ACCESSORY DWELLING UNITS?

- “Accessory dwelling units provide excellent living arrangements for individuals, both young and old”

- “Allows older adults to live separately, yet in close proximity to family, providing a sense of independence, with the added benefit of social connectivity and assistance if necessary”.

- “Provides an affordable alternative for younger and newer families that may be looking to start a life here in the community”.
WHAT DID OUR *PREVIOUS* CODE ALLOW?

- Restricted to A, RE, and RR zoning districts (large lot, single family)
- One accessory dwelling per lot
- At least *one* dwelling must be occupied by the property owner
- Must meet all requirements for an accessory structure
- Must not exceed size or height for the existing structure
- Shall comply with the Int’l One and Two-Family Dwelling Code
- Additional requirements for utility connections

- No *clear* definition between attached and detached
- Emergency access to the accessory unit
- No clear method of enforcement or tracking of locations
CODE AMENDMENT PROCESS

- Internal Staff Review
- Input from emergency service providers
- Peer research
- City Council Work Session
- Planning and Zoning Commission (2)
- City Council (2) - Approved May 28, 2018
WHAT DOES OUR NEW CODE ALLOW?

- One accessory dwelling per lot
- At least one dwelling must be occupied by the property owner.
  - Owner must agree to, sign, and record the ADU Occupancy and Land Use Deed Restriction*
- Must meet all requirements for an accessory structure
- Must not exceed size or height for the existing structure in the A and RE zoning districts
- Limited to 60% of the total SF of the principal structure, not to exceed 1,000 SF, in the RR, R-1A, R-1, and R-1.5 zoning districts.
- Shall comply with the Int’l One and Two-Family Dwelling Code
- Clarified guidance on utility connections
- Clear distinction between attached and detached unit
- Must provide emergency access from existing driveway or sidewalk to the entrance into the ADU.
  - Paved connection required in the RR, R-1A, R-1, and R-1.5 zoning districts.
- Clear application process
ADU OCCUPANCY AND LAND USE AGREEMENT

- Deed restriction on the property - Recorded with Cass County Recorder
- Owner agrees to maintain occupancy of one of the units
- Owner agrees to abide by all of the requirements of the Code
- Various methods for enforcement
ACCESSORY DWELLING UNITS IN RAYMORE

- One formal application made to date
  - Attached ADU on a large-lot single family property.

- Staff has had a number of inquiries on requirements
Thank you!

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Discussion
Closing Remarks

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