

**VILLAGE OF RIVER FOREST
AGE-FRIENDLY AD HOC COMMITTEE
WEDNESDAY, JUNE 23, 2021**

A regular meeting of the Village of River Age Friendly Ad Hoc Committee was held on Wednesday, June 23, 2021 at 7:00 p.m. in the Community Room of Village Hall, 400 Park Avenue – River Forest, IL.

1. CALL TO ORDER/ROLL CALL

The meeting was called to order at 7:03p.m. Upon roll call, the following persons were:

Present: Chairperson Respicio Vazquez, Daniel Lauber, Deborah Frederick, James Flanagan

Absent: Helen Kwan, Lydia Manning, Ron Sherman, Barbara Mirel

Also Present: Management Analyst Sara Phyfer

2. PUBLIC COMMENT

None.

3. APPROVAL OF MEETING MINUTES

This item was not discussed.

4. OLD BUSINESS

- a. Continued Discussion and Consideration for Approval of Committee Survey Questions

This item was not discussed.

6. NEW BUSINESS

- a. Discussion Regarding Survey Distribution

This item was not discussed.

7. NEXT MEETING: JULY 14

The members present reached a consensus to adjourn and reconvene for the next regularly scheduled meeting on July 14.

8. ADJOURNMENT

The members present reached a consensus to adjourn the meeting at 7:24p.m. due to the lack of a quorum.

Sara Phyfer, Secretary

Date: June 1, 2021

From: Daniel Lauber

To: River Forest Age–Friendly Ad Hoc Committee

Subject: Housing in Municipal Age–Friendly Surveys and Plans under the AARP/WHO Domain Structure

Memorandum: Housing in Age–Friendly Assessment Surveys and Plans

At our May meeting, an objection was raised to our random-sample survey including housing questions, especially those seeking to identify the affordability of the current housing of River Forest seniors. An objection was raised that this is not an appropriate subject for us to address under the charge to the committee nor for the survey or plan on which we are working — that housing and its affordability fall outside the aegis of our committee. As you’ll soon see, housing and its affordability is an essential component of assessments of age-friendliness and age-friendly action plans under the AARP/World Health Organization Domains of Livability.

The resolution establishing our committee states that the committee is “charged with the duty to conduct an assessment of age-friendliness in the Village and create an “Age- Friendly Plan” to be presented before the Village President and Board of Trustees regarding age-friendliness in the Village of River Forest.”

We were charged to:

1. Conduct a baseline assessment of age-friendliness of the Village through survey and/or focus groups and community listening sessions.
2. Evaluate assessment results and prepare a Plan to be submitted to the American Association of Retired Persons after its review and after approval by the Village President and Board of Trustees.

I’ve got to agree that wasn’t a very specific charge. It did not delve into details of what subject areas to investigate. The only hint was that the assessment results and plan would be submitted to AARP. Consequently, to understand the scope of our work, we need only look at the AARP and World Health Organization Age-Friendly Domains of Livability and at what so many of these assessments and plans have addressed.

According to one of our sources, the World Health Organization/AARP domain number three reads: “3. **Housing** - ensuring that communities include affordable housing options for varying life stages and that homes are appropriately designed or modified.”

AARP's own livability indices include housing affordability and access.

The assessments of age-friendliness that were distributed to the committee almost always included a survey of senior (and sometimes near-senior residents) of the subject jurisdiction.

If you look at the plethora of surveys that Sara so ably assembled for us with the assistance of several committee members, housing and its affordability were frequent subjects in the surveys conducted and the age-friendly action plans produced.

Exhibit A in this memorandum is a collection of housing questions from several of the age-friendly surveys that were distributed to the committee in very early February. These include the surveys for:

- ◆ Oxford, Ohio — This is the survey of which so many committee members thought so highly
- ◆ Hanover, Ontario
- ◆ A draft survey for River Forest
- ◆ Housing Blueprint Statewide Resident Survey
- ◆ Woodstock, IL Age Friendly Livable Community Survey
- ◆ AARP Community Survey
- ◆ *Hallendale Beach Age-Friendly Community Action Plan March 2018* (Florida) – see pages 55-58 of the action plan for the housing questions used in the city's survey.

River Forest's own comprehensive plan (page 28) commits to making River Forest a village for successful aging:

"...River Forest pledges the following:

"... Ensure that the well-being of our aging population is addressed by each department, agency, and division in our Village government,

"... Make our Village safe, affordable, and comfortable for our older residents

"... Offer housing options that suit the varied needs of our older population...."

The standard among the action plans given to us has been to address housing needs including affordability:

- ◆ *Shorewood's Age-Friendly Plan 2019-2023* (Wisconsin) – see pages 3-5 for discussion of surveys administered including housing
- ◆ *Creating an Age-Friendly Northfield, Age-Friendly Northfield Action Plan July 2019* (Minnesota) – see pages 27-29 on housing
- ◆ *Age-Friendly Seattle Action Plan 2018-2021* (Washington) – see pages 39-41 for housing section
- ◆ *Westwood for All Ages Plan of Work, 2017-2019* – while the work plan is thin, the first domain it addresses is housing
- ◆ *Age-Friendly Champaign-Urban Action Plan 2019-2022* – the plan reports that over 500 residents were surveyed (page 8); they made the choice to initially focus on communication, inclusion, and transportation
- ◆ *Age-Friendly Fort Lauderdale Community Action Plan* – the survey and results begin on page 10. See page 3 where they explain the extensive efforts to get 654 respondents to their self-selecting survey which inquired into household income (page 97)

While another ten or so plans were distributed to us., I'm not going to belabor the point. The gist is that adequate reliable data on housing and housing affordability are fundamental to

assessing age-friendliness under the AARP/World Health Organization livability domain structure. Addressing housing needs has been the rule, not the exception.

AARP's own guides to preparing age-friendly assessment surveys includes a document entitled "How to Create a Brief Demographic Profile of Your Community" which is attached as Exhibit B. The third page of this guide lists the tables that would be useful for preparing a demographic profile as part of an age-friendly community assessment including data on household income, housing costs, type of housing tenure, etc. With a large city, these data from the American Community Survey are pretty darn reliable. With a very small community like River Forest, the survey is less reliable due to the relatively small sample size. So some of the more crucial information needs to be gleaned through our own random sample survey.

And we can craft questions that more effectively elicit the needed information than the questions in some of these surveys.

Exhibit C is a memo I gave the committee back in January on the place of housing in our research efforts and how our village government controls the type (and frankly, the cost) of housing available here. I'm including it here to remind folks that the Village of River Forest plays a pivotal role in determining the housing that can be built here, the housing that can be demolished, and the housing that can replace lost housing.

Finally, I would like to remind committee members that the most thorough guide to planning for an age-friendly community that our committee has seen, *Planning Aging-Supportive Communities* (American Planning Association, Planning Advisory Service Report 579), has a strong focus on housing. I continue to be disappointed at how this committee has pretty much ignored this key guide and resource on achieving the most critical aspects of age-friendliness.

I hope this material is helpful and makes it clear that housing and its affordability are essential components to assessing age-friendliness in River Forest and crafting an action plan for our village in accord with the charge issued to our committee and the pledges in the village's adopted comprehensive plan.

Thank you for taking the time to read this and consider its points.

Age Friendly Oxford Survey (Oxford, Ohio)

1. How long have you lived in the Oxford area?

- | | |
|--|--|
| <input type="checkbox"/> Less than 5 years | <input type="checkbox"/> At least 25 years but fewer than 35 years |
| <input type="checkbox"/> At least 5 years but fewer than 15 years | <input type="checkbox"/> At least 35 years but fewer than 45 years |
| <input type="checkbox"/> At least 15 years but fewer than 25 years | <input type="checkbox"/> 45 years or more |

4. As you think about growing older, how likely is it that you will move to a different home within the Oxford area?

- ☐ Extremely likely
☐ Somewhat likely
☐ Not likely
☐ Not at all likely
☐ Not sure

5. As you think about growing older, how likely is it that you will move to a different home outside of the Oxford area?

- ☐ Extremely likely
☐ Somewhat likely
☐ Not likely
☐ Not at all likely
☐ Not sure

6. As you think about growing older, if you were to consider moving, would any of these factors impact your decision?

	Yes	No	Not sure
a. Having a different size home that better meets my needs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Maintaining my current home will be too expensive	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Fearing for my personal safety or having security concerns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Wanting a home that will help me live independently as I age	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Wanting to live in an area that has better health care facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Wanting to be closer to family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Needing more access to public transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Wanting to live in a different climate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Wanting an area that has a lower cost of living	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j. Other, please specify: _____			

7. How important is it for you to remain in the Oxford area as you age?

- ☐ Extremely important
- ☐ Somewhat important
- ☐ Not important
- ☐ Not at all important
- ☐ Not sure

HOUSING

8. Do you own, rent, or have some other type of living arrangement for your home in the Oxford area?

- ☐ Own ☐ Rent ☐ Other type of living arrangement

9. What type of home is your home in the Oxford area?

- ☐ Single family home ☐ Apartment
- ☐ Mobile home ☐ Condominium or co-op
- ☐ Townhome or duplex ☐ Other, please specify: _____

10. People sometimes make modifications to their home so they can stay there as they age. Do you think you will need to make modifications to your home so you can stay there as you age?

- ☐ Yes, major modifications ☐ No modifications
- ☐ Yes, minor modifications ☐ Not Sure

11. How important do you think it is to have the following in the Oxford area?

	Not at all Important		Neutral	Extremely Important	
a. Home repair contractors who do quality work.....	1	2	3	4	5
b. Well-maintained homes and properties.....	1	2	3	4	5
c. Affordable seasonal services such as lawn work or snow removal.....	1	2	3	4	5
d. Affordable housing options for adults of varying income levels	1	2	3	4	5
e. Accessible homes with universal design features.....	1	2	3	4	5
f. Affordable housing dedicated to older adults.....	1	2	3	4	5

12. Does the Oxford area have the following?

	Yes	No	Not Sure
a. Home repair contractors who do quality work.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Well-maintained homes and properties.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Affordable seasonal services such as lawn work or snow removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Affordable housing options for adults of varying income levels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Homes with universal design features (i.e., roll-in showers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Affordable housing dedicated to older adults.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Hanover, Ontario CANADA Survey Dec 2016

INSTRUCTIONS

The following rating system will be used for all questions.

Excellent	Very Good	Good	Fair	Poor	Don't Know
5	4	3	2	1	0

C. HOUSING

Think about ownership | rental | apartment complexes | assisted living.

	Rating
Q15 Affordable Housing – sufficient, affordable, safe, close to other Services	
Q16 Rental Housing – clean, affordable, available and well maintained	
Q17 Specialized Affordable Housing – available for frail/disabled older people	
Q18 Home Maintenance and Support Services – sufficient, affordable, Available	
Q19 Home Modification – options, supplies and quality contractors are available and affordable	

Needs Assessment Survey Tabulations

Notes:

- Median values are reported below. Median values are a better reflection of the mid-point in a sample as, in contrast with mean values, they are unaffected by any value being too high or too low compared to the rest of the sample.
- 'Don't Know' results reflect the proportion (percentage) of the sample that could not rate or comment on a survey question.
- Noteworthy results are highlighted in **Bold**.

C. HOUSING

Think about ownership | rental | apartment complexes | assisted living.

Ratings: 5 (Excellent), 4 (Very Good), 3 (Good), 2 (Fair), 1 (Poor), 0 (Don't Know)

- Q15 Affordable Housing – sufficient, affordable, safe, close to other Services
Median: **2.5** Don't Know: 31%
- Q16 Rental Housing – clean, affordable, available and well maintained
Median: 3.1 Don't Know: 37%
- Q17 Specialized Affordable Housing – available for frail/disabled older people
Median: 3.0 Don't Know: 44%
- Q18 Home Maintenance and Support Services – sufficient, affordable, available
Median: 3.1 Don't Know: **51%**
- Q19 Home Modification – options, supplies and quality contractors are available and affordable
Median: 3.2 Don't Know: 45%

DRAFT: Housing Survey for Seniors, River Forest

1. Overview

Question	Strong agree	Some agree	Neutral	Some disagree	Strong disagree
1a. "What I'd really like to do is remain in my community for as long as possible"					
1b. "What I'd really like to do is stay in my current residence for as long as possible"					
1c. What I'd really like to do is change residences within or close to my community					

1f. Thinking about your future years, are you likely to [choose as many as apply]

- ☐ Move to a different nearby community
- ☐ Move into a different residence within your current community
- ☐ Stay in your current residence and never move
- ☐ Move to the area where family lives
- ☐ Not sure

INDENTED QUESTIONS GO INTO DEEP DETAIL AND ARE LIKELY TO BE INAPPROPRIATE FOR AGE-FRIENDLY COMMITTEE SURVEY

2. Thinking about features in a home, which of the following would be more or less attractive to you or about the same as what you have now

2a. At least one full bath on the main level

- ☐ More attractive [Responses for relative value of current to alternative]
- ☐ Less attractive
- ☐ About the same

2b. A half bath on the main level

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2c. A bedroom, or a room that could be used as one, on the main level

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2d. Doorways that are wider than the standard 28 to 32 inches

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2e. Door handles that are levers instead of knobs

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2f. An entrance without steps

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2g. A sidewalk or walkway in front of my home that allows easy access to a driveway and/or the street

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2h. Easier access into or within your home such as a ramp, chairlift or elevator, or wider doorways

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2i. A garage that is not heated

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2j. A heated garage

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2k. An attached garage

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

2l. Outdoor covered onsite parking, including a carport

- ☐ More attractive

- ☐ Less attractive
- ☐ About the same

2m. Street parking

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

3. How do you want to handle doing laundry? Select the one best response.

- ☐ In-home laundry
- ☐ Shared free laundry facilities in my building
- ☐ Shared for-pay laundry facilities in my building
- ☐ Go outside my place of residence to do laundry

4. Which of the following types of homes best describes where you would feel comfortable living? Select as many responses as apply.

- ☐ A single family house
- ☐ A two family house or a lot that has two separate living units
- ☐ A townhouse or row house
- ☐ An apartment
- ☐ A single floor condominium
- ☐ A co-op
- ☐ A mobile home
- ☐ Affordable housing
- ☐ 55+ active adult community/independent living
- ☐ Assisted living facility
- ☐ Continuing care – independent, assisting, and nursing guaranteed
- ☐ Or do you live in some other type of living arrangement?

5. Do you think you will need to make the following types of modifications or improvements to your home to enable you or a family member to stay there when you or your family members reach an age when some physical assistance may be needed?

5a. Easier access into or within your home such as a ramp, chairlift or elevator, or wider doorways

- ☐ Yes
- ☐ No
- ☐ I already have this feature in my home
- ☐ Not sure

5b. Bathroom modifications such as grab bars, handrails, higher toilet, non-slip tile or no-step shower

- ☐ Yes
- ☐ No
- ☐ I already have this feature in my home
- ☐ Not sure

5c. Putting a bedroom, bathroom and kitchen on the first floor

- ☐ Yes
- ☐ No
- ☐ I already have this feature in my home
- ☐ Not sure

5d. Improving lighting inside your home including areas such as hallways, stairs, bathrooms and living spaces

- ☐ Yes
- ☐ No
- ☐ I already have this feature in my home
- ☐ Not sure

5e. Improving lighting around the outside of your home including entryways and driveways

- ☐ Yes
- ☐ No
- ☐ I already have this feature in my home
- ☐ Not sure

5f. Installing a medical emergency response system that notifies others in case of emergency

- ☐ Yes
- ☐ No
- ☐ I already have this feature in my home
- ☐ Not sure

5g. Other type of modification – please specify: _____

- ☐ Yes
- ☐ No
- ☐ Not sure

The next few questions are about **Accessory Dwelling Units**. An Accessory Dwelling Unit, or ADU, is a residential unit built on the same lot as an existing single family home and may be attached or detached to the home. It can be commonly referred to as a “granny flat” or “in-law quarters.” ADUs provide complete separate living quarters, including a kitchen and bathroom,

that can allow older adults to age in their existing home with live-in care, make it possible for adults to assist their aging parents, other relatives and loved ones, or use for rental income.

6. In thinking about accessory dwelling units, which of the following is a major reason, minor reason or not a reason for building an accessory dwelling unit on your property.

6a. ☐ I do not own property on which I could build an accessory dwelling unit– skip all these questions.

6b. To earn extra income from rent

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

6c. To have a place for guests to stay

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

6d. To have a place for a loved one to stay who needs care

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

6e. To have a place for a caregiver to stay.

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

6f. To provide a home for family members or friends

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

6g. To increase the value of your home

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

6h. To provide affordable housing in your community

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

6i. To have someone living close by and feel more secure

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7. For each of the following, which would be a major reason, minor reason or not a reason for NOT building an accessory dwelling unit on your property.

7a. The cost of modifying you home or building an additional structure on your property.

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7b. A potential increase in property taxes

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7c. Having someone live close by

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7d. Having to take care of someone who needs care

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7e. Not wanting to be a landlord

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason

☐ Not sure.

7f. Not knowing how to finance home modifications

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7g. Not allowed to due to local restrictions or zoning laws

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7h. Do not need one

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

7i. Do not like them

- ☐ A major reason
- ☐ A minor reason
- ☐ Not a reason
- ☐ Not sure.

8. Would you consider living in an accessory dwelling unit...

8a To lower your housing costs

- ☐ Yes
- ☐ No
- ☐ Not sure

8b. If you needed help with everyday activities such as household chores or transportation to places like the grocery store or doctor's office

- ☐ Yes
- ☐ No
- ☐ Not sure

8c. To live close by to someone but still live in your own separate space

- ☐ Yes
- ☐ No
- ☐ Not sure

8d. As you grow older would you consider sharing your home with another person

- ☐ Yes
- ☐ No
- ☐ Currently share my home with someone
- ☐ Not sure

8e. Would sharing your home with another person be something you would consider if You needed extra income

- ☐ Yes
- ☐ No
- ☐ Not sure

8f. You found yourself living alone and wanting companionship

- ☐ Yes
- ☐ No
- ☐ Not sure

Housing and Home Services questions

9. To what extent do you feel that having the following in your community would be more attractive, less attractive or about the same as you feel right now?

9a. Affordable housing options for adults of varying income levels such as older active adult communities, assisted living and communities with shared facilities and outdoor spaces.

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

9b. Homes that are built for easier access with things like an entrance without steps, wider doorways, and first floor bedrooms and bathrooms

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

9c. Well maintained, safe low-income housing

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

9d. Home modification and repair contractors who are trustworthy, affordable, and do quality work

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

9e. A home repair service for low-income and older adults that helps with things like roof or window repairs.

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

9f. Seasonal services such as lawn work for low income and older adults

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

9g. How important is it to you personally to have public transportation that is close to your home

- ☐ More attractive
- ☐ Less attractive
- ☐ About the same

☐

- ☐ Not at all likely

27. Type of building

- ☐ A one-family house detached from any other house
- ☐ A one-family house attached to one or more houses
- ☐ Carriage house
- ☐ A building with 2 -4 units
- ☐ A building with 4-10 units
- ☐ A building with 11+ units
- ☐ A mobile home or trailer
- ☐ Boat, RV, or van

28. Household size

Circle one: 1 2 3 4 5 6+

HOUSING BLUEPRINT STATEWIDE RESIDENT SURVEY

HOUSING

My community has housing that...

Strongly
Agree

Agree

Neutral

Disagree

Strongly
Disagree

Not
Applicable

Is in good condition

**Is affordable to households at
different income levels**

**Offers good opportunities and
options for renting**

**Offers good opportunities and
options for owning/buying a
home**

**Offers a variety of housing
options that suit different
lifestyles and preferences**

**Offers a variety of housing
options that meet various
household needs**

**Is available for older individuals
with additional needs
(accessible, care services, etc.)**

My community has a need for...

Strongly
Agree

Agree

Neutral

Disagree

Strongly
Disagree

Not
Applicable

More rental housing options

More homeownership options

**Housing options that are more
affordable**

Strongly
Agree

Agree

Neutral

Disagree

Strongly
Disagree

Not
Applicable

More housing and resources for the homeless

More housing that provides services and amenities for people with disabilities or special needs

Resources to help improve homes (rehabilitation)

Resources to protect homes from flooding or other environmental issues

Resources to help address vacancy and abandoned homes

Educational resources to help homeowners avoid foreclosure

Educational resources to help individuals prepare for buying a home

Educational resources to help individuals learn financial literacy

Technical assistance finding and implementing developmental resources

I choose to live in my community because...

(Select all that apply)

Housing is affordable

Personal reasons (close to
family, friends, etc.)

Employment/community
reasons

Culture/community life

I enjoy the quality of life

Other

If you selected “Other”, please describe:

(75 characters maximum)

Sorry about the light color - but that's the way it was given to us

Woodstock Age Friendly Livable Community Survey

3. What kind of home do you live in?

- ☐ Single family house
- ☐ Mobile home
- ☐ Townhouse/condominium
- ☐ Senior housing or assisted living facility
- ☐ Apartment
- ☐ Other (please specify)

4. What is your current living arrangement?

- ☐ A home that I or my spouse/partner own
- ☐ A home rented by a family member or friend
- ☐ A home that I or my spouse/partner rent
- ☐ Other living arrangement
- ☐ A home owned by a family member or friend

5. Are you likely to move out of your current home for any of the following reasons? Check all that apply.

- | | |
|--|--|
| <input type="checkbox"/> Rent or mortgage payments are too high | <input type="checkbox"/> <i>Neighborhood</i> does not meet my needs |
| <input type="checkbox"/> Need more space | <input type="checkbox"/> Home does not meet needs of older resident |
| <input type="checkbox"/> Need less space | <input type="checkbox"/> Home is not conveniently located to family and friends |
| <input type="checkbox"/> Home needs major repairs | <input type="checkbox"/> Home is not conveniently located to work |
| <input type="checkbox"/> Too expensive to maintain this home or make changes needed to meet my needs | <input type="checkbox"/> Home is not conveniently located to grocery store, medical care, or other regularly needed services |
| <input type="checkbox"/> Other (please specify) | |

6. Please indicate if any of the following are significant reasons you would continue to live in Woodstock or might leave Woodstock over the next five years. Check one circle for each line.

	Reason to stay	Reason to leave	Not applicable
Family ties	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Job opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Climate	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Reason to stay	Reason to leave	Not applicable
Available types of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Cost of housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health care	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Recreation and leisure activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Personal safety	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transportation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Destinations within walking distance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Opportunities to socialize	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

The next two questions are for people who provide unpaid care for an adult loved one or might do so in the next five years. If you do not now and do not expect to provide such care, go to question 10.

8. If you do or are likely to care for someone, would you be interested in any of the following housing arrangements,

- ☐ A home designed to meet the needs of the person in your care
- ☐ A home with designated space for another adult, such as an "in-law suite"
- ☐ A free standing small dwelling unit, sometimes called an accessory dwelling unit, on the same property as your home
- ☐ A larger home than you have now in order to accommodate another adult
- ☐ None of these
- ☐ Do not care for now or anticipate caring for an adult loved one.

10. How much do each of the following settings appeal to you as a place to live? Check one circle for each line.

	Very Appealing Very Appealing	A little appealing A little appealing	Not appealing Not appealing	No Opinion No Opinion
Rural area/countryside	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
An urban setting in or near downtown Woodstock	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A mixed age single family neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A walkable mixed use area with houses, apartments, shops and recreation	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A community designed for active older residents	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A facility providing assistance with daily living	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

AARP Community Survey

Your Home and Community

Q2. How long have you lived in your community?

- ☐₆ Less than 5 years
- ☐₅ 5 years but less than 15 years
- ☐₄ 15 years but less than 25 years
- ☐₃ 25 years but less than 35 years
- ☐₂ 35 years but less than 45 years
- ☐₁ 45 years or more

Q3. How long have you lived in your current residence?

- ☐₆ Less than 5 years
- ☐₅ 5 years but less than 15 years
- ☐₄ 15 years but less than 25 years
- ☐₃ 25 years but less than 35 years
- ☐₂ 35 years but less than 45 years
- ☐₁ 45 years or more

Q5. Thinking about your future years, are you more likely to move to a different community, move to a different residence within your current community or stay in your current residence and never move? [**CHECK ONLY ONE**]

- ☐₁ Move to a different community
- ☐₂ Move into a different residence within your current community
- ☐₃ Stay in your current residence and never move

Q6. Some people find that they need or want to move out of their home as they get older. If you were to consider moving out of your current residence, would the following be a major factor, a minor factor, or not a factor at all in your decision to move?

	Major factor	Minor factor	Not a factor	Not sure
a. Wanting a smaller size home	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
b. Wanting a larger size home	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
c. The cost of maintaining your current residence	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
d. Wanting a home that will help you live independently as you age, for example a home without stairs	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀

Q7. Some people find that they need or want to move out of their community as they get older. If you were to consider moving out of your current community, would the following be a major factor, a minor factor, or not a factor at all in your decision to move?

	Major factor	Minor factor	Not a factor	Not sure
a. Your personal safety or security concerns...	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
b. Wanting to move to an area that has better health care facilities	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
c. Wanting to be closer to family.....	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
d. Needing more access to public transportation	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
e. Wanting to live in a different climate	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
f. Wanting to live in an area that has a lower cost of living	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀
g. Wanting to live in an area with better opportunities for social interaction	<input type="checkbox"/> ₃	<input type="checkbox"/> ₂	<input type="checkbox"/> ₁	<input type="checkbox"/> ₀

Q8. How important is it for you to remain in your current community for as long as possible?

- ☐₅ Extremely important
- ☐₄ Very important
- ☐₃ Somewhat important
- ☐₂ Not very important
- ☐₁ Not at all important

Q9. Which of the following types of homes best describes where you currently live?
[CHECK ONLY ONE]

- ☐₁ Single family house
- ☐₂ Two family house that has two separate living units
- ☐₃ Townhouse or row house
- ☐₄ Apartment
- ☐₅ Condominium or coop
- ☐₆ Mobile home
- ☐₇ Senior housing or assisted living facility
- ☐₈ Some other type of living arrangement

Q10. Do you own or rent your primary home or do you have some other type of living arrangement like living with a family member or friend?

- ☐₁ Own
- ☐₂ Rent



Exhibit B

AARP®

Real Possibilities

How to Create a Brief Demographic Profile of Your Community

- 1 Visit the website for **American FactFinder**.

It is located at: <http://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>

- 2 Click on **Advanced Search** (below the "Community Facts" heading, not on the blue bar), then click *Show Me All* (see image to the right).



- 3 Click on **Geographies**.

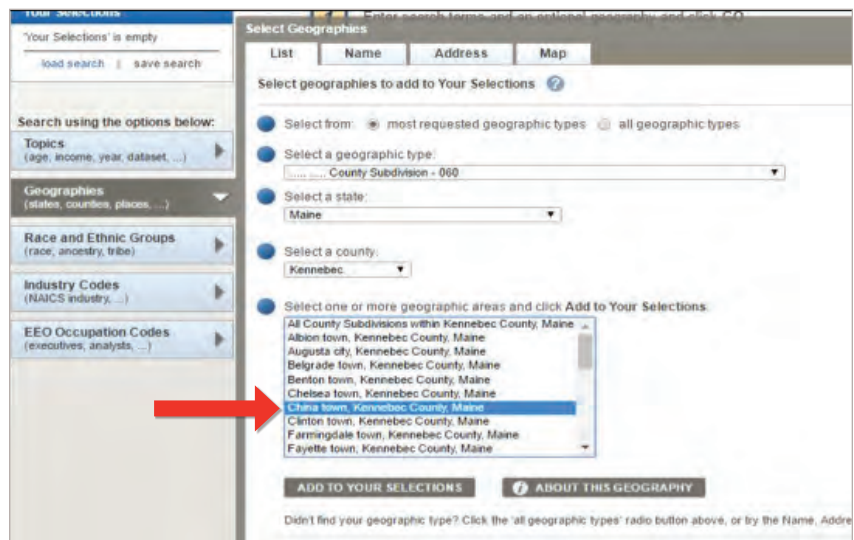
- 4 Under **"Select a geographic type,"** click on **County Subdivision-060**.

- 5 Next, **select the state in which your town is located**.

In the example illustration to the right, Maine is selected.

- 6 Next, **choose the county in which your town is located**.

In the example, Kennebec is selected.



- 7 Next, **select your town**.

In the example, China, Maine, is selected.

- 8 Next, click on **Add to Your Selections** and, if there are no other geographies that you want to include, click **Close** in the upper right corner of the **Select Geographies** dialog box.

If, however, you want to compare the populations of your town and another, repeat the process and click on a different town's name, then click Add to Your Selections. You can also compare state or county data with the data in your community.

- 9 If you click on any of the tables listed below Table, File or Document title, you will get targeted information about the geographic area(s) you have chosen. **Note: You MUST close the Select Geographies box before proceeding to this step.**

For example, clicking on Table S0101 will give you a description of the age distribution of the population, the median age of the community and the percentage of the population that is 60 or older.

Search Results: 1-25 of 7,822 tables and other products match 'Your Selections'

Refine your search results: topic or table name state, county or place (optional) ?

Selected: ?

Show results from: All available year

ID	Table, File or Document Title
S0101	AGE AND SEX
S0102	POPULATION 60 YEARS AND OVER IN THE UNITED STATES
S0103	POPULATION 65 YEARS AND OVER IN THE UNITED STATES

- 10 Now, enter the table number that contains the information you want in the box labeled "topic or table name."

If, for example, that table is DP05, you will get a broad sense of the age of the population and the number of households.

Now click Go.

Search Results: 1-25 of 7,822 tables and other products match 'Your Selections'

Refine your search results: topic or table name state, county or place (optional) ?

Selected: ?

Show results from: All available year

ID	Table, File or Document Title
S0101	AGE AND SEX
S0102	POPULATION 60 YEARS AND OVER IN THE UNITED STATES
S0103	POPULATION 65 YEARS AND OVER IN THE UNITED STATES

- 11 The table you have selected will be listed under Your Selections in the upper left corner.

Different versions of your table will be listed under Table, File or Document Title. If you are interested in the most recent data, click on the first option: ACS Demographic and Housing Estimates, 2016 5-year estimates.

Search Results: 1-9 of 9 tables and other products match 'Your Selections'

Refine your search results: topic or table name state, county or place (optional) ?

Selected: ?

ID	Table, File or Document Title	Dataset	About
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2016 ACS 5-year estimates	<input type="button" value="About"/>
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2015 ACS 5-year estimates	<input type="button" value="About"/>
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2015 ACS 5-year Selected Population Tables	<input type="button" value="About"/>
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2014 ACS 5-year estimates	<input type="button" value="About"/>
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2013 ACS 5-year estimates	<input type="button" value="About"/>
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2012 ACS 5-year estimates	<input type="button" value="About"/>
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2011 ACS 5-year estimates	<input type="button" value="About"/>
DP05	ACS DEMOGRAPHIC AND HOUSING ESTIMATES	2010 ACS 5-year estimates	<input type="button" value="About"/>

- 12 After you have selected the table you want, it will appear on your screen. To the left, you will see a box listing previous-year versions of the same table. Looking at those can help you explore the changes that have occurred over time. Under the title of the table, you will see a line that includes options such as Modify Table, Add/Remove Geographies, etc.

If, for example, you would like to remove younger age groups, you can do that by clicking on Modify Table. The Add/Remove Geographies option will allow you to add a comparison geography, such as the state or the county in which your community is located. Bookmark/Save will provide you a permanent link to the table you have downloaded. Clicking Create a Map will allow you to compare one variable on the table across multiple communities if you have included more than one geography (e.g., several towns in the region)

DP05 ACS DEMOGRAPHIC AND HOUSING ESTIMATES 2012-2016 American Community Survey 5-Year Estimates

Table View:

Actions:

Tell us what you think. Provide feedback to help make American Community Survey data more useful for you.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces estimates of housing units for states and counties

Versions of this table are available for the following years: 2016, 2015, 2014, 2013, 2012, 2011, 2010

Subject	China town, Kennebec County, Maine			
	Estimate	Margin of Error	Percent	Percent Margin of Error
SEX AND AGE				
Total population	4,272	+/-18	4,272	(X)
Male	2,115	+/-145	49.5%	+/-3.4
Female	2,157	+/-143	50.5%	+/-3.4
Under 5 years	221	+/-75	5.2%	+/-1.8
5 to 9 years	318	+/-95	7.4%	+/-2.2
10 to 14 years	232	+/-73	5.4%	+/-1.7
15 to 19 years	243	+/-94	5.7%	+/-2.2
20 to 24 years	187	+/-177	4.4%	+/-4.1
25 to 34 years	412	+/-126	9.6%	+/-2.9

- 13** When you are done with your table, **click on Back to Advanced Search, to the right.** You will return to the full listing of tables that you saw in step 9. Repeat steps 9 through 13 to view another table if desired.

For more help using American FactFinder, go to:

https://www.census.gov/mso/www/training/aff_tutorial.html.

This is the list of tables that may be most useful to you, with an explanation of the criteria by which they segment the data. Most are taken from the U.S. Census, American Community Survey. Always use the most recent five-year data available on American FactFinder:

- **Table DP-1:** Population by age. Clicking on other versions of the table allows you to, for example, compare data from U.S. Census 2000 with U.S. Census 2010.
- **Table DP03:** Selected economic characteristics. Includes information about median Social Security and median retirement income.
- **Table DP05:** ACS demographic and housing estimates. Includes information about the age breakdown within the community and number of households.
- **Table B09020:** Relationships by household type for the population 65-plus. Includes information about the living arrangements of older residents—options include living with spouse, friends other relatives; living in an institution; and living alone.
- **Table B11006:** Relationships by household type for the population 60-plus.
- **Table B18101:** Sex by age and by disability status.
- **Table B19037:** Age of household member by household income over the past 12 months.
- **Table B19049:** Median household income over the past 12 months by age of household member.
- **Table B21001:** Sex by age and by veteran status for the civilian population 18-plus.
- **Table B22001:** Receipt of food stamps/SNAP over the past 12 months by presence of people 60-plus for households.
- **Table B25007:** Tenure by age of household member. Overall age composition of community by owners versus renters.
- **Table B25027:** Mortgage status by age of household member.
- **Table B25072:** Rental expenses.
- **Table B25126:** Tenure by age of household member by year structure was built. Includes the average age of the homes that older people occupy by owners versus renters.
- **Table B25128:** Tenure by age of household member by year member moved into unit. Allows you to determine how long residents have lived in the same place. Data are presented separately for renters and owners by age.
- **Table C18101:** Sex by age and by disability status. Allows you to report overall rate of disability by age and gender.
- **Table C21007:** Age by veteran status and by poverty status over the past 12 months and by disability status.
- **Table S1002:** Grandparents.
- **Table S1101:** Households and families. Includes information about the number of households with one or more people 60-plus.
- **Table S1810:** Disability characteristics. Frequency of type of disability by age.



AARP[®]
Real Possibilities

Date: January 11, 2021

To: Members of the River Forest Age-Friendly Advisory Ad-Hoc Committee Meeting

From: Daniel Lauber, AICP, committee member

Subject: Addressing items in the draft River Forest Aging in Community Ad Hoc Task Force Survey Recommendation

Memorandum

I'm writing today in response to the recommendations for the survey that Chris and Ron very kindly submitted to the committee around December 20, 2020. I very much appreciate your initiative and effort.

Local governments, however, can and do address housing — and housing needs to be included in Tier 1.

There's long been a misconception among the general public that the "free market" determines the type and cost of housing in a city. But the reality is that the free market is altered by the actions of local government which has long been *the* prime determinant of the kind of housing and the price of housing in every jurisdiction in America.

River Forest government has long been involved in shaping the kind of housing and its price points permitted in River Forest. It has gone so far as to buy the high-rise condo that was located on what is now the west side of the River Forest Town Center and build a new one just north of the River Forest Post Office.

River Forest government froze (illegally) the number of multi-family units allowed in the village in the autumn of 2001 — a freeze that wasn't lifted until late 2009.

Remember the "middle housing" we talked about and found so intriguing at our last meeting? River Forest's current zoning ordinance makes it close to impossible to build middle housing in our village, housing that would be very attractive to seniors. But that zoning could be changed.

The village's zoning code has been the primary means of controlling the type of housing and cost of housing allowed in River Forest. It specifies the uses allowed in each zoning district. Over the decades, River Forest has used its zoning code to transform the village from a largely multi-family community to one that consists of largely expensive single-family homes. Today, the two zoning districts that allow multi-family housing (R-4 district) and townhouses (R-3 district) constitute a very small proportion of the village. The vast majority of River Forest's residential land is zoned for detached single-family housing (mostly R-2). The pattern here is an textbook example of the classic exclusionary zoning that the planning profession and the U.S. Department of Housing and Urban Development have long decried.

With the River Forest Zoning Code subjecting every development to review by the Development Review Board and village board approval, the village completely controls what kind of new housing can be built and how much it costs. The village's limitations on density and other zoning requirements have a great influence on the cost of housing. And by so severely limiting multi-family and attached single-family housing, the village deliberately helps drive up the price of such housing.

Despite these practices, the village does still have some housing affordable to households of modest incomes, especially seniors, in the modest townhomes at the west end of Lake Street and the multifamily housing on North Avenue and Harlem. And efforts by the village to eliminate that housing have been ongoing, first with the *Corridors Plan* proposed in 2009 which called for elimination of all of this affordable housing (still available at: <http://riverforestmatters.com> – see the left hand side of the home page). It took 75 residents objecting to these provisions to get them removed. The village board still refused to commit to preserving these affordable multi-family rentals and condominiums which are disproportionately occupied by seniors.

The creation of the Madison Avenue and North Avenue Tax Increment Financing Districts (TIF) gives the village further control over the fate of the multi-family housing there (with large proportions of seniors in them) and paves the way for replacement by high-priced housing. Through its zoning code and TIF district, the village controls what kind of housing will be built and what the cost will be. An high quality inclusionary zoning ordinance could assure the inclusion of housing seniors and others with modest incomes can afford — something the village could do.

Remember how much the village bent over backwards to subsidize the luxury condo development at Lake and Lathrop and allow the developer to build at three times the allowed density? That's control over housing.

Throughout the country seniors with disabilities are turning to small family-like group homes as a less-costly and more humane alternative to nursing homes and huge assisted living complexes like The Sheridan at Chicago and Harlem. But thanks to the village's exclusionary zoning for group homes for people with disabilities (which runs afoul of the nation's Fair Housing Act) not a single one exists in River Forest, even though they are common in other upscale communities throughout Wisconsin, Indiana, and other states where local governments cannot exclude them like River Forest does. It doesn't have to be this way in River Forest.

The extensive control local government has over housing is why many states such as California and Florida have long required cities and counties to include a "housing element" in their comprehensive plans.

The extensive control village governments have over housing is a key reason the State of Illinois requires cities to produce an affordable housing plan like the inadequate one River Forest adopted last June where all but one of the 60+ residents who addressed the village board called for a stronger plan.

It's why the chapter on housing in that Planning Advisory Service Report, *Planning Aging Supportive Communities*, we read was the first and longest chapter in the report.

And let us not forget that the affordability of housing was the number one issue reported by the focus groups held during preparation of River Forest's most recent comprehensive plan.

The bottom line is that our village government plays as large a role in determining the nature and cost of housing as it does the six areas the draft memo reports the village government can address.

And let us not forget that the ability of seniors to age in community is one of the essential core components of AARP's livability program. If River Forest seniors cannot continue to live here, then it really doesn't matter to them what the village does about outdoor spaces and buildings, community and information, public safety, dementia friendliness, civic participation and engagement, or emergency preparedness.

We would be not being doing our job if we fail to include housing in whatever random-sample survey our committee conducts. I urge the committee to include housing and its affordability among the subject areas about which our survey inquires.

Thank you for your time and consideration.