AGING-FRIENDLY COMMUNITIES INITIATIVE
Teaneck Community Meeting

Monday, November 20, 2017

Municipal Complex
818 Teaneck Road, Teaneck

MEETING AGENDA

- **Introductions**
- **AFCI Project Overview**
- **Report Contents Overview**
- **Draft Community Profile Findings**
- **Community Assessment Interview Questionnaire**
- **Data Needs**
- **Next Steps**
- **Wrap up**

Materials Distributed at meeting

- **Aging-Friendly Communities Initiative (AFCI) Project Description**
- **AFCI Report Outline**
- **Draft Community Profile**
- **Community Assessment Interview Questionnaire**
- **Project Data Needs**

New Jersey Future Contact information

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AGING-FRIENDLY PROJECT
OBJECTIVES, PROCESS, AND OUTCOMES

According to New Jersey's Strategic Plan on Aging, the state has the 11th largest population in the nation with the 10th largest number of individuals age 60 and older. A 2012 report from the Urban Land Institute predicted that across the nation, 8,000 members of the Baby Boom generation will turn 65 every day for the rest of the decade[1]. As the Boomer population ages, advances in medical technology prolong its post-retirement phase of life. As a result, the "graying of America" is a far-reaching phenomenon, with ramifications that reverberate throughout our communities. The built environment and housing options that characterize communities influence considerably whether they are aging-friendly or whether they impede aging in place. Communities that offer options for access other than automobiles; an easily walkable mix of uses, physical and social activities; amenities such as parks, benches and safe streets; and a mix of affordable housing options are places where older residents can thrive. These are features that appeal to older and younger generations, and communities without these attributes will find it increasingly difficult to attract and retain sustaining populations.

In December 2015 New Jersey Future released "Creating Places to Age in New Jersey," a report that described essential elements of aging-friendly communities and evaluated whether New Jersey is ready to accommodate its older population from the standpoint of community design. The report also considered the types of neighborhoods people will want as they age and their social and mobility needs change.

Despite its considerable impact on how people live their daily lives, the local land-use system - which is driven by planning and zoning boards and guided by related studies, plans and regulations - can fly under the civic radar and even alienate people because of its technical and often confusing nature. Age-friendly community initiatives are typically led by local social service or health organizations that have regular contact with older adults but do not engage with municipal government. These groups frequently don't

[1] *Housing in America, The Baby Boomers Turn 65*, McIlwain, John K, Urban Land Institute, 2012

have experience with land-use planning and building blocks of community form. As a result, their effectiveness as advocates for creating places to age can be limited.

New Jersey Future is responding to this lack of familiarity suroundng built environment and affordability issues by informing policy-makers and residents about the inextricable connection among land-use development, affordable housing options, and aging-friendly places. Through the Aging Friendly Communities Initiative New Jersey Future will conduct a detailed assessment of a community's land use plans, regulations and physical characteristics to determine the extent to which they promote aging-friendly communities. The assessment will include recommendations the community can consider to become more aging-friendly, with the chief objective of enabling older adults to remain active, healthy, engaged, and capable of continuing to live in their community. The five-step process New Jersey Future will follow to conduct the assessment is described below.

1. Build a local age-friendly steering committee that will "own" the process and outcomes. The members of the committee could include a municipal elected official, the town manager, the town planner, a planning board member, representatives from local senior housing developments, advocates for senior services, the county health department, and a community resident.
2. Conduct local outreach, engagement, and research to lay the groundwork for the assessment. This could involve interviews with local representatives, service providers, advocacy organizations, and residents.
3. Compile an assessment, which takes into consideration conditions on the ground and the policies, plans and regulations in place within the municipality that either support or hinder age-friendly development across the following categories: mixed-use/center-based development; housing options; transportation choice; and availability of public facilities, amenities, and services.
4. Develop an implementation strategy in concert with the steering committee. This could include recommendations for 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 (street and sidewalk network); and/or expand public spaces and amenities.
5. Present the final recommendations for action to the steering committee, local elected officials, and the public and describe how the municipality can implement the recommendations over time.

Age Friendly Communities Initiative Report Outline

Land Use Analysis

Introduction

Acknowledgements

Executive Summary

Methodology

Age Friendly Analysis

- Mixed Use Center
  - CBD or other community center
  - Net Activity Density (population plus employment divided by area of town)
  - Special improvement district
  - Main Street community designation
  - Transit village designation
  - Plans (master plan, redevelopment plan, permitted/prohibited uses, dimensional standards, design guidelines)
- Housing
  - Cost burden
  - Household income
  - Residential values
  - Type, size, tenure
  - Subsidized housing
  - Permitted housing types
  - Subdivision standards
  - Inclusionary housing requirements
  - Universal design standards
- Transportation
  - Walk score
  - Sidewalks, crosswalks, driveways
  - Policies and plans that support transit options (complete streets, transportation or circulation plan; bike/pedestrian plan)
  - Parking (on street, parking requirements, parking design
  - Local bus service
  - Rail access
  - Street connectivity
- Public Facilities and Amenities
  - Community centers
  - Public street furniture
  - Joint use facilities

- Parks/green spaces/trails
- Green infrastructure

Sources

About New Jersey Future and the Authors

Exhibits

Base Map

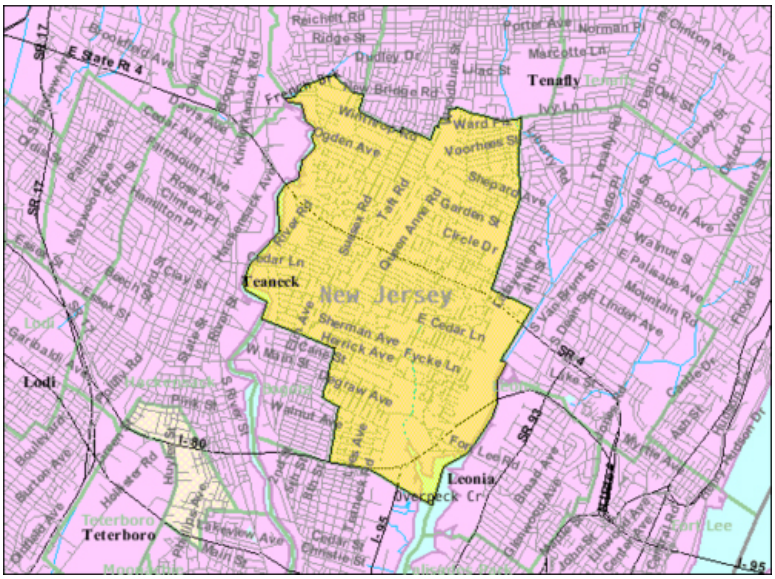
Zoning

Transportation/Transit

Community Assets/Facilities

Township of Teaneck Municipal Profile
DRAFT

November 2017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Lodi
Teterboro
Englewood
Cedar Ln
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Queen Anne Rd
Garden St
Circle Dr
Sherman Ave
Fycke Ln
Ogden Ave
Voorhees St
Shepard Ave
Tait Rd
Bedford Rd
Windsor Rd
Ridge St
Dudley Dr
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Marcotte Ln
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Van Buren

INTRODUCTION

New Jersey Future is assembling a municipal profile in conjunction with the **Aging-Friendly Communities Initiative** that is being undertaking with funding from the **Henry and Marilyn Taub Foundation,** whose support made this project possible. The profile is intended to offer a current statistical snapshot of key demographic and economic characteristics of the Township of Teaneck, particularly as they relate to the Township's older residents. To provide context, Teaneck's values for the data items presented here are compared to statewide values.

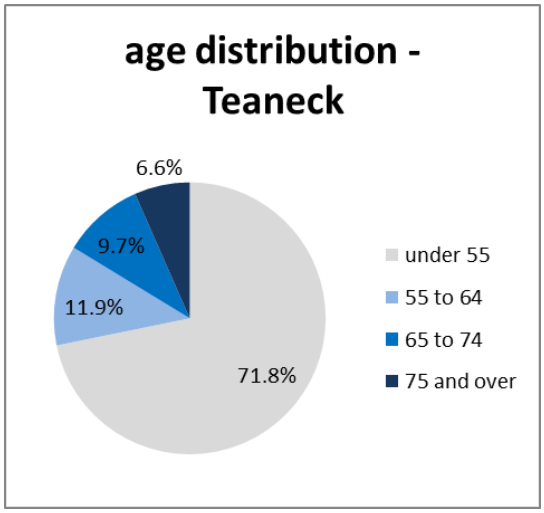
The data presented in this handout has been extracted from of a larger data set that is currently being assembled. A list of the full set of data items that is being compiled is provided below. Items in the following list that are displayed in this draft version of the profile are shown in **bold**. We anticipate including most, if not all, of the listed data items in the final version of Teaneck's municipal profile. *Except where otherwise indicated, the data source is the Census Bureau's 2015 American Community Survey https://www.census.gov/programs-surveys/acs/news/data-releases.2015.html*.

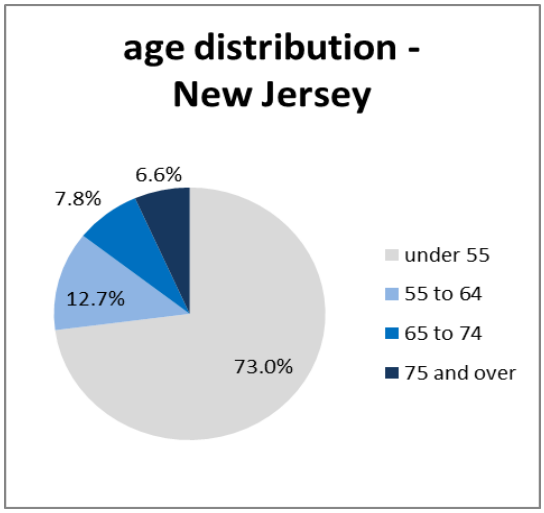
- 2007 land-use patterns: % developed, % preserved or constrained, and % still developable *[source: municipal-level data provided to New Jersey Future by the authors of Urban Growth and Open Space Loss in New Jersey from 1986 through 2007, produced jointly by researchers from Rowan and Rutgers universities – project overview page at http://gis.rowan.edu/projects/luc/]*
- % built-out (developed acres as % of all developable, i.e. with preserved/constrained lands removed from denominator) *[computed using data from the Rowan/Rutgers project]*
- Net activity density (population + employment per developed square mile) *[computed using the Rowan/Rutgers data on developed acreage, Census Bureau population data, and employment data from the New Jersey Department of Labor]*
- Street network density (route-miles of local road per square mile) *[land area data from Rowan/Rutgers; local road mileage computed from a database of road segments provided to New Jersey Future by Michael Baker Corp., a consultant to NJDOT]*
- Presence of a center (New Jersey Future methodology, using lists of places identified as centers by the State Development and Redevelopment Plan or the master plans for the Pinelands and Highlands, and a list provided by the Department of Community Affairs' "Main Street New Jersey" program of municipalities having a business improvement district)
- Total population
- **Population by age group**
- % living in poverty: all residents and residents 65+
- **Median household income**
- **Household income distribution**
- % vacant housing units
- % owner vs renter
- **Living arrangements of the 65+ population**

- **Housing units by type / # of units in structure**
- **Average residential value** *[source: Rutgers Center for Government Services New Jersey Data Book]*
- **Years of median household income to purchase average-valued home** *[computed using average residential value from the New Jersey Data Book and median household income from the 2015 ACS]*
- Median gross rent
- **% of households that are cost-burdened: all households and households headed by someone 65+**

Age Distribution

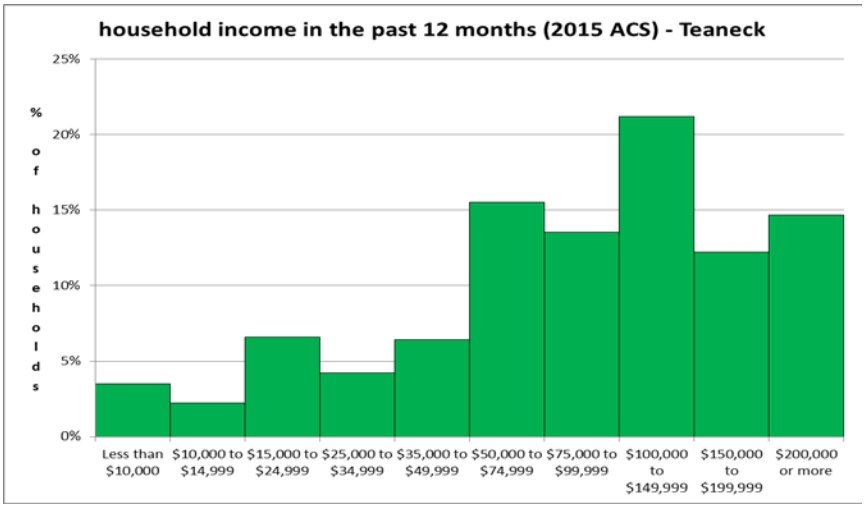
A slightly higher percentage of Teaneck residents are 65 and older compared to the state as a whole.

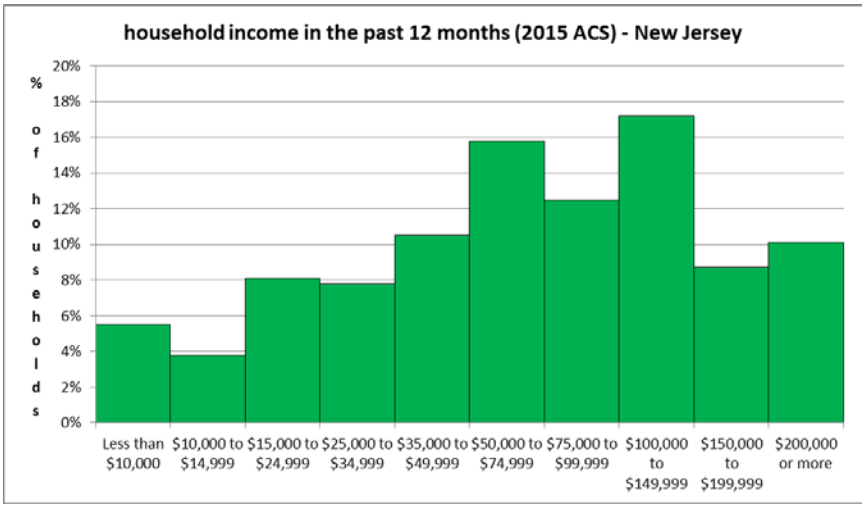




Income Distribution

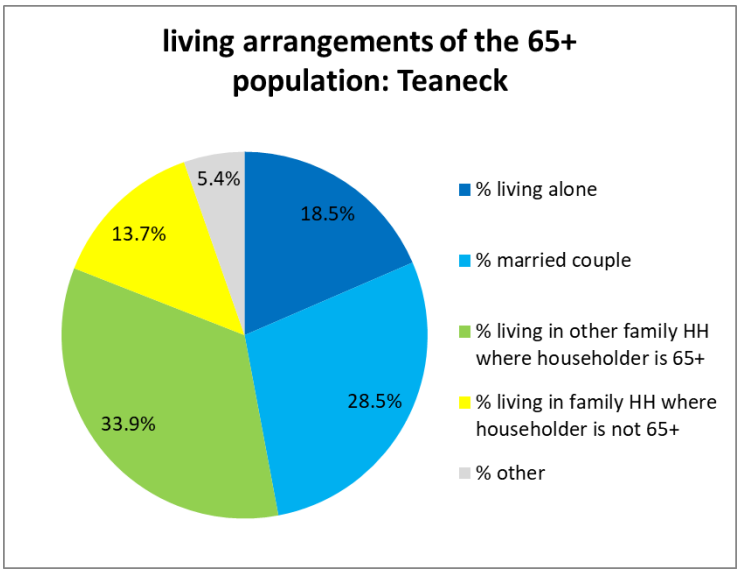
Teaneck's income distribution resembles that of the state as a whole but with fewer households in the income ranges below $50,000

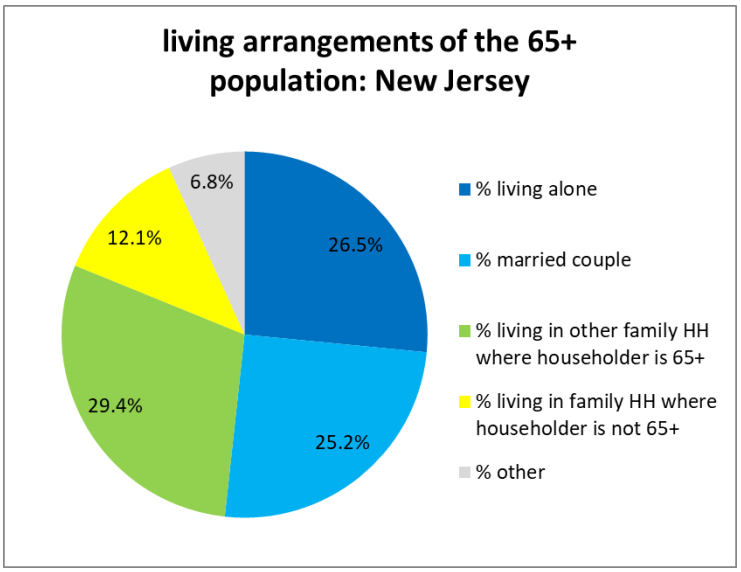




Living Arrangements/Householder Status

Teaneck has fewer older people living alone than is true in the rest of the state, while it has more 65+ married couples and more 65+ people who are the heads of family households.

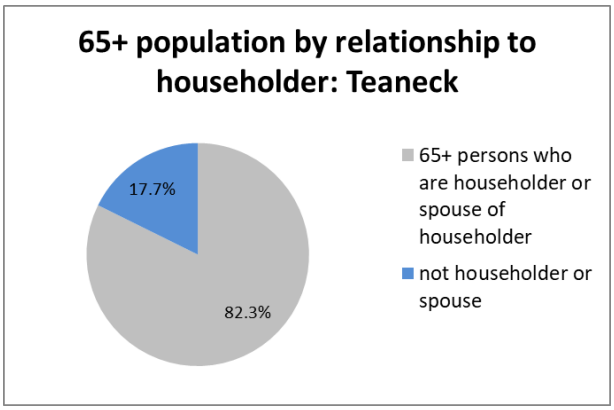


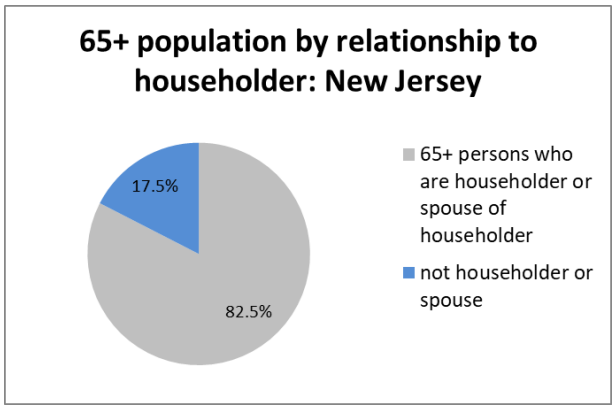


Living in other family households where householder is 65+: This would include adult children living with 65+ parents, or grandchildren living with grandparents

Living in family household where householder is not 65+: This would include older people living with adult children

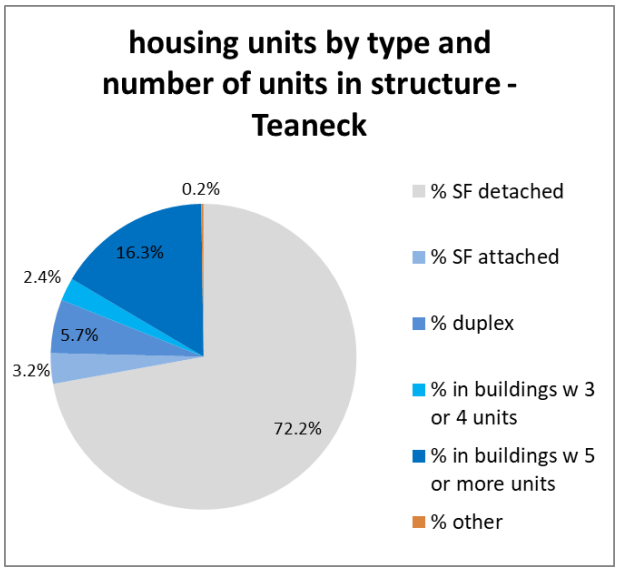
"Other" includes 65+ people living in non-family multi-person households, in family households where they are not related to the family, and in group quarters (like nursing homes)

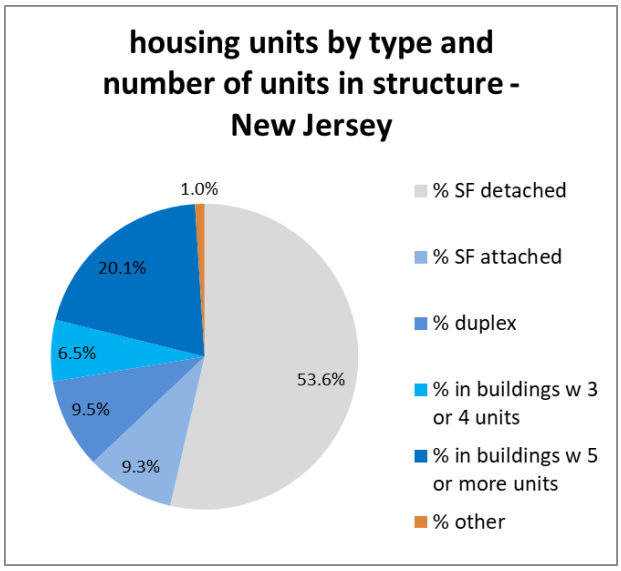




Housing Stock

Teaneck's housing stock is dominated by single-family detached houses (72.2% of all units). But it does have a sizable share of larger apartment buildings: 16.3% of all housing units are in such structures, not far below the statewide rate. It has a much lower share of rowhouses and townhouses ("single-family attached") than the rest of the state – 3.2% vs. 9.3%.





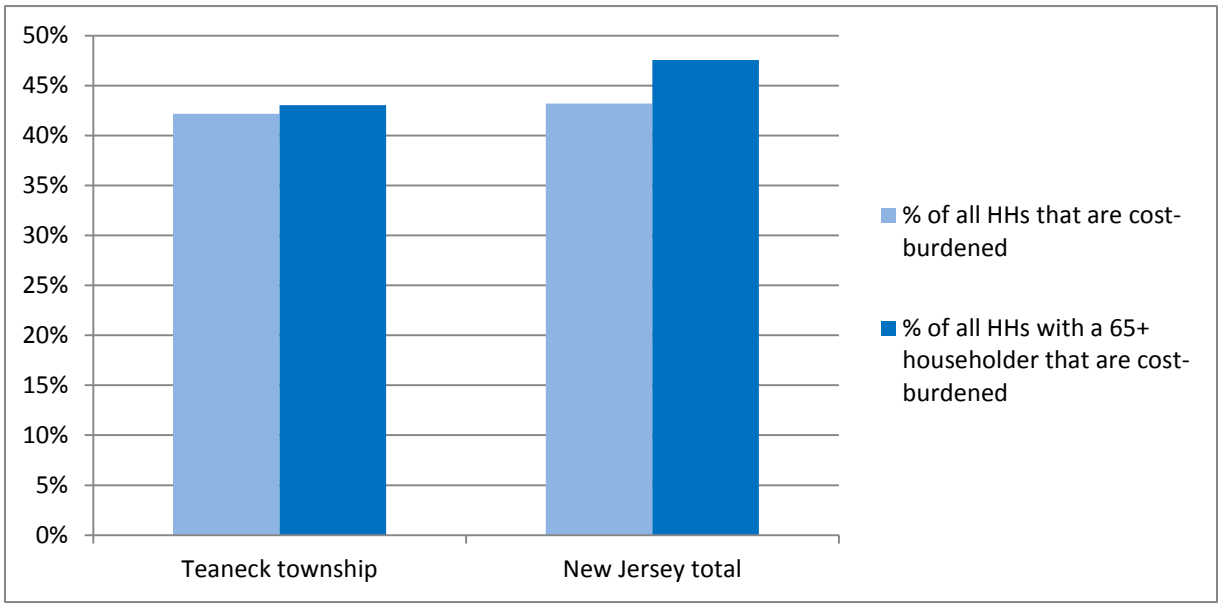
Household Income

Teaneck's median household income is about one-third higher than the statewide median. Its average home is worth about 12 percent more than the average home for the whole state. Home values have not outstripped incomes as quickly in Teaneck as they have elsewhere: Statewide, the median household needs about 5 years' worth of income to purchase the average-priced home, whereas within Teaneck it is closer to 4 years. Because of Teaneck's slightly higher home values, and because the statewide median household income is lower, the median statewide household would need 5 ½ years' worth of income to purchase the average Teaneck home.

Jurisdiction	Median Household Income, 2015	Average Residential Value	Years of Local Median HH Income to Purchase Average Home Value	Years of State Median HH income to Purchase Average Home Value
Teaneck Township	$96,760	$397,724	4.11	5.52
New Jersey	$72,093	$352,183	4.89	4.89

Housing Cost

Teaneck's rate of households that are housing cost-burdened (i.e. paying at least 30% of their gross income on housing costs) is similar to the statewide rate – 42.2% vs. 43.2%. When looking only at households headed by someone 65 or older, Teaneck performs slightly better. Its rate of cost-burdened senior-headed households, at 43.1%, is only slightly higher than its cost-burden rate for the general population, whereas the statewide rate of cost-burdened senior-headed households, at 47.6%, is several points higher than the statewide rate for all households



Community Assessment

Interview Questionnaire

AARP's Livability Index assesses seven broad categories of community livability: housing, neighborhood, transportation, environment, health, engagement, and opportunity. The organization defines a livable community as one that is safe and secure, has affordable and appropriate housing and transportation options, and has supportive community features and services. Once in place, those resources enhance personal independence; allow residents to age in place; and foster residents' engagement in the community's civic, economic, and social life. Livable communities help residents thrive, and when residents thrive, communities prosper.

For some, a livable community makes it convenient to travel by foot, bike, or transit to access nearby stores, parks, and other amenities. For others, affordable housing or open space is more important. Livability is about realizing values that are central to healthy communities: independence, choice, and security. But not all people search for the same things. To that end, here are some questions to consider:

1. What are the greatest strengths about living in Teaneck, what are the greatest challenges?

2. If you could, what things would you change about Teaneck and what if anything is preventing that change?

3. What requests for services do you get from older residents that you are unable to answer?

4. As people age and want to downsize, are there places they can move to and stay in Teaneck? (e.g. smaller housing units, single story homes, homes without stairs, apartments with elevators)

5. For people who are income-constrained, are there sufficient housing options that are affordable?

6. Does Teaneck allow for accessory dwellings? If so, under what circumstances?

7. If accessory dwelling are not permitted, under what circumstances do you think Teaneck would be open to considering them?

8. Do you consider Teaneck to be accessible by means other than cars? (Are there sidewalks throughout Teaneck, are they in good repair, are they well lighted, do they have public seating, are there crosswalks, are traffic lights timed appropriately to allow safe crossing?)

9. How easy is it for people to get around Teaneck?
   a. Do residents have transportation options that offer alternatives to driving?
   b. If they drive do they have access to low-speed, local roads?

10. Are there gathering places, places for social interaction, civic engagement, that are attractive to older residents? (community centers)

11. Does Teaneck have parks that provide passive and active recreation opportunities?

12. Where do people shop for basic necessities, are these locations accessible from where people live? (basic necessities include houses of worship, grocery stores, pharmacies, healthcare services)

Age Friendly Communities Initiative
Community Assessment

Data Needs

Following is a partial list of information that would be very helpful to obtain to enable New Jersey Future to prepare an Aging-Friendly Community Assessment. Some municipalities may not have all of the items listed below and other communities may possess additional useful information or maps not listed.

- Zoning Regulations (likely to be available on-line)
- Zoning Map (preferably CAD or GIS shapefile)
- Special Improvement District Designation status/information/boundary map (if applicable)
- Main Street designation status/information (if applicable)
- Transit Village designation status/information/boundary map (if applicable)
- Availability of and route maps for transit, bus, shuttles or other specialized transportation services other than cars
- Master Plan
- Location of existing and proposed housing facilities/number of units available for older adults
- List/description of community aging-friendly initiatives planned and/or underway (if applicable)
- Redevelopment or Rehabilitation Plan (if applicable)
- Design standards (if applicable)
- Walkability study (if applicable)
- Complete Streets resolution/initiatives description (if applicable)
- Current capital improvement plan/budget
- Open space/recreation facilities/community amenities map
- Recreation and Open Space Inventory (ROSI)
- Parks/recreation plan
- Joint use agreements (if applicable)
- Green infrastructure plans (if applicable)

NOTE: If possible it would be most helpful to obtain digital copies of any and all plans and narrative information and CAD or GIS shape files of all maps.