# CITY OF BLOOMINGTON
## commission on aging

# Response to the Draft

# Comprehensive Master Plan

### (Dated July 15, 2016)

## October 2016

# City of Bloomington Commission on Aging, October 2016

Lauren Cowan, Chair

Jack Kahn, Vice Chair

Mary Boutain

Lei Gong

Julie Hill

Gail Londergan

Alice Oestreich

Jim Shelton

Courtney Stewart

*Sue Owens, City Liaison*

# Commission on Aging:  Response to the Draft CMP

## October 2016

**This is Our Preliminary Response:**

*This document is the initial response of the Commission on Aging to the CMP draft dated July 15, 2016.  It includes comments on both detail-level and big-picture concerns.  Please note that we cannot complete our commentary at this time, due to one of our big-picture concerns—i.e., a lack of transparency in this particular stage of planning process.  <u>The draft does not clearly indicate how the proposed policies and objectives relate to the 16 planning goals approved by Resolution 13-01.</u>  This is a fundamental problem.  We describe this problem in more detail below, in the section commenting on the draft's Vision and Goal Statement.*

*Other groups have expressed concerns regarding the CMP draft overall, so we anticipate that this problem will be addressed by some means.  When it is, we assume there will be another opportunity for us to provide a more comprehensive response.*

**Document Content, Highlighting, Typefaces, Underlining:**

*This document reflects the position of the Commission on Aging, but it owes a great deal to expert commentary provided by Philip B. Stafford, Ph.D.  A brief summary of Stafford's background is included at the end.*

*Stafford generously offered his comments to the Commission for use in our response.  The Commission has included them verbatim because it <u>fully endorses all of Stafford's comments</u>.  But in addition, we want to ensure that his distinctive contribution is recognized and appreciated.*

*Thus, Stafford's comments appear below in* <mark>plain (not italicized) typeface with yellow highlighting</mark>*. Comments made by Commissioners appear either in italics, or in <u>underlined italics.</u>   Text quoted directly from the draft CMP is shown in* plain typeface without highlighting or underlining.

**Aging as a Unifying Concept:**

*Before commenting on specifics in the draft, the Commission would like to emphasize that concerns related to aging should not be considered as simply "special population" problems. Aging is one aspect of life that has the potential to affect everyone!  Unlike the differences that can divide us—such as race, gender, religious preference, or socio-economic status—aging is something we all can expect to have in common. Everyone who is lucky enough to grow old will experience some of the pains—and hopefully, some of the joys—associated with aging.*

*Bottom line, paying attention to concerns that will make Bloomington an age-and-ability-friendly community will contribute to everyone's future, not just to the life experience of those who already are older right now.*

**Where Aging-Related Language Belongs:**

*In the narrative sections of this plan, there are several places where words or phrases such as "seniors," "for all ages," or "multi-generational" are used.  But there are far fewer of those words or phrases in the **policies, objectives,** and **indicators**.*

*The narrative is **not** what the City will be using as it makes future planning decisions; those decisions will be based upon the language in the <u>policies</u>.  And as the City evaluates the results of those decisions, it will consult the language used in the <u>objectives</u> and the <u>indicators</u>.*

*To succeed in building an age-and-ability-friendly community, relevant language must be included throughout the policies, objectives, and indicators.*

---

**Preliminary Section**

**Page 10:  Vision and Goal Statement**

*The draft CMP falls short with respect to transparency.*

*As a community, we already have approved 16 planning goals via City Council's adoption of Resolution 13-01.  Those goals appear on page 10, but nowhere else in this draft.*

*Instead, 25 new "goals" now are proposed.  Then, 104 policies are proposed, organized under the 25 new goals (rather than under the 16 original goals we already have approved).*

*No attempt seems to be made anywhere in the draft CMP to demonstrate exactly how the 104 policies being proposed relate to the 16 original goals.*

*Even minor edits to a goal's language can change how it is interpreted.*

*So, with the conversion of 16 goal statements into 25 different goal statements, it is difficult to imagine that there have not been several additions, omissions, etc.*

*The draft refers to Resolution 13-01 as a "significant" milestone, the result of a long public input process.*

*In the interest of transparency, the public deserves clear communication regarding exactly how the 104 policies and the 32 objectives proposed in this document will address those 16 original goals.*

*To remedy this transparency shortfall in the process, we propose a new "program" under Policy 1.5.1 in the section on Chapter One below.  We also have attached to this document an example draft of one outline that might be used in implementing such a "program" (see Appendix).*

**Intro: Socio-Economics / Demographics**

**Page 15: Existing Trends and Future Projections**

*In second paragraph: …*As people age their personal needs regarding housing, retail, employment and entertainment change. Therefore, Bloomington must sustain and expand its arts and entertainment selection to meet the anticipated future demand.

> *What about expanding housing, retail and employment as well as entertainment? Obviously an unfinished attempt, but a clear example of how little effort is devoted to the older adult population.*

**Add:**

In line with global trends, Bloomington's population is rapidly aging. In the period of this plan (2020-2040), the population of the Bloomington metro area age 55 and above will grow by 20%. The adult population (25-54) will grow by 13% and the youth population (0-20) by only 7%. (The college age population 20-25 is not included.) While growth occurs across all groups, as reported in the plan, the fastest growing group, by far, will be older adults. In 2040, the population of individuals over the age of 85 will be larger than that of age 80-84. Currently, Roughly 37,000 individuals already occupy the Third Age (55-80), a period of life characterized by productivity, independence, and social and civic engagement as never before seen.

Within this population there are needs, to be sure. This is especially true of the 80 + population, (nearly 6,000 individuals) where health care, supportive housing and mobility issues are often paramount. The most recent comprehensive needs assessment of the 60+ population in the Bloomington metro area revealed that…

- 11% of respondents reported safety problems related to being a victim of crime or abuse.
- Over half of respondents had problems with not knowing about what services were available and not feeling like their voice was heard in the community.
- 49% had at least minor problems maintaining their homes, maintaining a healthy diet (45%), staying physically fit (63%) and doing heavy or intense housework (60%).
- The most commonly cited mental health problems included feeling depressed (48%) and feeling bored (44%).
- Almost one-third of respondents had fallen and injured themselves in the previous year, with 1 in 5 respondents spending time in a hospital (for all reasons).
- Only one-third of respondents rated availability of affordable quality housing as good or excellent, with 19% experiencing having problems with housing to suit their needs.

2013 Area 10 Agency on Aging CASOA Survey:
http://www.area10agency.org/includes/files/IN%20Area%2010%20CASOA%20Full%20Report%202013%20FINAL.pdf

While the comprehensive plan should address the needs of current and future older adults in our community, it is as important to support their aspirations and contributions. Older adults are an asset to

any community, not a drain on resources. Marc Freedman, author of Encore Careers and founder of the Purpose Prize, notes that this is perhaps our planet's <u>only</u> growing natural resource.

- Nearly half of older residents are caregivers, averaging between 8 and 13 hours per week providing care for children, adults, and older adults.
- Nearly half of older adults participated in volunteer work.
- The value of paid (part and full-time work) and unpaid contributions by older adults in the Bloomington metro area totaled about $303 million in a 12 month period.
- 68% of older adults have lived in the community for more than 20 years and three-quarters are very likely to remain throughout their retirement years.
- Consumer expenditures for the 45-64 age group are twice that of the 25-34 age group and expenditures in the 65-74 age group approximately match that of the 25-34 group.
  BLS 2013 Consumer Expenditure report: http://www.bls.gov/opub/btn/volume-4/consumer-expenditures-vary-by-age.htm
- People age 45-64 undertake twice as many business start-ups as twenty-somethings.
- The 55+ share of the labor force has grown significantly in the past two decades and will rise to 26% by 2022. Bureau of Labor Statistics: http://www.bls.gov/opub/ted/2014/ted_20140124.htm
- As a boon to the local real estate,construction, health and retail industries, nearly 2,000 people (14% of the 50+ population) moved within or into Monroe County in 2010. Approximately 1,000 moved within and 880 individuals aged 50+ moved into Monroe County in 2010 (400 from within Indiana, 429 from a different state, 49 from another country).
- Compared with peer college towns, Bloomington has the highest average percentage of people in the 45-54 age group who moved within the county and the second highest within the 55 to 64 age group.
- Older cohorts (65+) had an average slightly below the peer communities with respect to migrants from other counties in Indiana.
- Rates of immigration of the older cohorts (65+) from other states is considerably higher than the average of twenty peer college towns, reinforcing the notion that Bloomington is a popular retirement destination.
- The income of older adults is more stable than that of younger during periods of economic downturn, and much of the income for the population comes from outside of the community, while being spent here – Social Security, Medicare and equity income, creating a more flourishing "mailbox economy."
- Older consumers are more likely to be loyal to local vendors.

**Page 18:**

*Exhibit 6 clearly shows that the largest growth in population is in the 65+ category, and the second largest is in the 45-64 category. This gives credence to the importance of making the older adult population more prevalent as an important part of Bloomington's "Culture and Identity".*

**Page 19: Add after paragraph 4:**

<mark>While young professionals and knowledge workers are highly sought by most communities, older residents and in migrants seek similar quality of life features. The lifestyle preferences of millennials and baby boomers are widely understood to show an increasing convergence as older individuals, both those seeking to age in place as well as in-migrants seek livable, walkable, accessible neighborhoods that are culturally rich and multi-generational.</mark>

**Page 19: Socio-Economic/Demographics Objectives and Indicators**

**Change:**

O.1 Income and race inequality is reduced *across all age groups*.

**Add:**

- *Percent of 65+ population living below the poverty line, as compared to Midwestern college towns of similar size*

**Change:**

0.2 Career Pathways and training are engaging residents and businesses

- Percent of eligible residents, <mark>by age, enrolled in training and re-training programs</mark>

0.3. <mark>Entrepreneurial activity is increased.</mark>

**Add:**

- <mark>Annual self-employment rates by age group.</mark>
- <mark>Utilization of SCORE mentors/consultants by age group.</mark>

---

**Chapter One: Community Services**

**Page 33:**

**Policy 1.1.2**

- Program: Survey the community regularly about the health and satisfaction levels, including quality of local services and to identify the changing needs of the community.

  *What surveys have been done in Bloomington on health and satisfaction levels?*

**Goal 1.2** Engage the community, work with regional partners, reach out to schools, collaborate with non-profits and create business partnerships in order to provide community services and programs for all age groups.

*Who are the regional partners? Are there examples from other states that we might utilize in order to inform the plan as it relates to older adults and aging in place?*

**Policy 1.2.1** Encourage partnerships within Monroe County and adjacent communities such as (Spencer, Bedford, Brown County) to seek effective solutions to shared problems and community service needs and leverage available State and Federal Resources.

*What are the current partnerships? If we know this information, we can add suggestions for new partners.*

**Policy 1.2.4**

- Program: Explore ways to collaborate with public and private schools in providing programs, services and facilities that enhance the social and economic vitality of the city.

  *For example, have a set day where older adults visit students in their schools/have students visit older adults in care facilities or homes etc. (maybe once a month) and create a learning environment/experience where knowledge between both groups is exchanged. Would provide socialization for older adults who are not able to access the community for various reasons.*

**Add:**

- Increase the number of older adult volunteers working and playing on a daily basis with young people within the MCCSC.
- Foster collaboration across the MCCSC, the City of Bloomington and local volunteer groups to institute a permanent Safe Routes to School program, including the Walking School Bus.

**Policy 1.3.1**

**Change:**

- Program: Strive to provide parks within one-third mile of residents to increase walkability, distinguishing air distances from average sidewalk distances, which vary according to local grid patterns.
- Program: Work with the City Council, Administration, Parks and Public Works departments to provide safe, accessible and enjoyable sidewalks or side paths as routes to parks.

**Page 33, first full paragraph: ….**However, not all cable television providers in the area presently offer CATS channel.

*Here is an opportunity to stress the importance of interconnectivity and emphasize the need for reaching older adults, who may have difficulty accessing community information and activities.*

**Goal 1.3** Recognize the intrinsic value and everyday importance of City parks and community centers/spaces, libraries and civic buildings by investing in their maintenance and improvement.

*Create or designate a space for a senior center and maintain it. Do better than offering an inaccessible area at Twin Lakes that isn't centrally located, an appealing area with windows and spaces where large groups of people can congregate.*

**Policy 1.3.1 (All programs):**

*Include older adults rather than just focusing on students in these programs, parks for all community members. Provide parks around nursing facilities and around all areas of the city (including and especially around the outlying areas that are often forgotten and where older adults reside). Focus on service gaps in all areas of the City not that those that are right downtown. Make outlying areas of the City appealing as well.*

**Page 35:**

**Policy 1.3.2 and all programs listed**

*What is the current infrastructure management system? Include older adults in these plans (transportation, "projects", "maintenance"). Hard to believe there is no standard with regard to pedestrian usage and prioritizing sidewalk repairs? Having safe sidewalks would encourage walking and prevent accidents for people who have to walk to get around.*

**Add:**

- Program: Incorporate a standard related to pedestrian usage by age and ability as an additional criterion for prioritizing sidewalk repairs.

**Policy 1.3.3.**

- Program: Incorporate universal access by a variety of transportation modes for our residents and visitors to and within parks, recreation programs, athletic fields, libraries, arts and cultural centers.

**Policy 1.4.1 and program**

*Make sure that said annexation policy reaches all citizens and receives input from a diverse group of citizens, including older adults.*

**Policy 1.4.2**

*Make sure that all areas currently utilized by older adults for their meetings have accessible wifi and or computers available for use.*

**Policy 1.4.4 and program**

*Plan an older adult center and have it be a multigenerational community. Offer different programming based on various ages.*

**Policy 1.4.4** Plan new public community facilities and parks to meet the needs of the City's multi-generational community.

- Program: Seek opportunities to provide intergenerational activities and programs that increase senior activity within the community, *including the downtown area.*

**Policy 1.4.5 and program**

*What is the Parks Master Plan? Is it available for the community to review and provide input?*

**Policy 1.4.7.**

- ==Incentivize== ~~encourage~~ private development proposals to include creation of ==universally designed== park, plaza, or other recreational and art facilities to meet the needs of the community.

**Goal 1.5 Commit to transparency, open government, and high quality public engagement so that exemplary services are provided to our residents, businesses, and visitors.**

*Include older adults in these discussions. There are under-represented in most processes that affect their lives*

**Policy 1.5.1:**  Foster inclusive and representative engagement within all development processes.

**Add:**

- *Program:  To promote full transparency in the CMP document, all of the proposed 32 objectives and 104 policies need public review for relevance to the 16 original goals approved by Resolution 13-01:*

  *Develop an outline using the 16 original goals approved by Resolution 13-01 as the headings.  Under each goal, list which of the proposed 32 **objectives** address it.  An example of what such an outline might look like is attached to this document (see Appendix).*

  *Then develop a second outline, again using the 16 original goals as headings.  Under each goal on this second outline, list which of the proposed 104 **policies** address it.*

  *Use these two outlines—accompanied by <u>brief</u>  instructions, but without a lengthy narrative explanation—to solicit public comment regarding such questions as which goals need further support (via additional policies and/or objectives), which goals might have already have too much support, etc.*

  *We have worked up a fuller description of how to implement and conclude this program, and can provide additional details upon request.*

**Page 36:**

**Policy 1.5.1.**

**Add Program:**

- ==Formally adopt a broad based resolution that placemaking and participatory design shall be the ethic and normal operating procedure for the development of new proposals for programs and common spaces.==

**Page 37:**

**Chapter 1:** ~~Outcomes~~ *Objectives* **and Indicators**

1.1  Public Safety is Enhanced

**Change:**

Annual indices by age, ability, genders, and ethnicities of crimes against persons or property.

1.4 Quality wired and wireless connectivity is available throughout the City.

**Add:**

Number of individuals participating in computer literacy training and support.

> *Affordable wireless services/packages available for community members who cannot afford them perhaps via grants that could be investigated/written by COA or the City.*

**Page 38:**

*Profile: Safe Growth Audit describes the importance of putting a strategy in place to measure adherence to a city's CMP.  This would be particularly valuable if it included information on Bloomington's efforts to create a Safe Growth Audit or some such regulatory program. Our community would be interested in knowing that Bloomington has such a plan as a Safe Growth Audit. Having such an Audit in place would strengthen public trust in the CMP as an important blueprint, and affirm that the City respects and responds to community input and is dedicated to adhering to the CMP's goals.*

---

**Chapter Two:  Culture and Identity**

**Page 45:**

**Add a section:**

A Community for a Lifetime

Bloomington regularly appears on multiple lists as a very favorable retirement destination, and this is reflected in the demographics of in-migration. By the same token, 9 of 10 current older and near-older residents express a desire to remain in their homes, neighborhoods and community as long as possible.

While Bloomington is often portrayed by illustrating its youth, in fact, older adults contribute significantly to the vibrancy of the community. One need only count the gray heads in movie theaters, restaurants, arts events, sporting events, political rallies, libraries, non-profit boardrooms, and even factory floors to understand the significant presence and contributions of older adults to the life of the community. If Bloomington had no university, our city would have a 60+ population of 27%, far above the national percentage of 22%.

It is no surprise that Bloomington attracts retirees from across the country, both as tourists and as new residents. The natural beauty of the area, the high quality of health care and supportive services, the high level of education, the outstanding sports and cultural activities and the wealth of opportunities for lifelong learning and creative aging all contribute to its desirability.

Bloomington's Creative Aging Festival, sponsored by the Commission on Aging, is entering its sixth year. It is the first of its kind in the nation and has become well known among national arts leaders as a model for other communities and one more building block for Bloomington as a thriving arts destination.

**Page 47:**

**Add:**

**Policy 2.1 ___**

Support the growth of creative aging activities and opportunities throughout the community, including those which bring together community residents across the generations.

**Policy 2.3.1**

Why limit the component to the visual?  Could not sound and texture be compelling element for people with low vision?

**Add: 2.3.3.**

Public spaces are accessible to all ages and abilities and serve to bring all generations into contact.

**Chapter 2: ~~Outcomes~~ _Objectives_ and Indicators**

**2.1**

Add: A reference to the numbers of requests for historic designation of properties, number of neighborhoods seeking Conservation or Historic District Status.

Add: A reference to demolition requests

**2.3**

**Add:**

- Age, income and ability diversity in public places.

**Page 48: Profile: Economic Benefits of the Arts**

**Add:**

- The presence of a vibrant arts scene builds Bloomington's reputation as a popular retirement destination and helps retain retirees who otherwise might relocate. The arts contribute to an age-friendly environment that provides multiple social opportunities, promotes health and well-being, supports intellectual and cognitive growth, and creativity.

**Chapter Three: Environment**

<mark>Comment: While air quality is referenced in the introduction, there are no goals, policies or programs identified for development, nor indicators of air quality (indoor and outdoor) suggested. For children and adults with asthma, COPD, and others, this is a very important issue. For indoor environments, a random check of indoor air quality (mold, etc.) could be done for units under the authority of BHA (including Section 8 apartments) and landlords be held accountable.</mark>

**Page 58: Profile of an Urban Forest**

**Paragraph one: Scale and Safety**

**Add:**

<mark>Individuals with slower gait or mobility issues benefit from shade islands, which provide a point for resting, observing, and socializing, so important to membership in the community.</mark>

**Chapter Four: Downtown**

**Pages 62-63: Sense of Place:** …1900 units have been added…

> *What percentage of this housing is appropriate for anyone other than students, how many are accessible, affordable or in an area or building that is not surrounded by students, making it inappropriate or undesirable to older adults?*

…more people are choosing to live downtown…

> *But this choice is not an option for older adults, for the reasons cited just above.*

…However, almost all of this residential growth has been targeted towards IU student population…

> *We applaud the plan for recognizing this as a problem, BUT not one of the goals in Chapter 4 has to do with this issue.*

**Page 65:**

**Policy 4.1.3:** Recognize the significance of innovative, high-quality architecture in supporting community character and urban design.

**Add:**

- *Program:* ==Ensure ADA compliance in public spaces and incentivize universal design in private spaces to assure the built environment will serve a market of all ages and abilities.==

**Page 67:**

**Goal 4.2; Policies 4.2.1 through 4.2.4; and Associated Programs**

*This whole section is almost an exact duplicate of the section on Goal 7.4 and its Policies and Programs (page 115, in the chapter on transportation). The only differences are that:*

- *Some additional language was added at the end of Policy 7.4.1*
- *The phrase "or residents" was added to the second Program under Policy 4.2.1*
- *A third Program was added under Policy 7.4.1*

*The section mostly addresses downtown parking, so it reasonably could be included in either the chapter on downtown or the chapter on transportation. However, to avoid confusion, we suggest that it be included in only one of those chapters, and replaced by a "see also" reference in the other.*

**Goal 4.3**

**Change:**

Integrate housing, employment, shopping and entertainment in a compact way that promotes walking, rolling, biking, transit and commerce ==by all ages and abilities==.

**Change:**

**Policy 4.3.1** Create opportunities for an enhanced *residential,* retail and restaurant presence within the downtown that caters to multiple demographic levels.

**Add:**

- ==Program: Develop a retiree attraction and retention plan that ties to potential improvements in the downtown and B-line Trail neighborhoods.==

- *Program: Ensure that all affordable housing developments proposed for the Trades District or anywhere else in the downtown area have an age-and-ability-friendly component.*

**Chapter 4:  ~~Outcomes~~ _Objectives_ and Indicators:**

**Change:**

4.1 Downtown *e*vents *support the whole community.*

**Add:**

- *Numbers of downtown event residential attendees by age range*

**Change:**

4.2 Downtown *b*usiness *v*ibrancy *is increased.*

4.3 Downtown building and sites that are blighted and in disrepair *are improved.*

**Add:**

*4.4 One or more downtown facilities provide year-round community programming that is age-and-ability-friendly.*

- *Number of downtown facilities that offer ongoing community programming for all ages*
- *Number of participants in downtown community programming by age range*

**Add:**

*4.5 Residential growth downtown is inclusive of all ages and abilities.*

- <mark>Annual demographic profile of residential units in the downtown overlay.</mark>

**Page 68:**

**Profile : Shop Local**

**Add:**

<mark>Create an age-friendly business environment – older adults are generally more loyal to local businesses when the environment is accessible and employees are trained to value and work sensitively with older customers. Older employees have been shown to demonstrate a high work ethic. Older shopowners will be less likely to abandon their businesses upon retirement if their legacy can be passed to apprentices supported though local economic development activities.</mark>

*This is a good example of where the text in the plan has no connection to the content. No mention of incentivizing locally owned businesses.*

---

**Chapter Five: Housing and Neighborhoods**

**Page 71: Today's Context:**

> *Within Bloomington's neighborhoods, supply affordability, and ACCESSIBLILITY of quality single family and multi-family housing….*

**Page 73:  Housing Trends and Issues:**

Bloomington's neighborhoods are diverse…

> *Really, not sure about that. In what ways are they diverse? Needs support.*

*Example: the downtown neighborhood is not diverse, this leads to our community's comment that the downtown area is becoming "one-dimensional," students only. There are very few housing options for older adults downtown.*

*Among older adults, there is a rapidly growing desire to live in non-single-family homes with close proximity to a walkable urban community connected to amenities and services.*

*"Missing Middle" housing is an emerging housing trend nationally. It appeals to all generations and gives older adults the option of being a part of an intergenerational community, fostering a sense of independence and usefulness for the older adult.*

**Page 73:  Neighborhoods:**

**Add:**

*Bloomington should support neighborhoods in their growing need to be "livable."  Older adults who want to age in place need options for affordable and accessible homes that are connected to essential services and community engagement opportunities.*

> *Cite Bloomington's policies that assist older adult's ability to remain in their homes.*

> *Identify issues that need improvement:*

> - *Zoning changes to allow a homeowner the option to build accommodations for a caregiver on their property.*
> - *Zoning accommodations that allow shared housing options to enable older adults to live in community and assist each other and/or to share the high cost of caregivers.*

> *Survey existing neighborhoods to measure "livability"*

> - *Connection to neighbors for safety and assistance*
> - *Home Modification Policies*
> - *Assistance with Utilities and Weatherization*
> - *Ease of Transportation Options*
> - *Number of older adults who suffer from cost burdened housing*
> - *Connection to social services as needed*

**Page 73:**

**Change/Add in third paragraph:**

…the surge of the baby boom generation…   *Many retired residents who own their homes want the option to build ancillary dwellings on their existing lots to house caregivers, or to occupy themselves as they are allowed the option to rent their home and supplement their income.  Bloomington should consider what options we provide that support older adults staying in their homes and neighborhoods as they age.*

…Therefore, walkability or livability liability preference has increased significantly as a factor in housing choice for residential neighborhoods. In Bloomington, the number of individuals living alone is significant and highly

important to discussions about housing. 40% of all households in Bloomington are one-person households. Of 4,392 householders 65+ in Bloomington in 2010, 1300 are living alone, nearly 30% of the population. Many Bloomington neighborhoods are becoming "naturally occurring retirement communities (NORC's). In the eight neighborhoods along the B-line Trail, there are more than 1500 residents over the age of 50 – 22% of the neighborhood population. The vast majority of these residents will likely desire to age in place in those neighborhoods.

**Page 75: Goals, Policies and Programs**

**Policy 5.1. 4**

**Programs:**

**Add:**

- *Program: Review and amend current zoning regulations that limit or prohibit the development of future alternative housing options.*

**Change:**

- ~~Experiment with compact urban housing solutions such as tiny houses and "granny flats" to allow further infill of the urbanized landscape.~~ Explore, pilot, evaluate and, if successful, expand compact urban housing solutions such as pocket neighborhoods, tiny houses, accessory dwelling units and other innovative solutions.

- Develop policies and enforcement programs around new housing options that assure neighborhood stability and preserve neighborhood character.

**Goal 5.4.**

**Add:**

Policy 5.4. _

Encourage and incentivize the use of universal design practices in the construction of new and the renovation of current housing stock to promote neighborhood stabilization through enabling aging in place for all ages and abilities.

*Enforce these universal design practices for all new residential units to allow complete accessibility. Example: All door frames are 36" wide, Grab bars in showers and Toilets and easy access to enter and leave residential units with walkers and wheelchairs.*

*Create planning/building and tax codes that are favorable for older adults living in multi-resident homes.*

**Policy 5.4.4.**

**Change:**

Enable people who are ~~elderly~~ <mark>moving into later life</mark> to remain in their own neighborhoods as their needs change by supporting shared housing, accessory dwellings, smaller homes <mark>and lots</mark>, adult foster homes and other assisted residential living arrangements.

**Add:**

**Policy 5.4._**

<mark>Support the development of senior housing organized around affinities such as LGBTQ housing, Senior Arts Colony housing and senior and intergenerational cooperative housing.</mark>

*Look at current communities that doing similar things (May Creek) and get their input.*

**Chapter 5: ~~Outcomes~~ _Objectives_ and Indicators**

**5.1**

**Change:**

- Housing and Transportation Index (H+T) Affordability Index <mark>Score</mark> ~~as a percent of~~ <mark>relative to</mark> Median Household Income.

**5.4**

**Change:**

- Percent of dwelling units within a <mark>~~0.5~~ 0 .25</mark> mile walk of fresh food outlet.

**Add:**

<mark>5. 5_</mark>

<mark>Index of housing diversity by category of housing by neighborhood or census-determined geography.</mark>

<mark>5.6_</mark>

<mark>Neighborhood population turnover rate</mark>

---

**Chapter Six: Land Use and Design**

**Page 96: Goal 6.1 Urban space is a limited and valuable resource… community needs.**

**Add:**

… <mark>Use land use policies, zoning and design as a vehicles for creating enabling environments to raise the level of functioning, independence, and contributions of older adults to the community.</mark>

**Page 83, last paragraph:**

**Change:**

Drivers behind the trend toward more urban development are the "Eco-boomers", younger professionals who crave interconnectedness and mobility, operate from almost anywhere, downplay physical space and privacy and prefer green amenities…. and green building principles. ==Current research points to a similar trend among older adults seeking alternatives to the current market-provided housing options – a desire for livable, walkable, universally-designed housing and neighborhoods that promote health, new forms of work, civic and social engagement, and multi-generational opportunities.==

**Page 99, Policy 6.2.11**

**Add:**

==Program: Incorporate into urban village redevelopment districts a "lifetime community" framework that investigates policies, programs and funding that enable people to age in place in an accessible, livable, multi-generational environment and serves to attract a market for new retirement and intergenerational housing options.==

*Include low-income older adults in these plans, not just wealthy retirees who chose Bloomington as a living destination.*

**Page 99: Outcomes _Objectives_ and Indicators**

**6.1 Public Spaces are accessible**

**Add:**

- ==Measures of diversity of users of public spaces by time of day.==

**6.3**

**Change:**

==Percent of daily essentials (shopping, ~~civic education~~ ,civic participation, recreation, etc.) within a ~~0.5. mile~~ 0.25 mile walk of dwellings.==

---

**Chapter Seven: Transportation**

**Policy 7.1.7: Prioritize pedestrian access…**

- ==Program: Support the integration of people with cognitive disabilities in the community through the creation of an age and ability-friendly pedestrian environment through improvements to wayfinding, safety, signage and other innovative interventions.==

**Policy 7.3.4**

- Program: Systematically assess and, where necessary, provide connectivity by means of all forms of mobility to the B-line Trail by residents in adjoining neighborhoods.
- Program: Explore the potential benefits of personal electric vehicles and entrepreneurial bicycle taxi services along the B-line Trail and adjoining neighborhoods.

**Chapter 7: Outcomes *Objectives* and Indicators**

**7.2. Public streets and rights-of-way are designed for public safety.**

**Change:**

Number of motorist, pedestrian and bicyclist injuries and fatalities by age and ability annually.

---

**General Comments**

- *Respectfully, the Commission feels that although the draft of the CMP is a start, it is nothing more. In order to be the useful tool that it aspires to be, the plan needs more detailed information on how the city will meet the goals adopted by the plan. The draft is far too vague, and the reader is not assured after reading the policies that they contain sufficient action to achieve the goals they support. In its current form, the plan does not seem sufficiently data-based to be a viable map forward.*

- *In particular, the plan should cite more baseline data, so Bloomington can measure the plan's progress. Without this data it will be difficult, if not impossible, to prove movement—either positive or negative—in the future. The plan should also include a method for informing the community of the results, as the city periodically measures its success and shortcomings. It should explain how and how often the plan actually will be reviewed. The plan states only that it will be reviewed annually. That may prove to be too ambitious. Better to promise something realistic and hit the target. Please see our comments above regarding page 38 (Safe Growth Audit) for more specifics.*

- *This draft needs to go through a thorough edit. There are many sentences that do not make grammatical sense, and that have misspellings.*

- *As has been noted elsewhere, many of the graphs are hard to read, and in some cases do not depict what is intended. The Profiles are educational, but also should include references to efforts or policies that show Bloomington considers them important and/or citations to what we already have in place.*

- *The Case Studies, like the Profiles, seem a missed opportunity because they are not tied to data or examples of similar efforts in Bloomington. Wouldn't it be better to list practices or programs that various groups in our community already have studied or undertaken?*

- *Per Indiana State Statue IC 36-7-4-502, the primary requirement in a master plan is presentation of specific* **objectives.** *The word "objectives" is used at the end of the introductory chapter on socio-economics, but it is replaced by the word "outcomes" at the end of all subsequent chapters. Planning jargon already is fairly opaque to lay readers.* <u>*We recommend consistent use of the word "objectives" at the end of each chapter*</u> *to avoid confusion.*

- The photos throughout the document suggest we live in a homogeneous youth-dominated community. Photos that reflect racial, ethnic, income, gender, ability and age diversity would provide a better foundation for public reception.

- The outcomes and indicators sections are generally thin and often nebulous. I would suggest we explore the development of a "citizen-science" corps with groups assigned to each chapter, charged with articulating, defining, selecting, monitoring indicators and reporting annually or bi-annually to the community.

---

Philip B. Stafford, Ph.D.

Phil directs the Center on Aging and Community at the Indiana Institute on Disability and Community, at Indiana University in Bloomington. A cultural anthropologist, Phil has been active in research, training, speaking and publishing around issues of community development for age-friendly communities for over three decades. He is a senior consultant with the AdvantAge Initiative, a national project that has supported community planning for aging in over 26 U.S communities. In 2012 he chaired a statewide committee to assist the Housing and Community Development Authority to designate three Hoosier Communities for a Lifetime, and recently provided technical assistance to 14 grantees participating in the U.S. Administration on Aging Community Innovations for Aging in Place initiative. From 2013-2016, he assisted with a statewide lifetime communities grant for the Grantmakers In Aging, funded by the Pfizer foundation. He is a founding board member of the Memory Bridge Foundation and the author of numerous articles on culture and dementia, participatory research and planning and the meaning of home for older people. He is the editor of *Gray Areas: Ethnographic Encounters with Nursing Home Culture*, 2003, SAR Press. His more recent book, entitled *Elderburbia: Aging with a Sense of Place in America*, was published by Praeger Press in October, 2009. He is currently editing a new book entitled *The Global Age-friendly Community Movement: A Critical Appraisal*, Berghahn Press, accepted, ND. Phil blogs at *Phil's Adventures in Elderburbia*.

In 2014 Phil received the Walter S. Blackburn Award from the Indiana Chapter, American Institute of Architects for contributions by a non-architect to the field of architecture. In June of 2015 he provided a plenary address at the International Making Cities Livable conference in Bristol, UK. In November, 2015 he keynoted the Tennessee Livability Summit and in June, 2016, led a plenary session at the International Making Cities Livable Conference in Rome, Italy. Phil will retire from his current position on Dec. 31, 2016 and will lecture in Osaka, Japan in February of 2017.

Phil is a native Hoosier, raised in Hobart, Indiana. He has his BA from the University of Chicago and his Ph.D. from Indiana University. He has resided in the Bloomington area since 1971.

# APPENDIX

DO THE PROPOSED OBJECTIVES ADDRESS THE GOALS APPROVED BY RESOLUTION 13-01?

This **DRAFT** outline seems to indicate possible gaps in coverage of the original 16 Resolution 13-01 goals. However, please note that although we were careful in choosing where to list each of the proposed objectives, the choices we made were <u>subjective</u>. While reviewing this outline, feel free to reassign the objectives to whichever Resolution 13-01 goal you feel they best address, as needed.

Some suggested uses of this **DRAFT** outline are for the public to:

- Determine if each 13-01 goal is <u>fully and accurately</u> addressed by one (or more) of the proposed objectives

- Recommend additional, new objectives for those goals that are not fully addressed by the proposed objectives

- <u>Question any language</u> used in proposed objectives that suggests a <u>change of emphasis</u> not approved by 13-01

- Recommend more indicators for measuring achievement of the proposed objectives (or of any new objectives that are added)

The **original Resolution 13-01 goals are presented in boldface type** in the outline below. They have been assigned numbers in this outline (13-01-1, 13-01-2, etc.) just for ease of reference.

The *objectives proposed in the draft CMP are presented in italics.* Their numbers (0.1, 1.2, etc.) were taken directly from the CMP draft (e.g., 1.2 is the second objective listed at the end of Chapter 1).

---

Theme 1: Support Comprehensive Community Services

**13-01-1      Fortify our strong commitment to equality, acceptance, openness and public engagement**

> *0.1 Income and race inequality is reduced*
>
> > *• Household income and education levels*
> >
> > *• Percent of population living below the poverty line of non-student/adult lead household*
>
> *1.2 Engagement process are inclusive and representative*
>
> > *• Percent of population engaged in public consultation processes (e.g. attendance rates, social media, subscribers)*

*• Demographic makeup of engagement participants*

*1.3 Civic engagement is strong*

*• Number of hours per capita volunteered annually by residents and business employees*

*• Percent of eligible residents voting in most recent local elections*

**13-01-2** **Deliver efficient, responsive and forward-thinking local government services**

**13-01-3** **Meet basic needs and ensure self-sufficiency for all residents**

**13-01-4** **Fortify our progress toward improving public safety and civility**

*1.1 Public safety is enhanced*

*• Annual composite index score of crimes against persons and property*

---

Theme 2: Nurture Education and Cultural Vibrancy

**13-01-5** **Nurture our vibrant and historic downtown as the flourishing center of the community**

*4. 1 Downtown Events*

*• Number of downtown public events*

*• Number of downtown event residential and non-residential attendees*

*4.2 Downtown Business Vibrancy*

*• Retail Revenue annually*

*• Restaurant Revenue annually*

*• Employment levels and salary and wage levels per year*

*4.3 Downtown buildings and sites that are blighted and in disrepair*

    *• Number of properties with code violations*

    *• Percent of properties in downtown with code violation*

**13-01-6**    **Celebrate our rich, eclectic blend of arts, culture and local businesses**

*2.2 Participation in cultural events is high.*

    *• Percent of residents and number of non-residents participating annually in cultural events within the City*

    *• A number of public spaces available for cultural events*

**13-01-7**    **Offer a wide variety of excellent educational opportunities for our residents at every stage of life**

*0.2 Career pathways and training are engaging residents and businesses*

    *• Number of training programs matched to community job opportunities*

    *• Percent of eligible residents enrolled in training programs*

---

Theme 3: Enhance Quality of Place for Neighborhoods and Development

**13-01-8**    **Ensure all land development activity makes a positive and lasting community contribution**

**13-01-9**    **Recognize the many virtues of historic preservation, rehabilitation and reuse of our historic structures**

*2.1 Historical and culturally significant places are preserved and celebrated.*

    *• A number of historical / cultural preservation projects completed and program operated annually*

    *• A number of public art and cultural interpretive installations annually*

**13-01-10**    **Embrace all of our neighborhoods as active and vital community assets that need essential services, infrastructure assistance, historic protection and access to small-scaled mixed-use centers**

*1.4 Quality wired and wireless connectivity is available throughout the City*

> *• Percent residential and nonresidential users with Internet download speeds at least 100 megabyte and one gigabyte*

> *• Number of free Wi-Fi hot spots per square mile*

> *• Percent of public spaces with Wi-Fi capabilities*

*5.2 Access to recreation facilities is improved*

> *• Percent of population within 0.25-mile walk of public indoor or outdoor recreation space*

*5.3 Affordable, high-quality health care is accessible*

> *• Percent of population with health insurance coverage*

> *• Walk and Transit Scores of health care facility locations (immediate care clinic / non-emergency)*

*5.4 Healthy and affordable fresh foods are accessible*

> *• Percent of dwelling units within a 0.5-mile walk of fresh food outlet*

*6.1 Public spaces are accessible*

> *• Percent of dwelling units and businesses within a 0.25-mile walk of public space other than street*

*6.3 Housing is close to complete set of daily needs*

> *• Percent of daily essentials (shopping, civic education, recreation) within a 0.5-mile walk of dwellings*

**13-01-11      Offer a wide variety of quality housing options for all incomes, ages, and abilities**

*5.1 Housing is affordable and well-maintained*

> *• Percent of dwelling units priced at affordable levels*

> *• Percent of dwelling units occupied*

> *• Percent of dwelling units in poor condition*

> *• Housing and Transportation (H +T) Affordability Index Score as percent of Median Household Income*

*6.2 Housing is available to meet a diversity of dwelling needs*

> • *Simpson diversity index scores of City dwellings*

> • *Percent of dwelling meeting a "visit-ability" and universal design standard*

**13-01-12** **Encourage healthy lifestyles by providing high quality public places, greenspace, and parks and an array of recreational activities and events**

*2.3 Public spaces are high-quality, engaging and active.*

> • *A number of activities programmed annually for public spaces, including streets downtown and in neighborhoods and parks*

> • *A number of people using public places daily, at peak and off-peak periods*

---

Theme 4: Support Economic Vibrancy

**13-01-13** **Invest in diverse, high quality economic development that provides equitable job opportunities to our residents, supports an entrepreneurial small business climate, <u>enhances the community's role as a regional hub</u>, and is responsive towards larger concerns of sustainability**

*0.3 Interaction between entrepreneurs is fostered*

> • *Number of "local sourcing" agreements and programs in operation*

> • *Number of locally owned business formations annually*

> • *Number of local incubators, accelerators, maker spaces, and co-working spaces*

> • *Number of programs, and enrollment levels, to cultivate business innovation*

**13-01-14** **Enhance the community's role as regional economic hub**

(The draft CMP accurately quotes this goal from Resolution 13-01, as passed by City Council; but this goal's concept already is represented by <u>a very similar phrase</u> within 13-01-13, just above.)

Theme 5: Provide Multi-modal Transportation Options

**13-01-15     Provide a safe, efficient, accessible and connected system of transportation that emphasizes public transit, walking, and biking to enhance options to reduce our overall dependence on the automobile**

*7.1 Walkability is enhanced*

• *Percent of street length in the City with sidewalks on both sides of street (90%)*

• *Walk Score for Urban Village Redevelopment Districts and Downtown (Achieve 75 Walk Score all UVRDs and DT)*

*7.2 Public streets and right-of-way are designed for public safety*

• *Percent of public spaces visible from a street*

• *Number of motorist, pedestrian and bicyclist fatalities annually*

*7.3 Street network supports all travel modes*

• *Intersection per square mile*

• *Transit stops per square mile*

• *Percent of total street length with bicycle sharing*

*7.4 The Street network accommodates diverse ages and abilities*

• *Percent of students walking to school and residents walking to work*

• *Percent of arterial intersections with traffic-controlled crosswalks*

Theme 6: Protect Environmental Quality

**13-01-16     Nurture a resilient, environmentally responsible community by judiciously using our scarce resources, enhancing our natural assets, protecting our historic resources, and supporting a vital local food system**

*3.1 Quality and function of habitat are enhanced*

   • *Area of functional habitat*

   • *Percent of nonfunctional habitat restored annually*

*3.2 Tree cover is enhanced*

   • *Area of tree canopy expanded in City*

   • *Number of native and non-native trees planted annually*

*3.3 Rainwater is sustainably managed*

   • *Percent of rain events retained, infiltrated, and reused in the City*

   • *Ratio of pervious to impervious surface in City*

   • *Private development projects with sustainable stormwater reuse and infiltration designs*

*3.4 Water Quality is enhanced*

   • *Annual water quality index scores for surface water and ground water*

   • *Annual water quality index score for storm water runoff at point of reaching Waters of the United States*

*3.5 Potable water is used efficiently*

   • *Gallons of water used daily per capita residential customers annually*

   • *Gallons of water used daily per non-residential customers annually*

*3.6 Waste is diverted from landfills*

   • *Percent of nonhazardous waste diverted from landfills annually*

   • *Per capita overall waste generation rates*

*3.7 The residual value of organic wastes are captured*

   • *Percent of organic waste diverted for energy recovery or composting*

*6.4 Natural processes are integrated into the built environment*

   • *Percent of bio-philic buildings and infrastructure  projects*