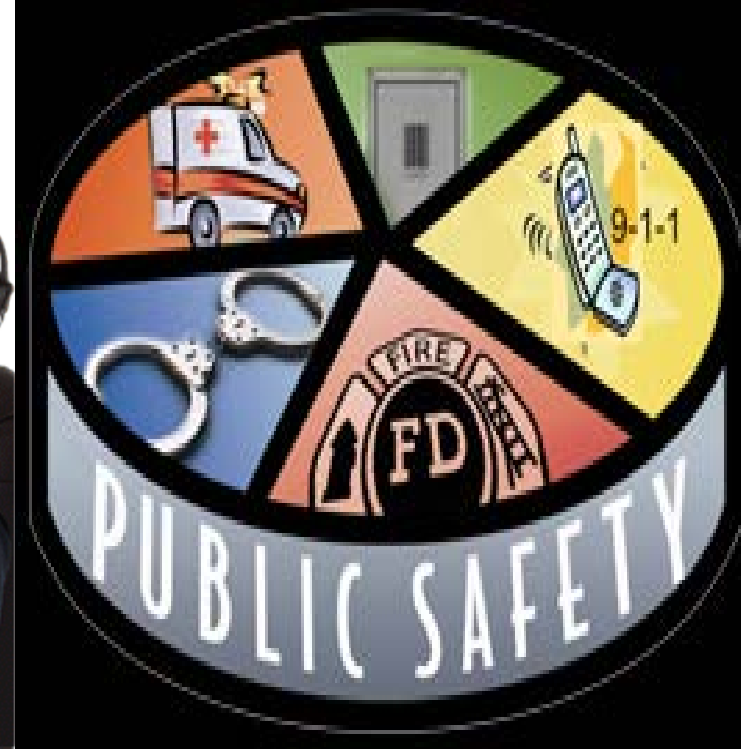


Re-Imagining Aging in Community

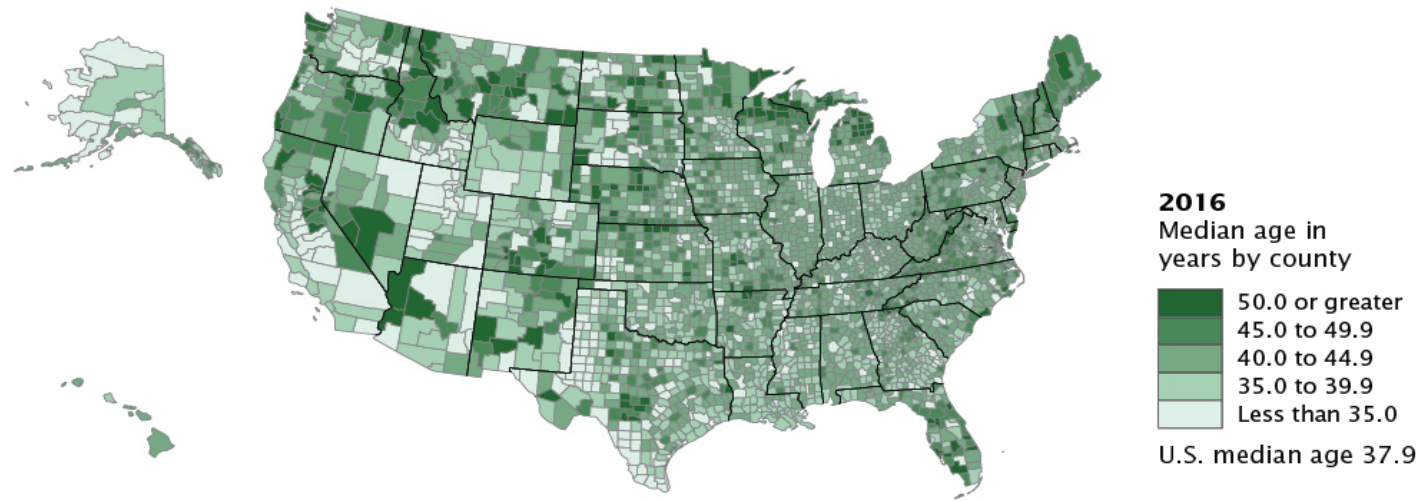
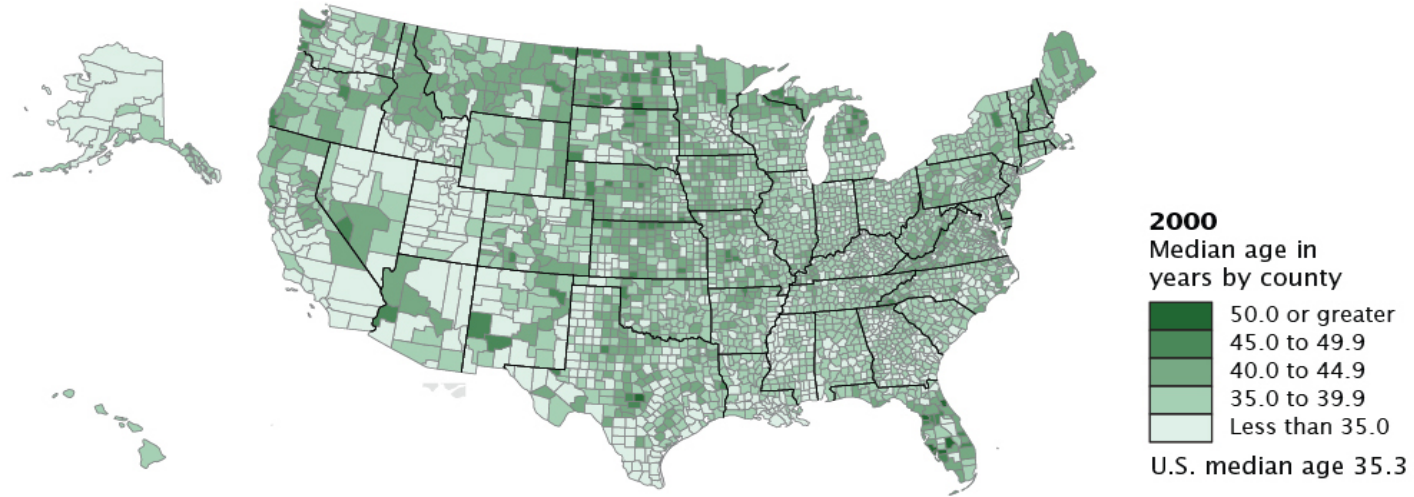
2018 APA Planning Webcast Series

May 4, 2018

Ramona Mullahey
Private Practice Division



The Nation's Median Age Continues to Rise



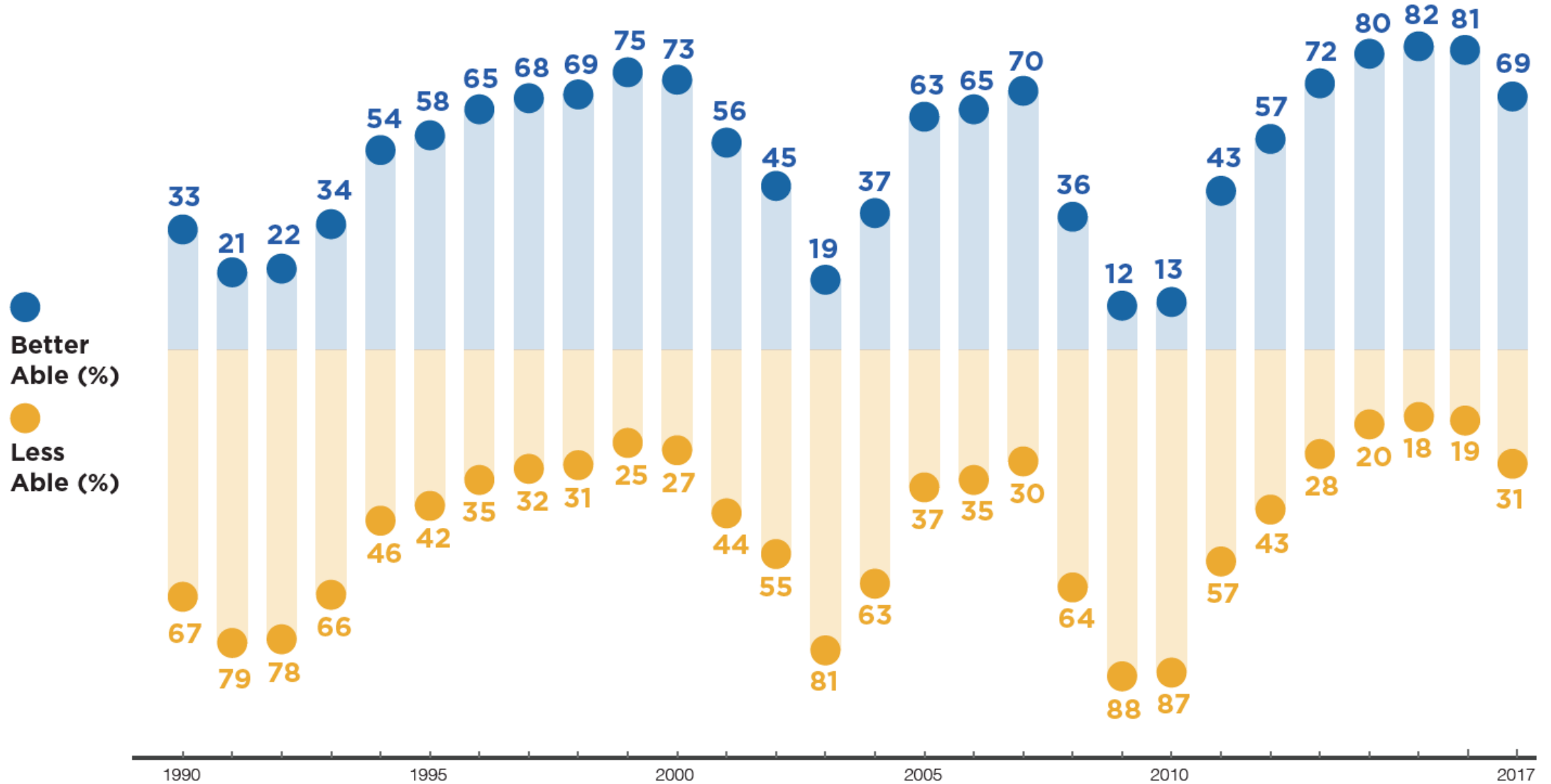
The image is a cover for a report titled "City Fiscal Conditions 2017". It features a photograph of the Golden Gate Bridge in San Francisco, with the city skyline and mountains in the background. The sky is a mix of blue and orange, suggesting a sunset or sunrise. A white grid pattern is overlaid on the entire image. The title "City Fiscal Conditions" is written in white, bold, sans-serif font in the upper left corner. The year "2017" is written in the same font in the lower right corner.

City Fiscal Conditions

2017

Figure 1

Percent of Cities “Better Able/Less Able” to Meet Financial Needs



**Local governments
will make the hard
choices needed
to serve their
communities.**



APA RESOURCES



Applied Research

Using smart growth and universal design to link the needs of children and the aging population – <https://www.planning.org/research/>

Emerging Issues



APA Division initiatives bring focus to planning challenges in local communities and neighborhoods throughout the nation: <https://www.planning.org/ontheradar/>
Aging and Livable Communities



APA Policy Guides

AGING IN COMMUNITY POLICY GUIDE

<https://www.planning.org/policy/guides/>

- Community Engagement
- Housing
- Transportation
- Land Use
- Economic Well-being
- Community Assets and Supports



PRESENTERS

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Senior Strategic Policy Advisor
Transportation and Livable Communities
AARP Public Policy Institute
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Re-Imagining Aging: Conceptual Challenges, Planning Responses

Mildred E. Warner
Department of City and Regional Planning
Cornell University

Re-Imagining Aging in Community
April 2018

American Planning Association National Conference
New Orleans, LA

Contact: www.mildredwarner.org | mew15@cornell.edu

Funding provided by Engaged Cornell



Conceptual Challenges

- All Ages Approach
 - Children, families, singles, older adults
- Harness Disruptive Technologies and Innovative Financing
- Build New Institutional Partnerships
- Link Design, Services and Participation

Empirical Evidence on Current Practice

- 2013 Planning Across Generations Survey (ICMA)
 - 1478 city managers responded
- 2014 Planning for Women and Aging Survey (APA)
 - 624 planners responded
- 2017 Livable Communities for All Ages (AARP, APA)
 - 559 planners responded
- 2017 Rome Case Studies
- Common themes –
 - Physical Design and Social Norms Matter
 - Participation is key

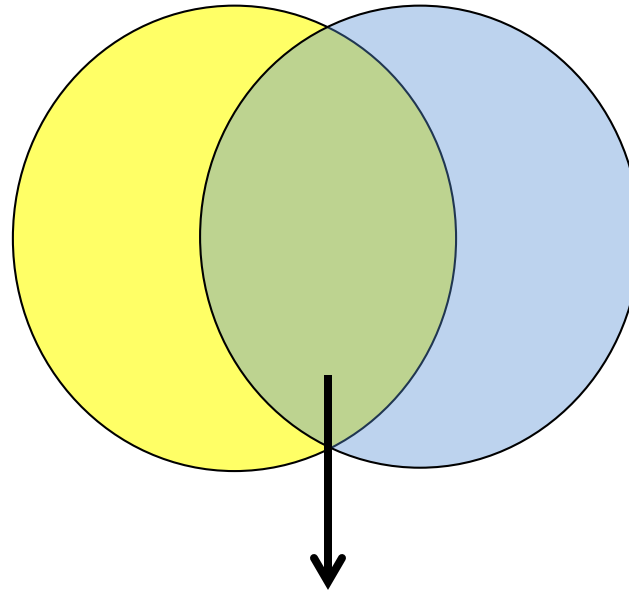


Core Principles – Physical Design + Participation



Child-Friendly Cities

Basic Services
Safe Water
Safe Streets
Opportunity to Play
Civic Participation
Family Support
Protection from
Exploitation



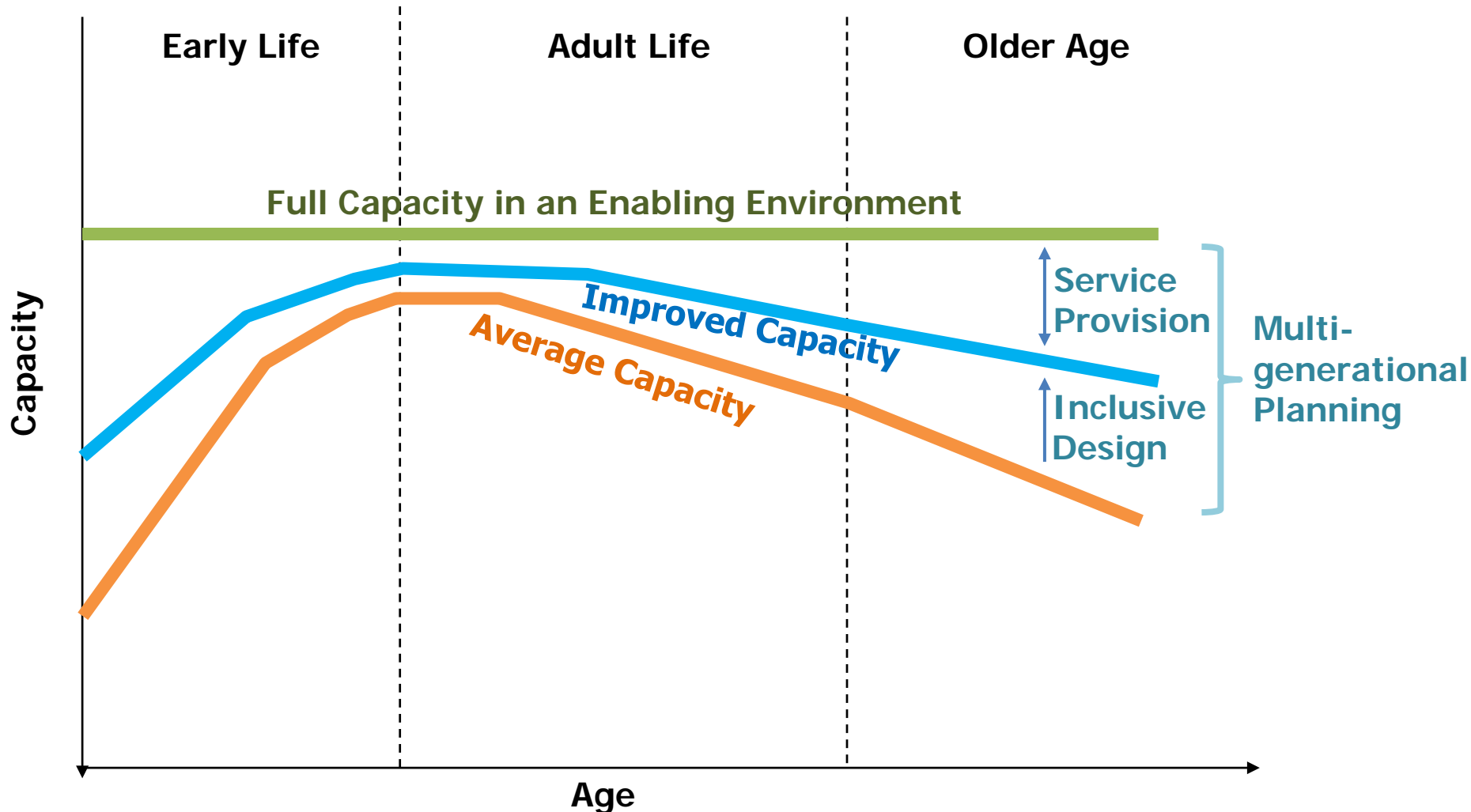
**Many Common
Elements**



Age-Friendly Cities

Housing
Transportation
Services (Health)
Outdoor Spaces
Communication
Civic and Social
Participation
Respect

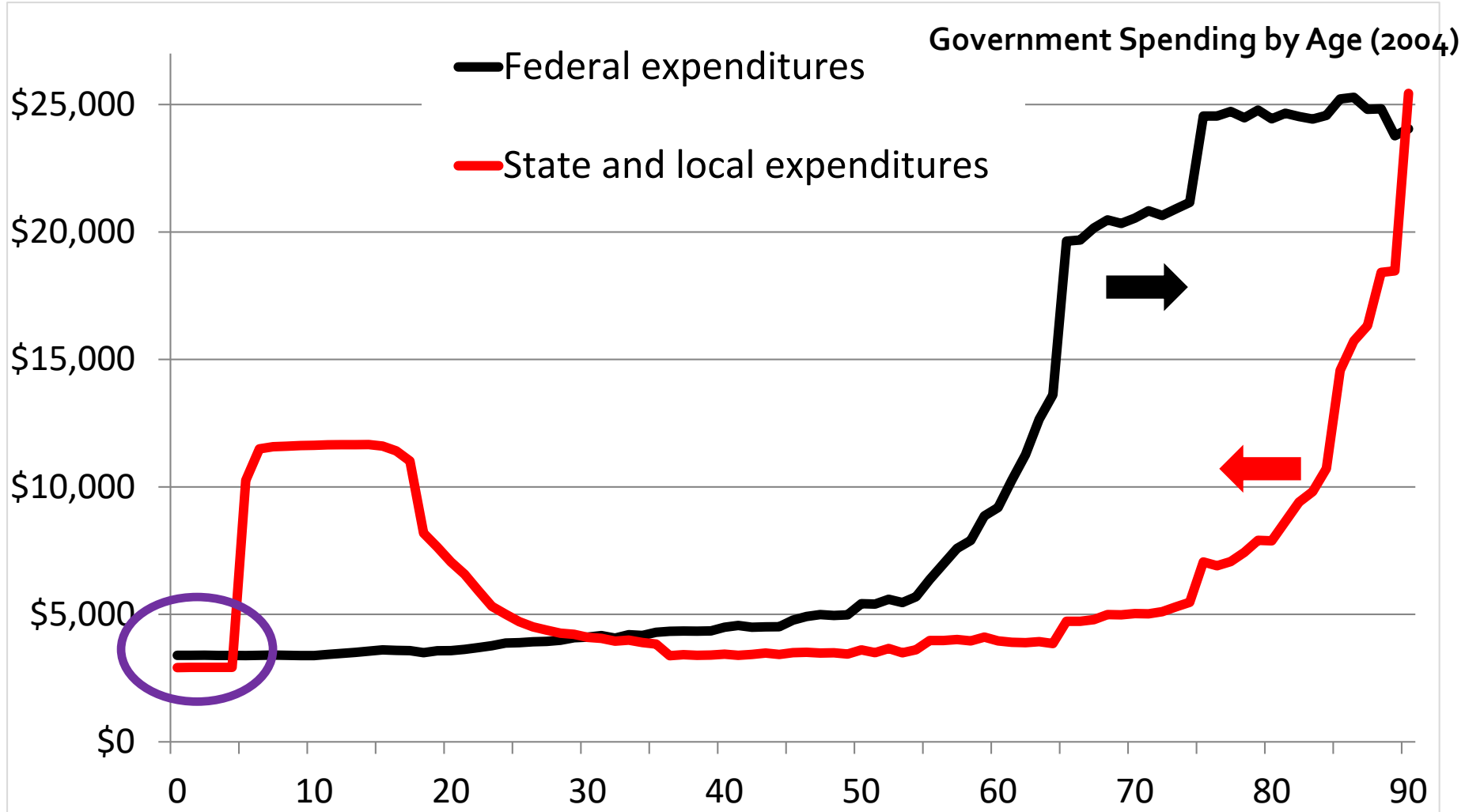
Need a Multi-generational Planning Approach Design + Services





Multigenerational Approaches May Address High Costs of Serving Children and Seniors

May promote fiscal efficiency (41%, 2013 Survey)

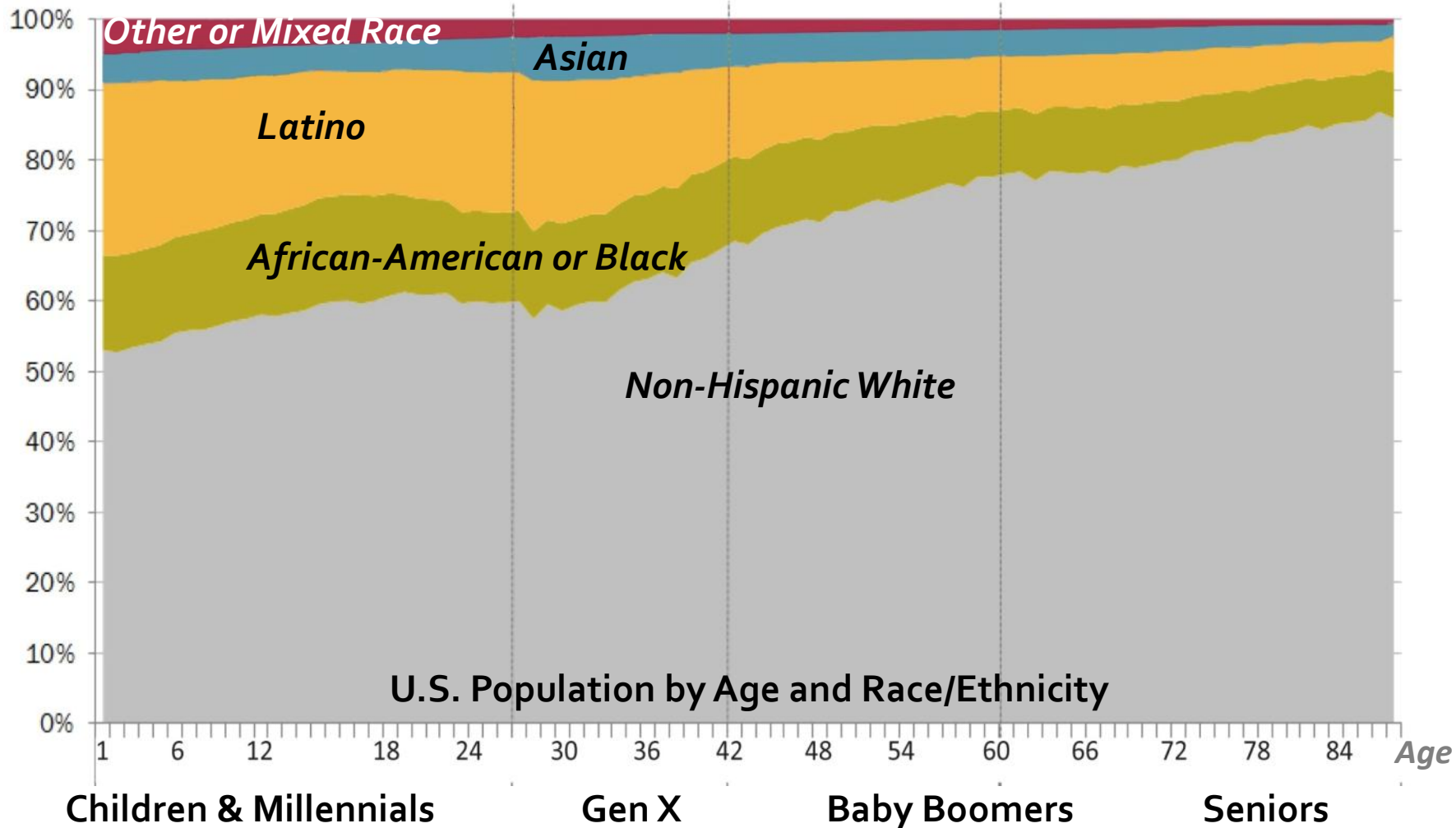


Based on estimates by Edwards, Ryan D. 2010. Forecasting Government Revenue and Expenditure in the U.S. Using Data on Age-Specific Utilization, Working Paper no. WP10-01.



New Social Compact – Serving Children *and* Elders

Easier to raise funds if facilities are for all ages (51%, 2013 Survey)



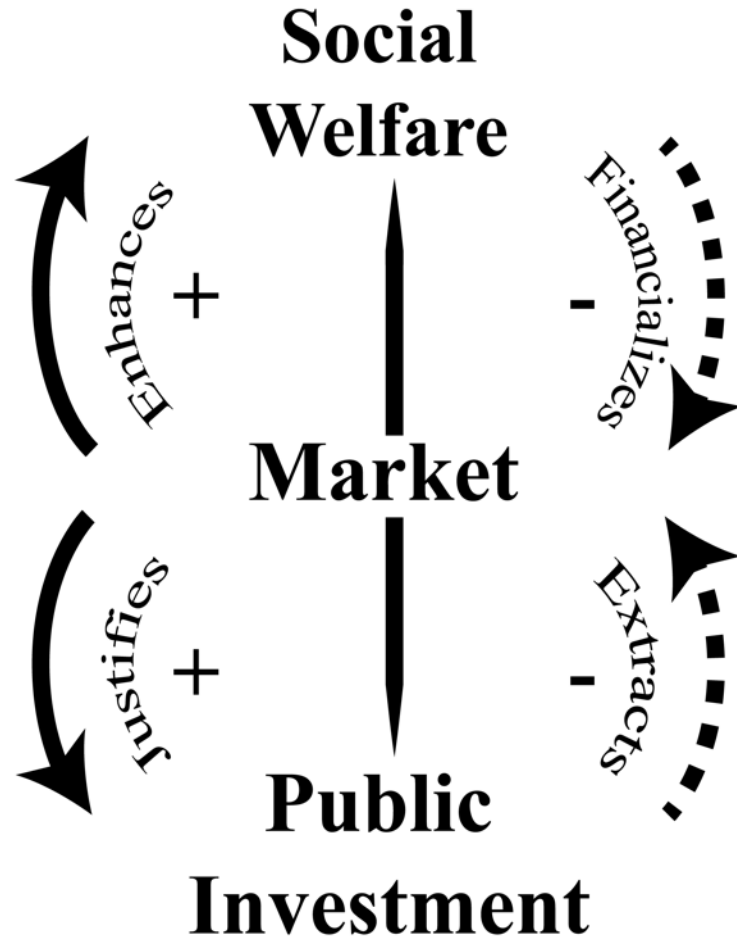
PolicyLink. 2011. "The Changing Face of America: Demographic Change and the New Policy Agenda." Presentation by Manuel Pastor at PolicyLink Equity Summit, 2011.



Harness Disruptive Technologies and Innovative Finance

- Social Impact Financing
 - Will it bring new investments?
 - What are the risks of turning vulnerable residents into investment targets?
- Disruptive Technology
 - Expand opportunity and access? or
 - Create new barriers to access?

The Razors Edge of Social Impact Investment



Evidence to date shows:

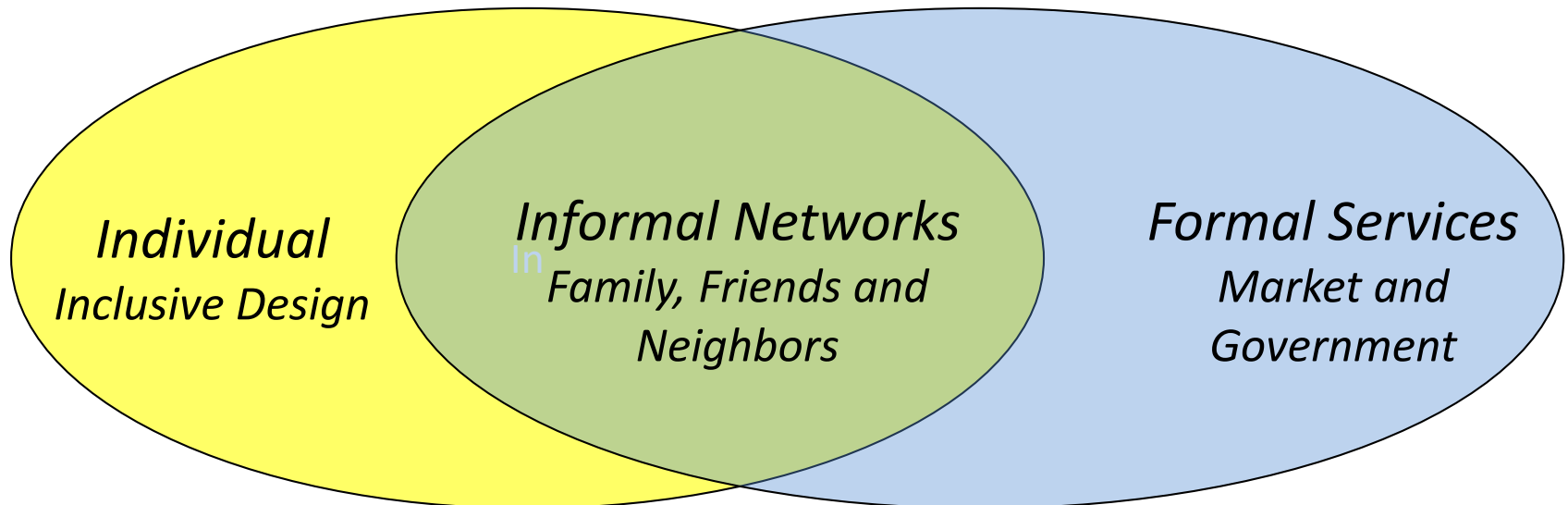
- Limited private investment
- Public overpayment for risk
- Reduced voice for vulnerable clients
- Complex, difficult transactions

Exercise Caution

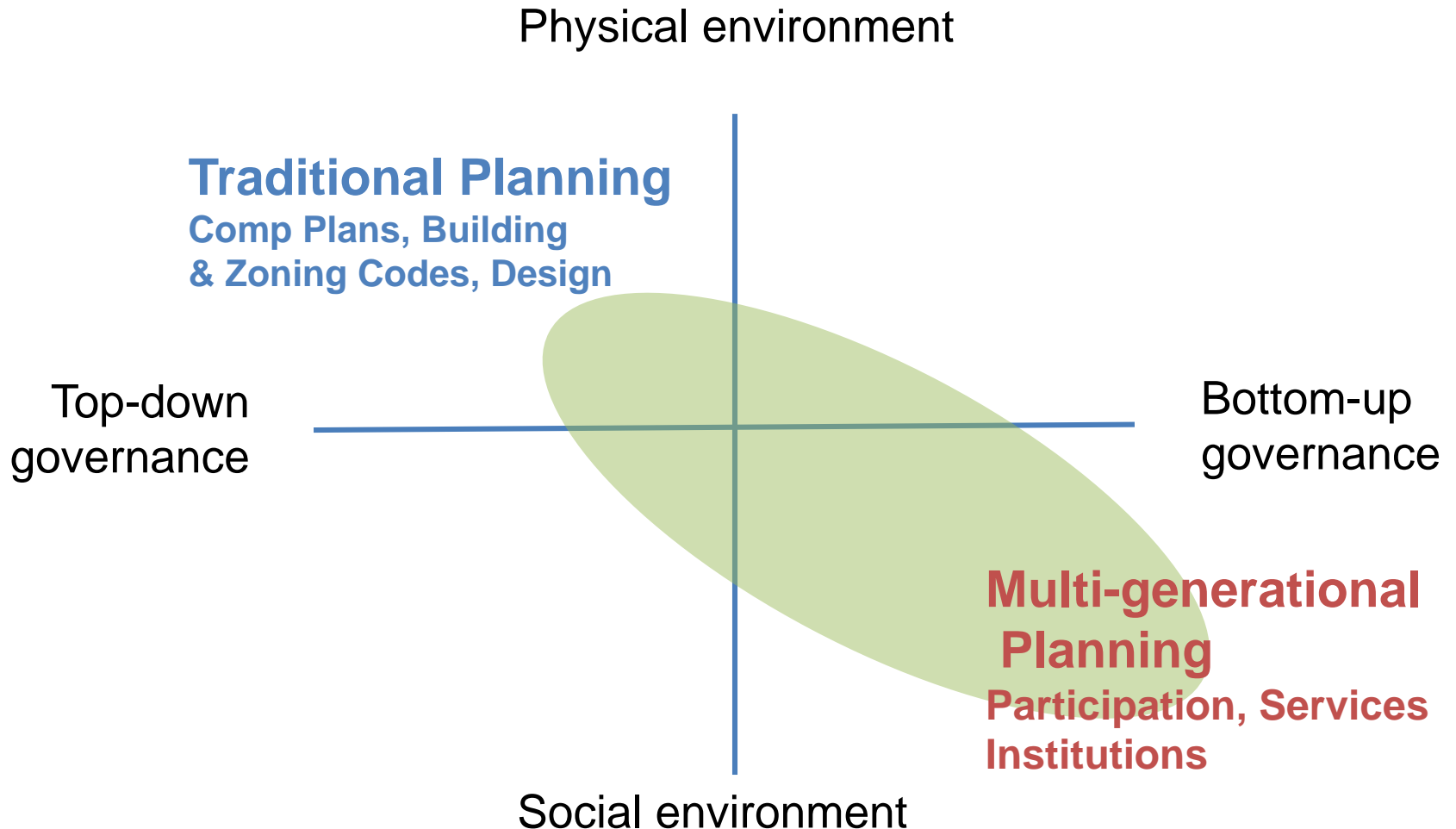
Tse, Allison E. and Mildred E. Warner 2018. "The Razor's Edge: Social Impact Bonds and the Financialization of Early Childhood Services," *Journal of Urban Affairs*, forthcoming.

Disruptive Technology

- Data Platforms are Not Neutral
 - Privilege those with access to technology
 - Most profitable markets are the best served
 - Government regulation lags behind market development
- Creates opportunity to bring informal sharing to scale



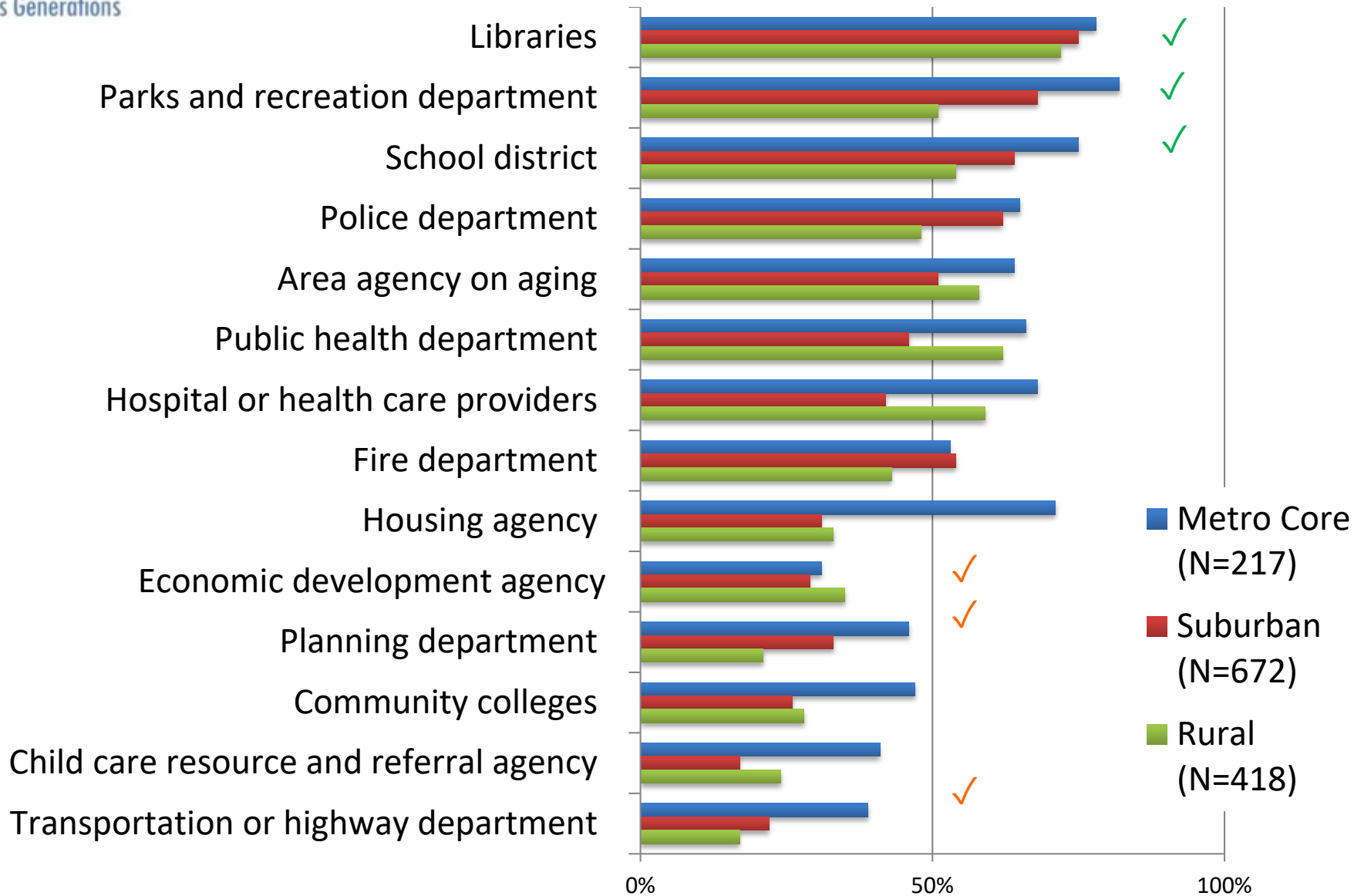
Must Build New Institutional Partnerships





Cross Agency Partnerships in the US

Are any of the following engaged in cross-agency partnerships to serve children or seniors?



Libraries and Schools Support Inter-Generational Planning



Tufello, Rome, Italy

Schools, Youth and Senior Centers, Libraries

- Promote participation
- Platform for encouraging norms of reciprocity
- New residents/next generation integration

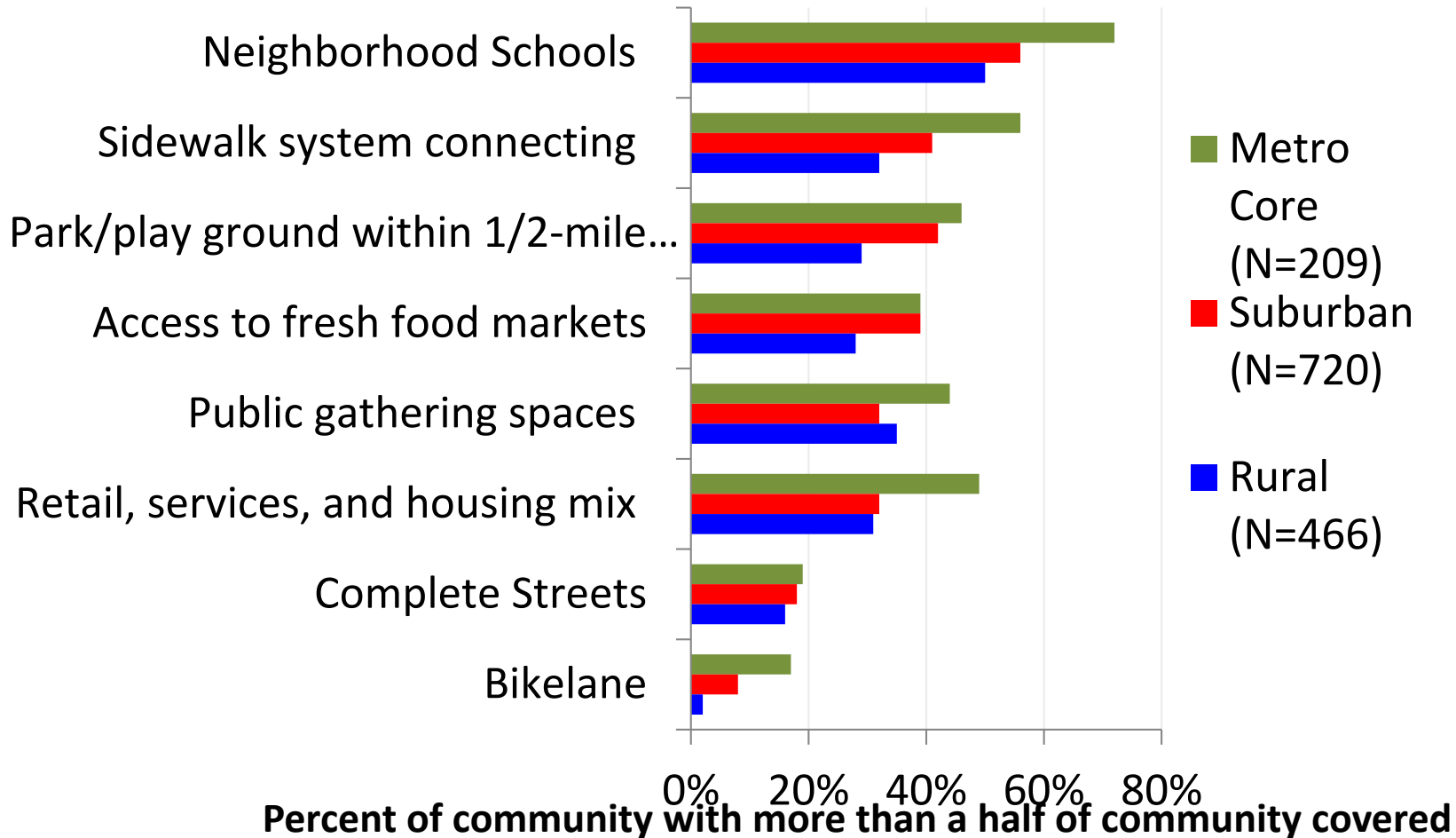


Pineta Sacchetti, Rome, Italy



Most US Communities Lack Good Design

Planning Across Generations Survey, 2013, 1478 city managers responding



Poor design can
ameliorated by
good norms of use



Pineta Sacchetti, Rome, Italy



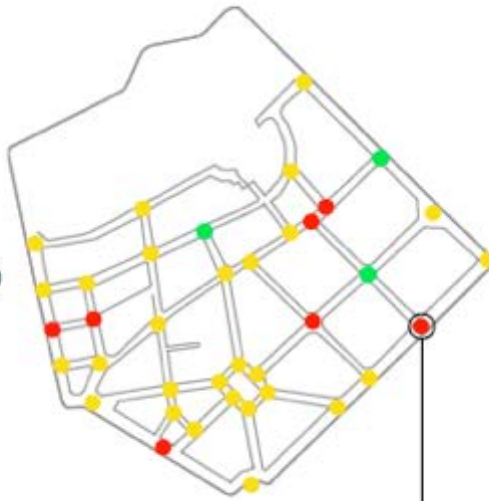
Good design can be obliterated by poor maintenance and inappropriate uses

intersections

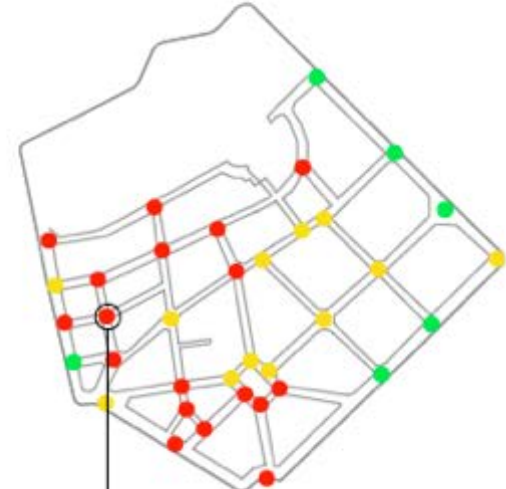
good fair poor



design



maintenance

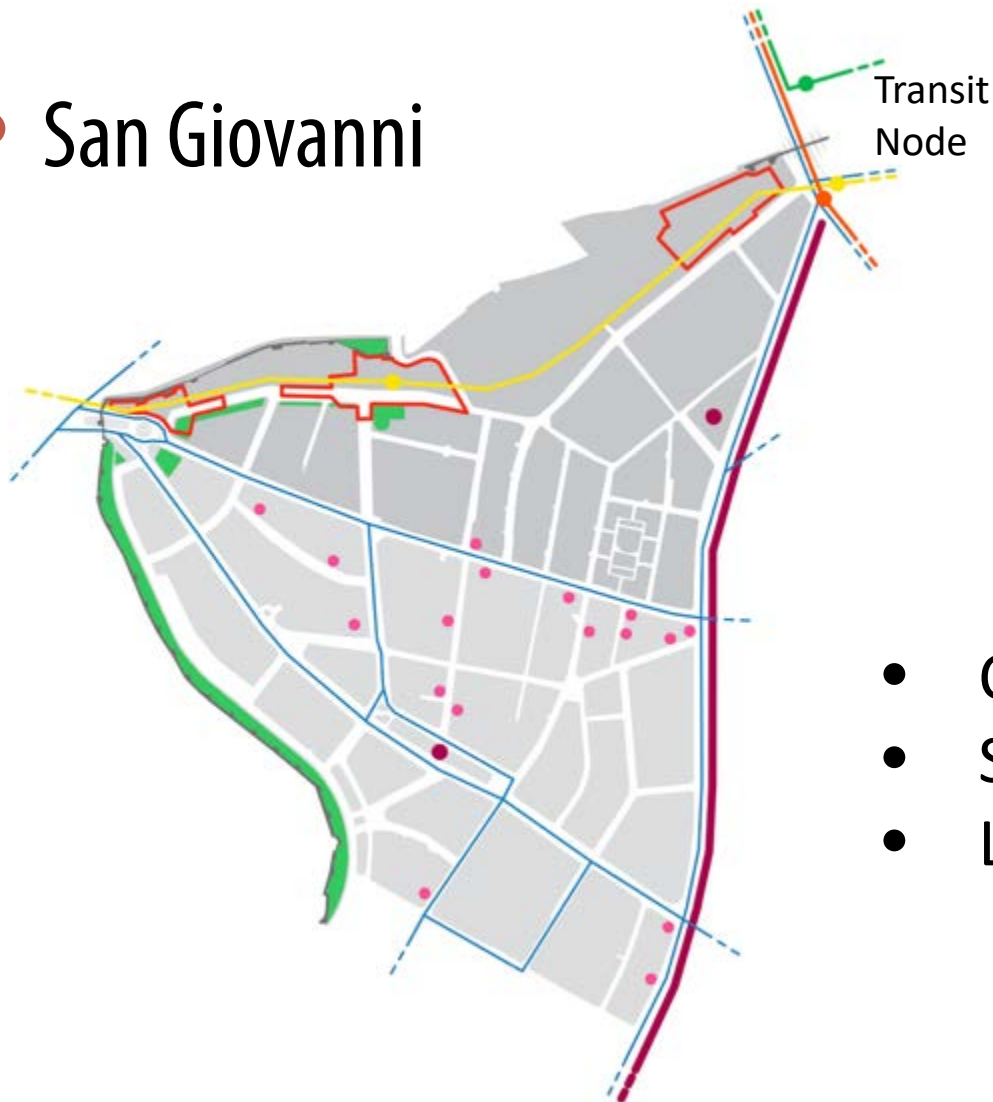


usage



TOD can negatively impact children and elders

- San Giovanni



- Congestion and Pollution
- Shift in Service Mix
- Loss of Public Space

San Giovanni, Rome Italy

Informal Institutions and Norms Matter



“We feel unsafe in this neighborhood because there is too much drug dealing happening. We only go out in the morning for this reason.”

Informal Institutions and Norms Matter

- “Mothers feel safe leaving their children in the playground where they can watch them from the windows.”



Tufello, Rome, Italy

Planning Can Support Invisible Assets

- Slow Flow creates complete streets
 - Reduces conflict between users
 - Despite poor design
- Deeply Rooted Institutions
 - Reinforce neighborhood norms
 - Encourage intergenerational respect
- Strong Local Control
 - Creates a robust sense of place

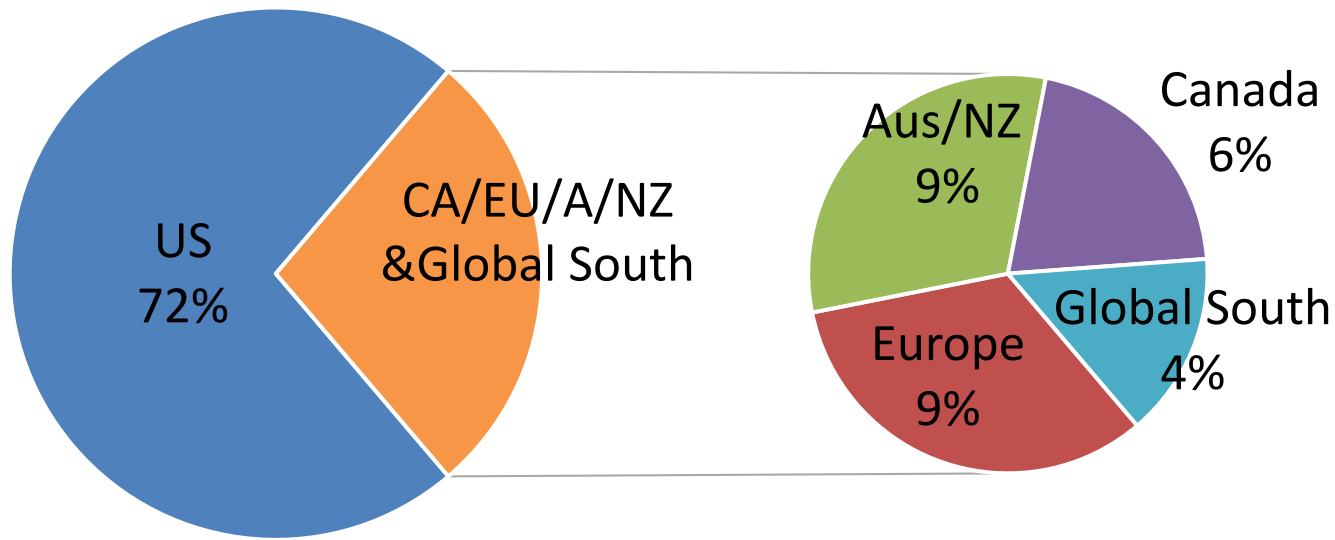




A Livable Communities for All Ages Approach

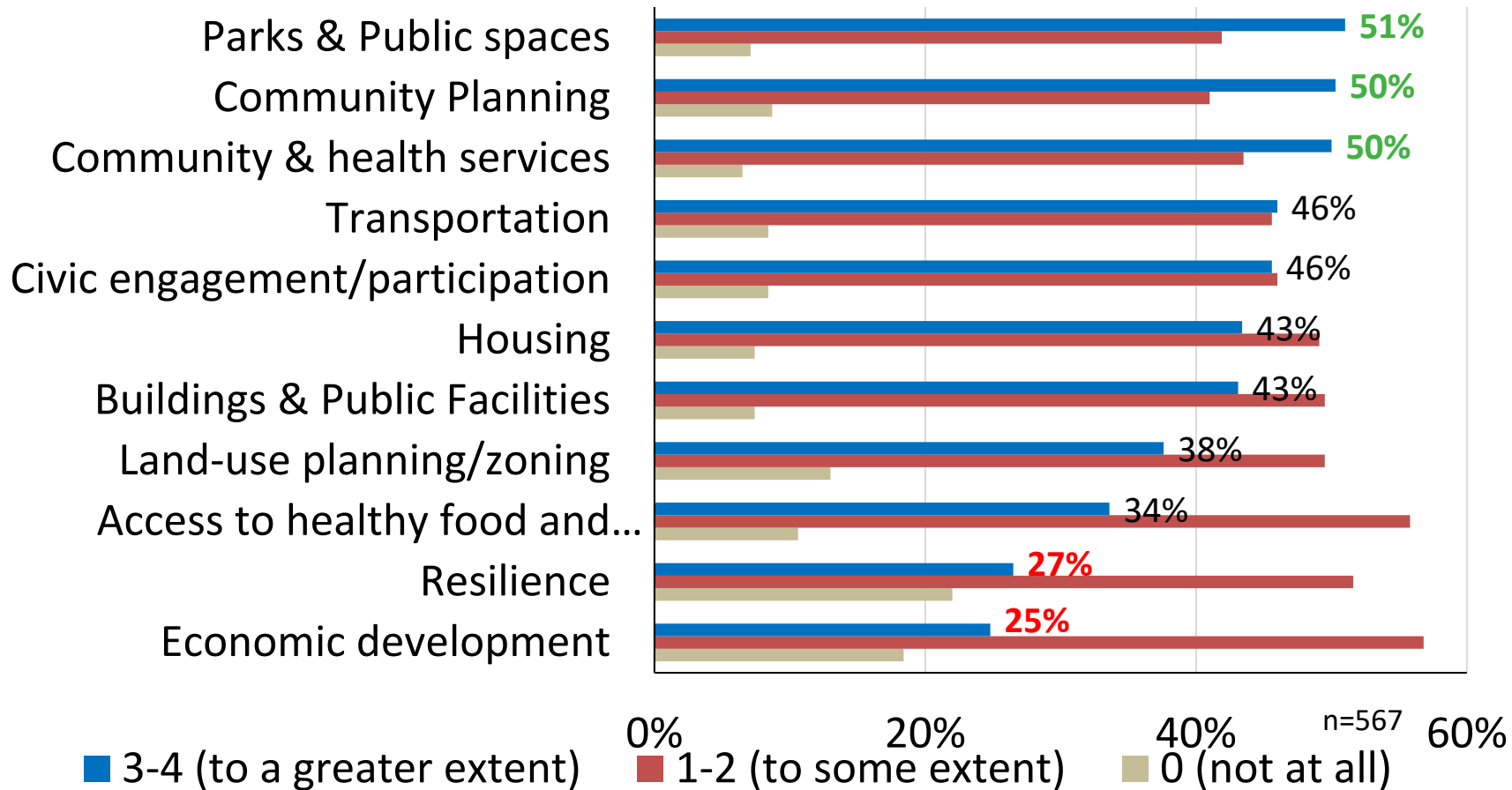
International Survey Fall 2017 AARP & Int'l Div of APA – 599 Planners Responded

“Livable Communities for All ages (LCA) are communities that ensure appropriate **physical infrastructures** (i.e. housing, transportation, built environment, access to healthy foods) and **social infrastructures** (i.e. health care, support services, engagement opportunities) for residents throughout an expanding life course.” (Firestone, Keyes, and Greenhouse, 2017)





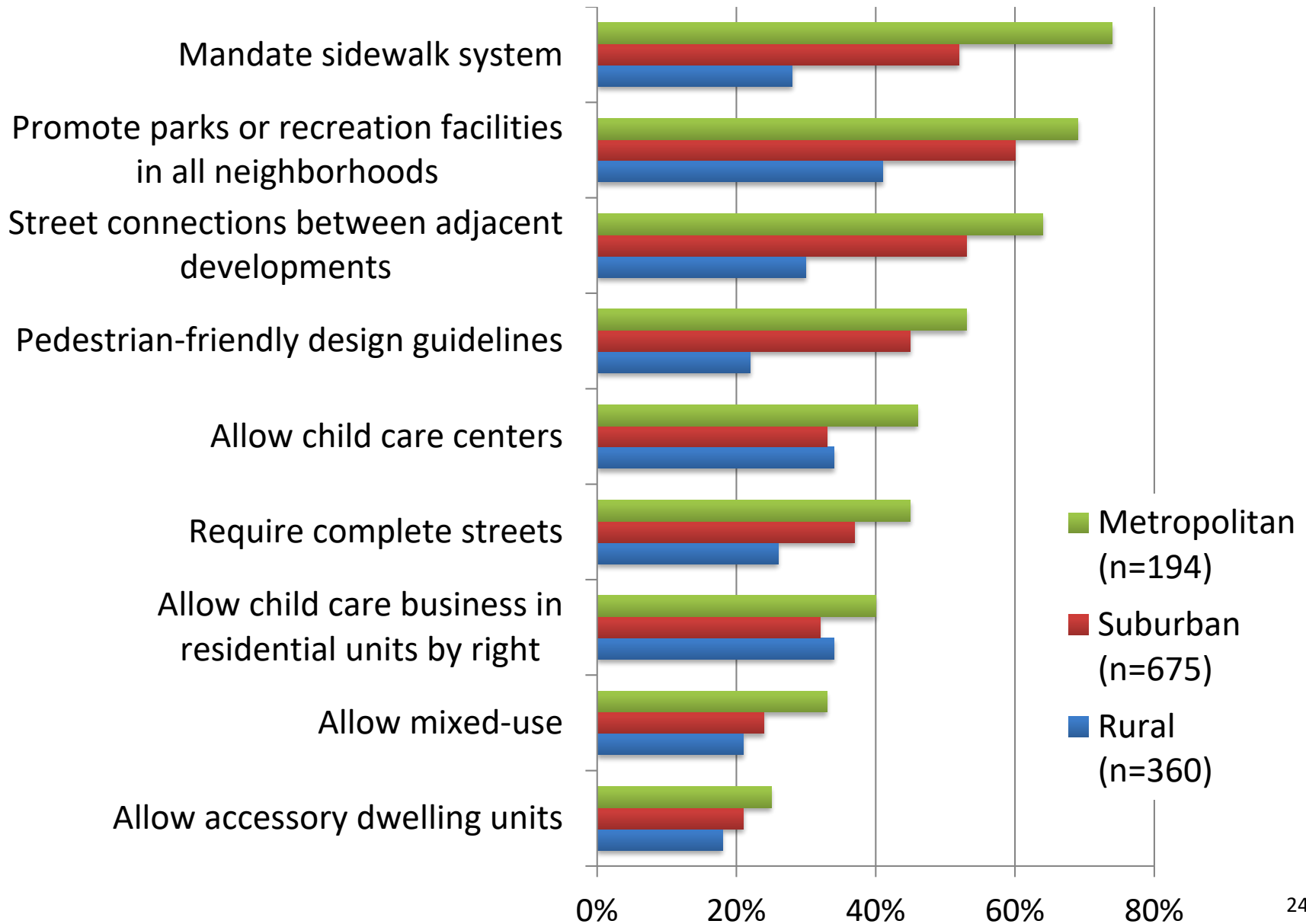
To what extent is an all ages lens incorporated into your planning practice in each of these areas?



2017 Livable Communities Survey, 599 International Respondents

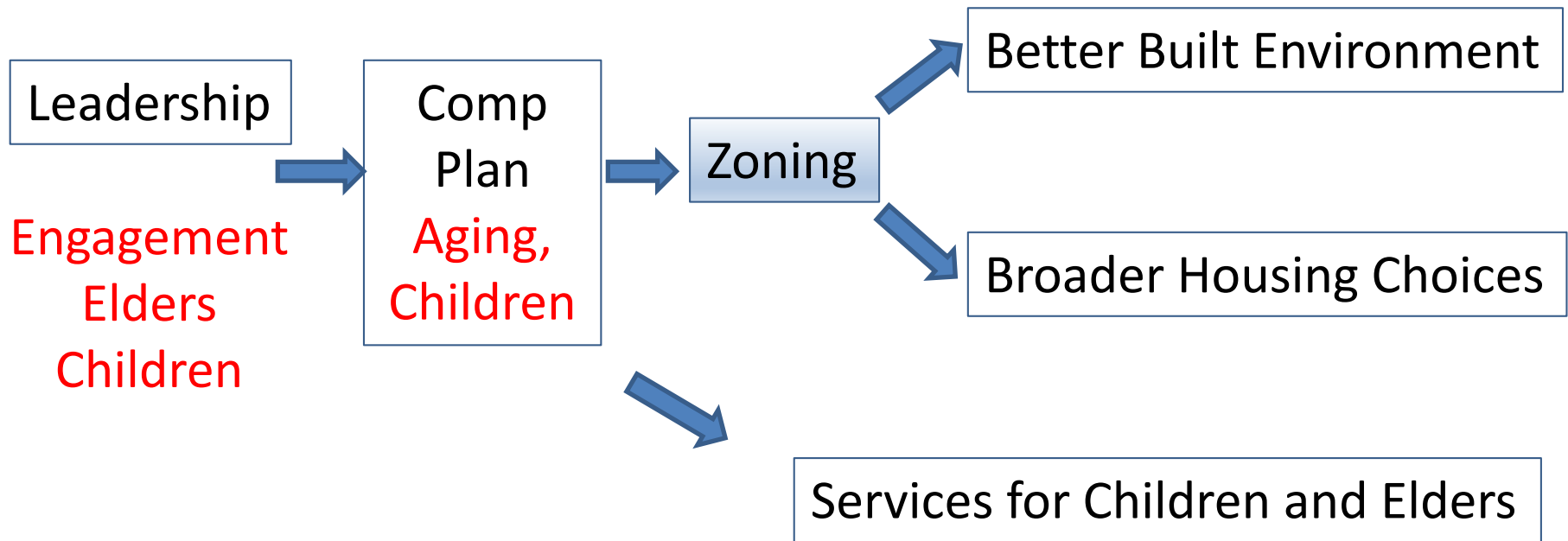
More progress on Transportation than Housing in US

ICMA Planning Across Generation Survey, 2013 (1,478 city managers responding)



What Leads to Change?

- **Participation** of elders and families with children
- **Community Leadership** – elected officials, developers, planning and zoning board
- **Planning** – comprehensive planning and zoning and building codes





Are we including the needs of children and seniors in our plans?

	Emergency Plan	Comprehensive Plan	Economic Development Plan
Do You Have?	91%	77%	57%
Does Your Plan Specifically Address?			
Seniors	66%	53%	31%
Children/Youth	60%	53%	31%

Planning Across Generation Survey, 2013 (1,478 city managers)

Need an All-Inclusive Planning Approach

Common Vision



Planning
Across Generations

Special Issue of Italian Planning Journal on *Planning for all Generations*

<http://www.urbanisticatre.uniroma3.it>



M.E. Warner
*Multigenerational Planning:
Theory and Practice*



G. Smith
*The pedagogy of an urban studies
workshop focused on age-friendliness
in selected Rome neighborhoods*



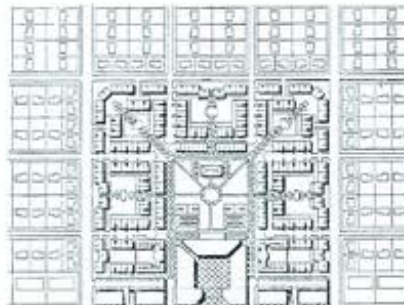
A. Bronfin, R. Liu & K. Walcott
*Can Regeneration be Multigenerational?
A case study of Piazza Alessandria*



**G. Brakke, A. Visnauskas, E.C.
Dañobeytia, R. Blandon & J. Glasser**
*Path Dependence and Social Reciprocity
in an Unplanned Neighborhood*



C. Cellamare
*"Epiphanic" peripheries,
re-appropriation of the city and
dwelling quality*



N. Vazzoler
*TOD: un racconto fra sostenibilità
e accessibilità*



M. Galvin
*Living Next to a Transit Node: A
Livability Audit of Age-Friendliness*



**T. Rao, E. Ebeid,
G. Murphy & E. Samron**
*Exercising the 'Right to Tufello' by
Local Institutional Actors*

Rome Issue Briefs:

Available at www.mildredwarner.org/planning/generations

Walkability — It's Not All About Design

Building Complete Streets with Good Maintenance and Norms of Use

Adam Bronfin, Rachel Liu, Steven Switzer & Kai Walcott

Slow the flow to reduce conflict and promote "complete streets"
Some separation of land uses can enhance walkability

Living Next to a Transit Corridor

A Livability Audit for Children and Elders

Brooke Shin, Madeleine Galvin, Raphael Laude, & Shareef Hussam

- Traffic and construction can lead to the deterioration of public and green spaces
- Transient users in a well-connected neighborhood can push out local services, etc.

Hearing the Voices of Children and Elders

Raquel Blandon, Gray Brakke, Eduardo Carmelo Danobeytia, Joshua Glasser, Amelia Visnauskas

- Collaborate with local institutions—schools, libraries, and senior centers
- Use interactive activities—interviews, photovoice, workshops
- Be open to alternative visions—elders and children may see assets invisible to planners

Local Institutions Matter

Building a neighborhood for all generations

Ehab Ebeid, Lan Luo, Graham Murphy, Tishya Rao & Edna Samron





RESOURCES

Available at

www.mildredwarner.org/planning/generations

US Articles

- Planning for Family Friendly Communities, *PAS Memo*, 2008
- Planners' Role in Creating Family Friendly Communities, *Journal of Urban Affairs*. 2013
- Not Your Mother's Suburb, *Urban Lawyer*, 2014
- Planning for Aging: Stimulating a Market and Government Response in Place, *Journal of Planning, Education and Research*, 2017
- Differences in Availability of Community Health-Related Service Provision for Seniors, *Journal of Aging and Health*, 2017

Contact:

www.mildredwarner.org/planning/generations

Mildred Warner mew15@cornell.edu

Funding provided by the USDA National Institute for Food and Agriculture , APA Divisions Council, Engaged Cornell



CAPITAL IMPACT
PARTNERS

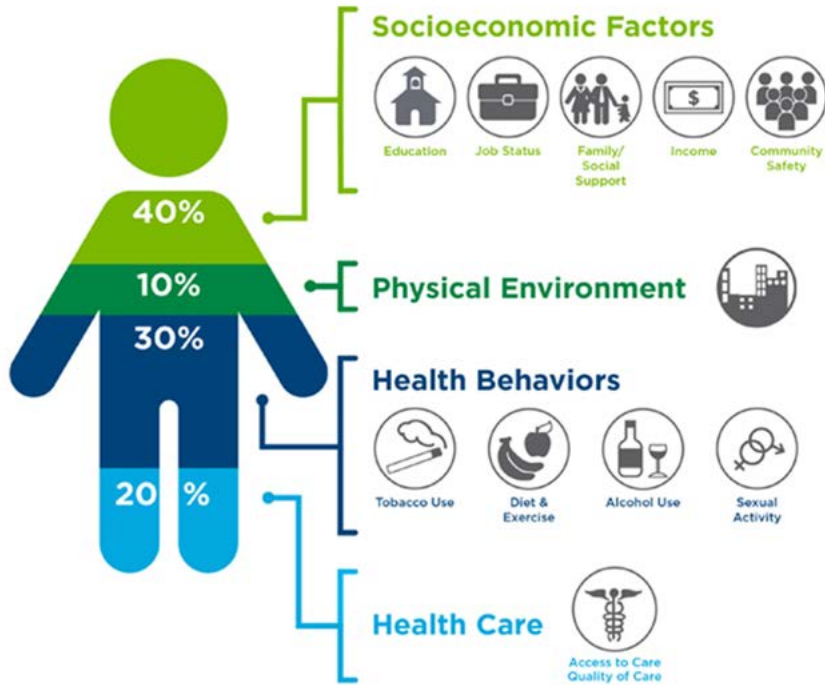
Building Livable Communities in Partnership with Impact Investing

American Planning Association

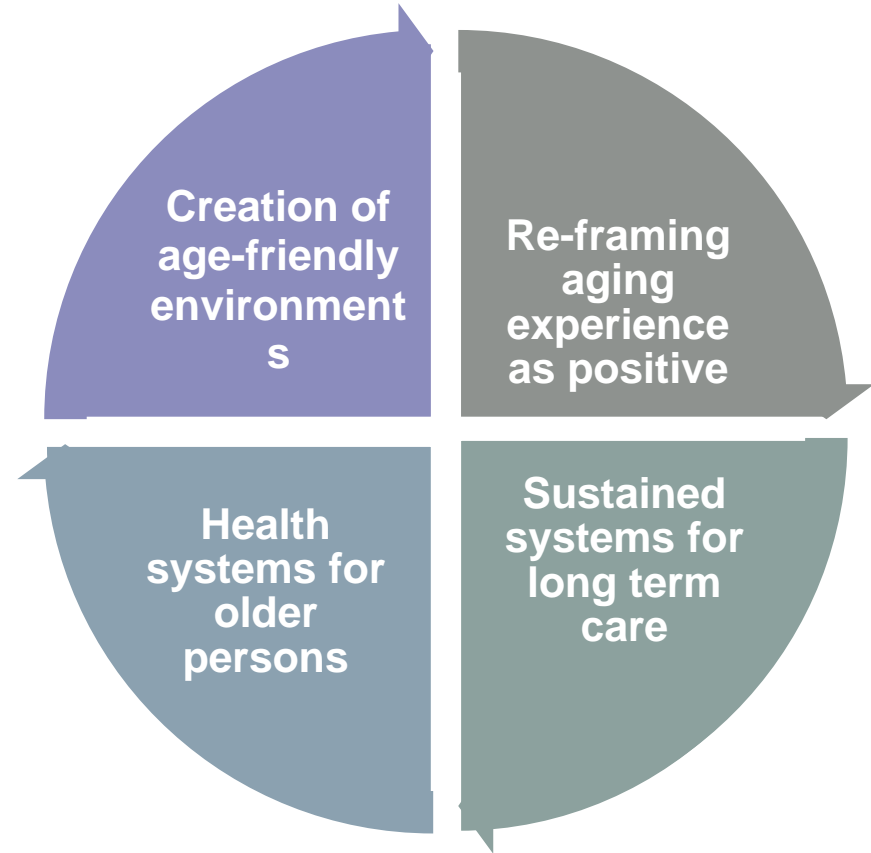
May 4, 2018

What is needed for healthy aging?

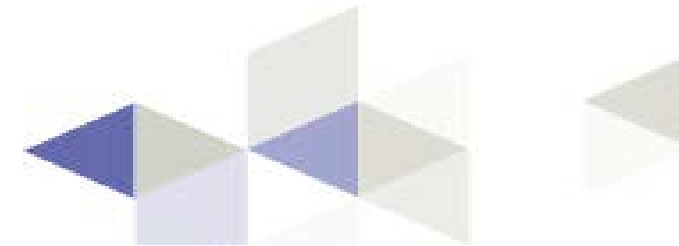
What Goes Into Your Health?



Community Development Investments
 Housing
 Healthy Food
 Healthcare & Community Facilities
 Transportation



Source: Institute for Clinical Systems Improvement, Going Beyond Clinical Walls: Solving Complex Problems (October 2014)

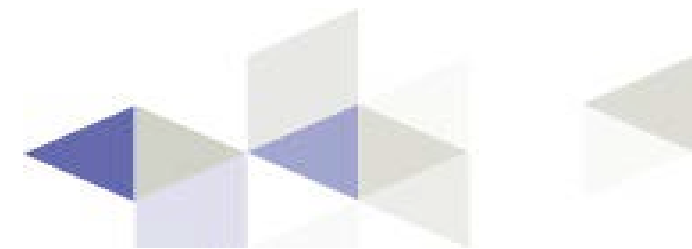


Zip code vs Genetic Code

WHERE

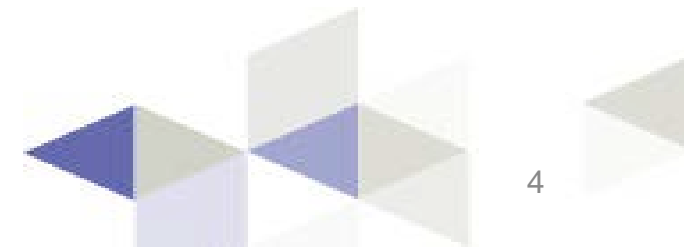
Focus on Areas of Greatest Need

Your zip code can be more important than your genetic code. Profound health disparities exist depending on where you live.



Key Drivers to Advance Cross Sector Coordination

- Accountable care community focus
 - Aging services providers are positioning to contract with primary health
 - New business model – increase business acumen for social enterprise
 - Eligible reimbursements from Medicare may expand role community based providers
- Increased focus on integrating services and programs that address social determinants of health
 - Food access
 - Supportive housing
 - Transportation
 - Community facilities
- Elevate local evidence based interventions for replication/scale





Capital Impact Partners



What are CDFIs?



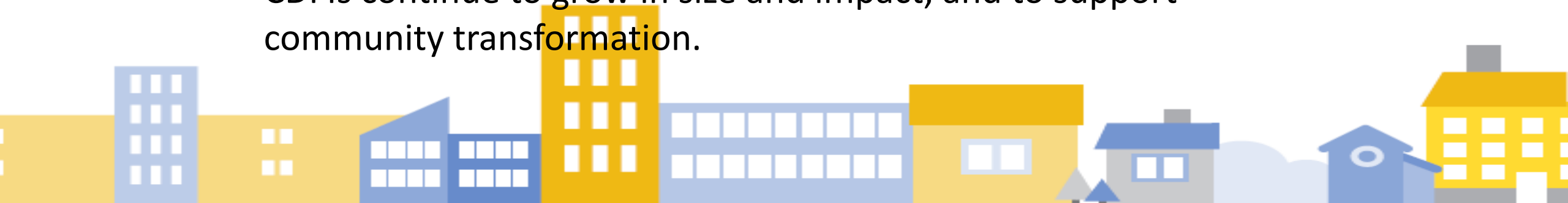
- Community Development Financial Institution (CDFI)
- Common goal: Expanding economic opportunity in low-income communities by providing access to financial products and services
- CDFIs can be banks, credit unions, loan funds, microloan funds, or venture capital providers



What do CDFIs look like today?



- From grassroots beginnings, CDFIs now form a robust sector within the larger financial services industry
- There are 1,000 CDFIs operating nationwide.
- They are a collaborative force that brings together diverse private and public sector investors to create economic opportunity in low-income communities.
- CDFIs continue to grow in size and impact, and to support community transformation.





Strategic Pillars



ADDRESS SYSTEMIC POVERTY

Effect systemic change at scale —from social systems to government programs—so that all people have paths out of poverty.



CREATE EQUITY

Support equitable access to quality services and economic opportunity regardless of race, ethnicity, gender, or income.



BUILD HEALTHY COMMUNITIES

Foster connections and social supports that strengthen the links between health, education, housing and opportunity that help people and communities thrive together.



PROMOTE INCLUSIVE GROWTH

Build diverse, mixed-income communities that promote economic mobility and empower individuals to break the barriers to success.



How We Create Social Impact

What We Do

Mission Driven Lending

- ▶ Aggregate & Direct Capital

Policy to Practice

- ▶ Fund & Program Incubation
- ▶ Partnerships & Convenings
- ▶ Cutting Edge Research

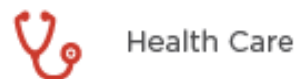
Impact Investing

- ▶ Investment Notes
- ▶ Innovative Investment Portfolio

Public Policy

- ▶ Advocate for Federal, State, & Local Programs

Where We Focus



Health Care



Education



Aging in
Community



Fresh and
Healthy Foods



Affordable
Housing



Place-Based
Revitalization



Cooperative
Development

How Communities Benefit



Address Systemic Poverty

Effect systemic change at scale—from social systems to government programs—so that all people have paths out of poverty



Create Equity

Support equitable access to quality services and economic opportunity regardless of race, ethnicity, gender, income or geography



Build Healthy Communities

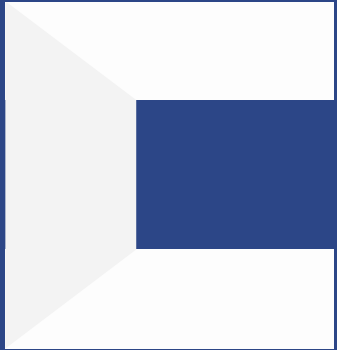
Foster connections and social supports that strengthen the links between health, education, housing and opportunity that help people and communities thrive together



Promote Inclusive Growth

Build diverse, mixed-income communities that promote economic mobility and empower individuals to break the barriers to success





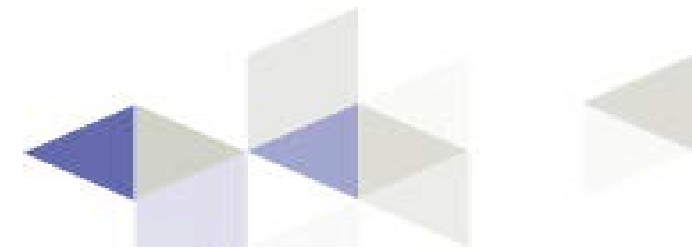
Impact Investing



Social Impact Investing



- Balanced approach to leveraging financial capacity for social outcomes and economic return
- Variety of forms:
 - Fixed income investments – e.g. debt in non profit loan funds
 - Cash investments – deposits in CDFI and credit unions
 - Equity investment often accompanied by tax credits – real estate, pay for success, private equity funds
- Directed philanthropic resources and other funding mechanisms to sectors of society that are most in need



Types of Social Impact Tools

Equity

Grants

PRI

MRI

Below Market

Flex terms

Mission focused

Loan Funds/Pools

Leverage multiple
investors

Singular
purpose/Mission

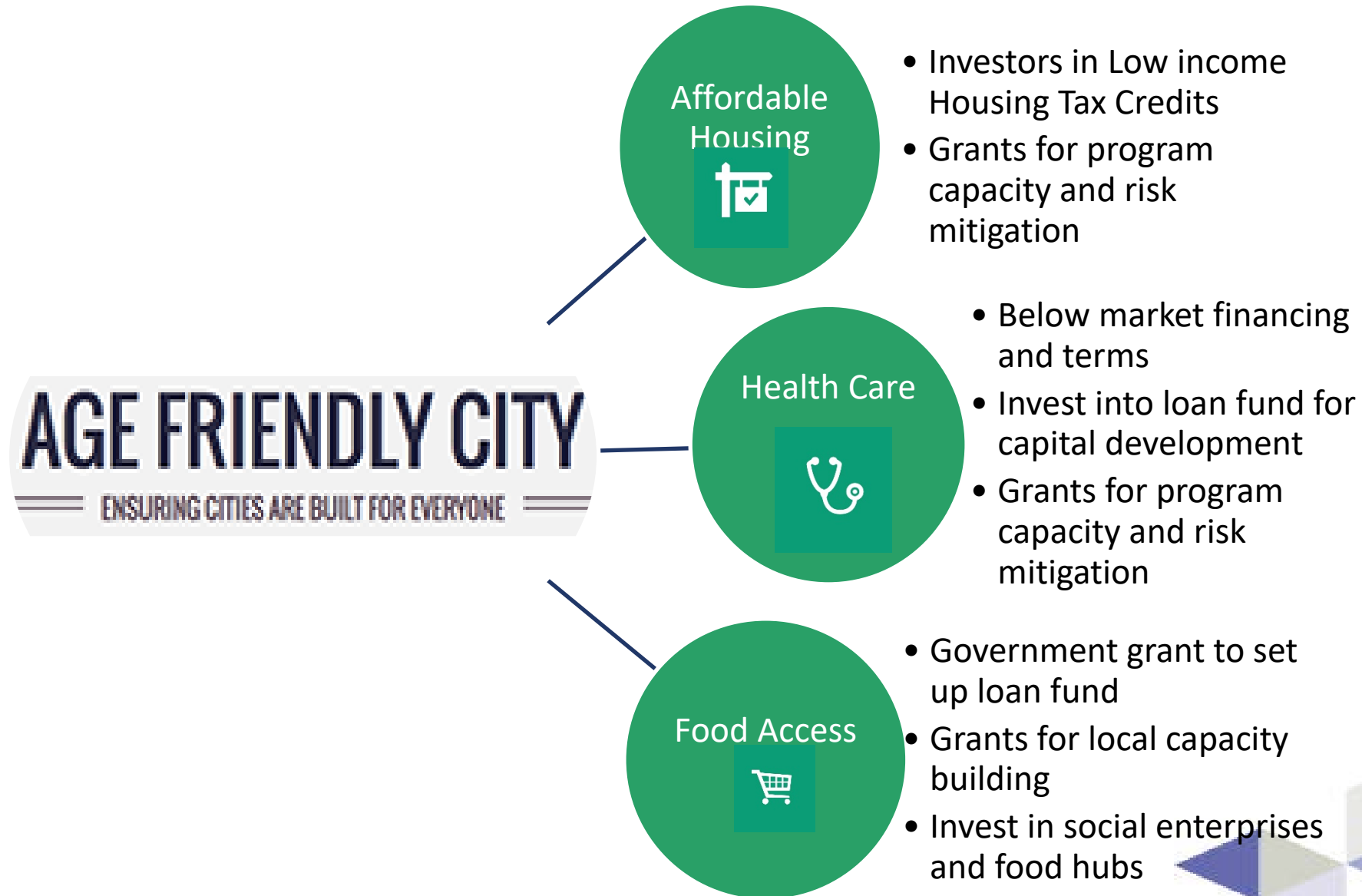
Innovation Funds

Capture and
Reinvest

Pay for Success

Government +
Private +
Philanthropy

Social Impact Investing and Age Friendly



AGE [STRONG][™]



- Launched in 2015 to increase access to quality services for low-income individuals aged 50+
- Partnership with AARP Foundation, AARP, Calvert Foundation
- \$10 Million PRI to leverage up to \$70 million with note program
- Individuals can invest in the Calvert Foundation Community Investment Note
- Loans up to \$5 Million
- Below market interest rate



Age Strong™ Investment Components

\$1M AARP
Foundation grant

\$4M AARP
Foundation PRI

\$6M Limited Partner
commitment 10:1
match

Integrated, continuing care at Thome Rivertown Neighborhood

- 21 Green House assisted living residents, all of whom will be enrolled in PACE Southeast Michigan
- Part of a larger development in Detroit that includes 50 HUD 202 senior apartments with supportive services, over 100 affordable assisted living units, and a PACE day center.
- Completed in phases using HUD, Age Strong, and philanthropic financing



Co-locating health and housing at New Courtland LIFE Center

- 57,332 sq ft building in low income area in northeast Philadelphia
- Ground floor Living Independently for Elders (LIFE) Center
- 42 units of senior affordable housing on site. More than 100 additional units planned
- Total \$26 Million project financed by both New Markets Tax Credits and Low Income Housing Tax Credits



Increasing access to healthy foods in West Philly

- \$3.6 million loan to Brown's Parkside, an operator of grocery stores in Philadelphia.
- Supports the operation and development of ShopRite grocery stores in the Parkside and Haverford neighborhoods in West Philadelphia.
- Provides healthy foods and services for an older, high-need population in an otherwise underserved area.
- Incorporates banking services, primary care (onsite clinic) pharmacy and nutrition services.
- Expanded access to nutrition, health and food.





Thank you

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Director of Strategic Aging Initiatives
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Universal Mobility as a Service

Expanding Mobility Options

Jana Lynott, AICP
Senior Policy Advisor
AARP Public Policy Institute
Twitter: @JanaLynott



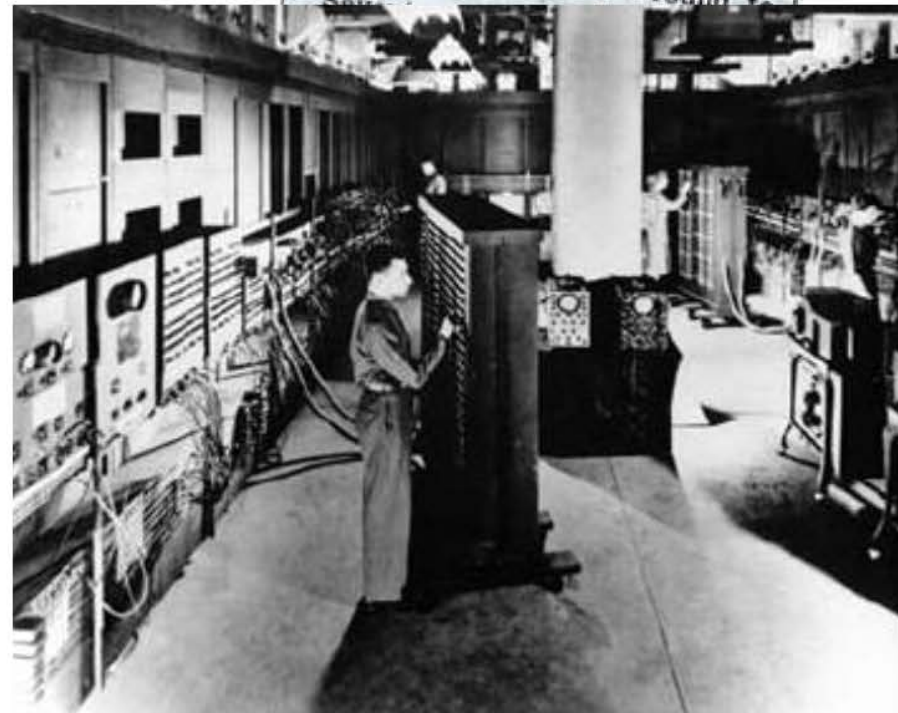
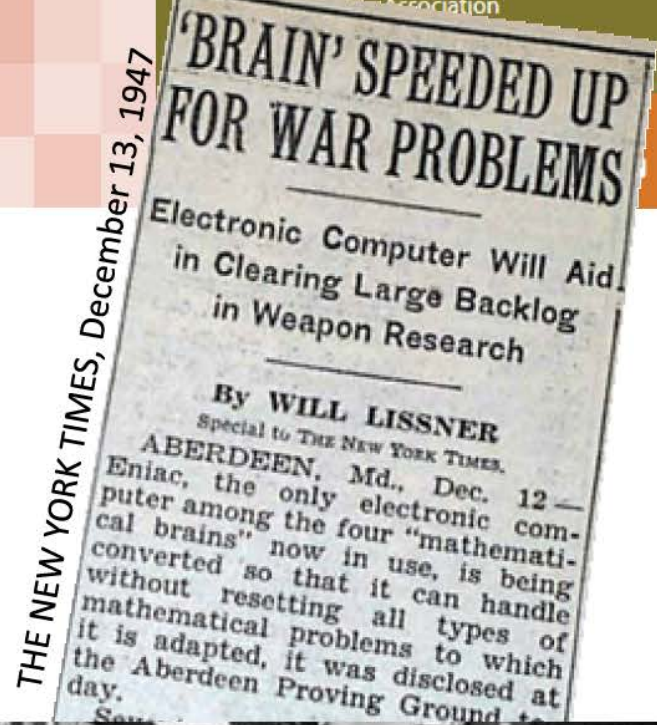
The Last Major Technological Revolution in Transportation



4. Rational Planning

Why This Increasing Emphasis on Rationality in the 1950s?

- Optimism in the power of science to resolve social problems
- Depression and WWII experience with planning
- Increasing emphasis on social and economic as well as physical aspects of urban problems



Potential BENEFITS of Driverless Cars

Safety

+40,000 people
killed in US traffic
crashes last year

Driver error
contributed to 94%
of these fatal
crashes

Access

1/3 of Americans
do not drive,
including 1 in 5
age 65+

Social isolation
among older adults
cost Medicare \$6.7
billion/year

Potential PITFALLS of Driverless Cars

Congestion

+75% increase in
VMT

Circulation on
Roadways rather
than storage in
parking lots

Sprawl

Reduced
opportunity cost
of commuting

Associated open
space and
environmental
impacts

Access

Creation of a dual
class transportation
system

Inattentiveness to
design

Guiding Principles

1. Affordable

2. Livable

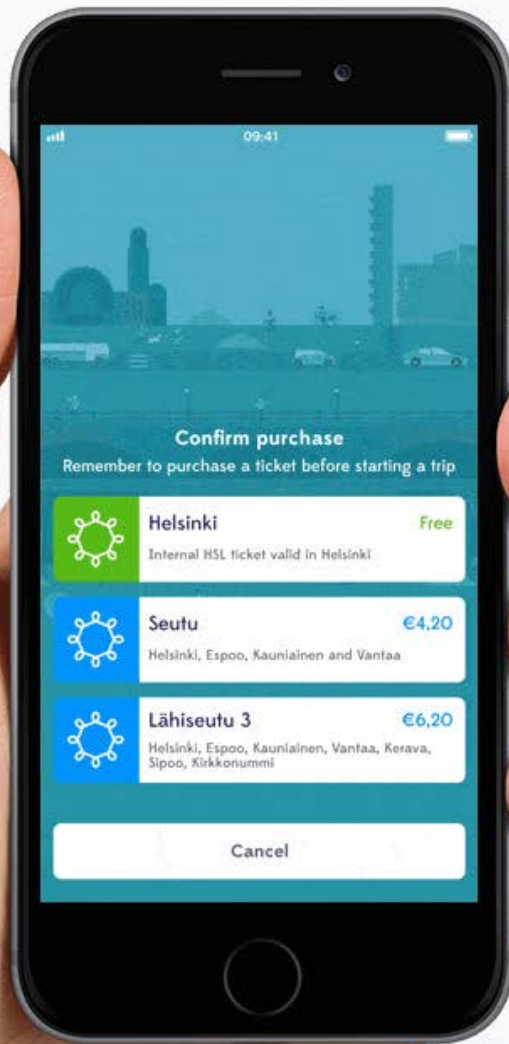
3. Accessible



100 W Market St York, PA 17401, USA	
When	Thursday Aug 27, 2015 Arrive by 10:00 am
Purpose	Medical
Search for ride!	

Source: Google Images

Whim covers all your journeys



How it works



Public
transport



Taxi



Car



Journey
planner

1

Choose how you want to travel



2

Grab a ticket



3

You're ready to go!



Promised Time

PICK ME UP | DROP ME OFF

PICK UP DATE: 06 Feb 2018 | PICK UP TIME: 3:18 PM

The earliest time you can book a trip from right now is 06 February 01:25 PM

Passengers

- 1 +

Special Instructions

Need more time to board

REQUEST TRIP

Book Your Trip

Sorry, there is no availability for your chosen pickup time.
Choose the next available slot:

FILTER AVAILABLE TIMES

04 OCT 2017	17:15	04 OCT 2017	17:25
04 OCT 2017	17:35	04 OCT 2017	17:45
04 OCT 2017	18:05	04 OCT 2017	18:15
04 OCT 2017	18:25	04 OCT 2017	18:35



Switch
Dynamic MaaS



Welcome to the CS product portfolio

1-Click

Open-source mobility management and cross-modal trip planning software

[LEARN MORE](#)

RidePilot

Open source transportation scheduling and reporting software designed to meet the needs of small agencies

[LEARN MORE](#)

TransAM

The industry's first open-source platform for managing transportation assets

[LEARN MORE](#)

US | Mar 1, 2018

Introducing Uber Health, Removing Transportation as a Barrier to Care

— Written by Chris Weber, General Manager, Uber Health



Guiding Principles

1. Affordable

2. Livable

3. Accessible





PRIVATE MOTOR VEHICLES
600–1,600/HR



MIXED TRAFFIC WITH FREQUENT BUSES
1,000–2,800/HR



TWO-WAY PROTECTED BIKEWAY
7,500/HR



DEDICATED TRANSIT LANES
4,000–8,000/HR



SIDEWALK
9,000/HR



ON-STREET TRANSITWAY, BUS OR RAIL
10,000–25,000/HR

Guiding Principles

1. Affordable

2. Livable

3. Accessible





les City

TOW AWAY

NO PARKING

**7AM – 9:30AM
4PM – 6:30PM
Monday – Friday**

**Night Restriction
10PM – 7AM
Thursday – Sunday**



IF TOWED CALL 311



Guiding Principles

1. Affordable

2. Livable

3. Accessible




GO GO
.....
GRANDPARENT





Silver Ride™

415-861-RIDE

SilverRide.com





INFO LTD

Source: Mercedes



Jana Lynott @JanaLynott · 24 Aug 2016

.@MercedesBenz Cool bus but I bet those seats are pretty hard for your older riders to get out of @businessinsider



mobike

You need to top up your account to ride



Station-less Parking

Mobike does not require you to park at fixed stations. Please park your bike at any suitable curb, so that others can easily find it.



Unlock



Dockless Bikeshare

Service Enhancement
or
Sidewalk Nightmare?

Lessons from the Previous Era of Disruption

- Federal policy needs to be bolder than aligning the cogs of government to enable AV tech to happen
- Community planning begins with real people articulating what they value for their communities. Planning cannot be relegated to technologists or bureaucrats
- Let's not get too enamored by emerging technology's promise of delivering on what previous technological revolutions have not
- Modal silos get us nowhere
- Commit to equity and check our biases at the door



Building Blocks for Future Mobility

1. Embrace *Universal Mobility as a Service (MaaS)*
2. Prioritize *shared-use mobility*
3. Adopt a strong commitment to *equity*
4. Maximize *independence*
5. Commit to *Universal Design*
6. Support *livable, sustainable communities*
7. Foster transportation *system efficiency*
8. Put in place a *transparent* system to *measure impacts*, both positive and negative
9. Prioritize *safety* for all modes of travel
10. Ensure *cybersecurity*
11. Protect individual *privacy*
12. Facilitate *career transitions*



contact us

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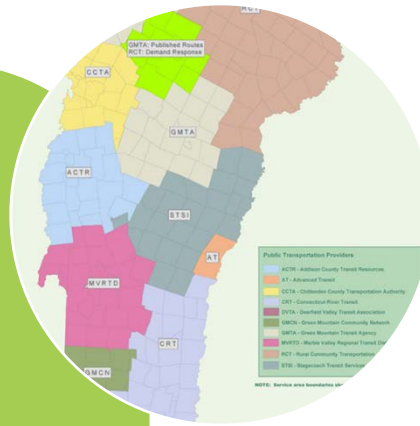
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END





Society of Automotive Engineers International (SAE) Levels of Automation

SAE AUTOMATION LEVELS

Full Automation



0

**No
Automation**

Zero autonomy;
the driver performs
all driving tasks.



1

**Driver
Assistance**

Vehicle is controlled
by the driver, but
some driving assist
features may be
included in the
vehicle design.



2

**Partial
Automation**

Vehicle has combined
automated functions,
like acceleration and
steering, but the driver
must remain engaged
with the driving task
and monitor the
environment at
all times.



3

**Conditional
Automation**

Driver is a necessity,
but is not required
to monitor the
environment.
The driver must be
ready to take control
of the vehicle at all
times with notice.



4

**High
Automation**

The vehicle is capable
of performing all
driving functions
under certain
conditions. The driver
may have the option
to control the vehicle.



5

**Full
Automation**

The vehicle is capable
of performing all
driving functions
under all conditions.
The driver may
have the option to
control the vehicle.



UBER



lyft

Examples of Ridesourcing...

NOT Ridesharing

NOT Ridehailing

NOT Mobility as a Service

Ridesourcing = Transportation Network
Companies

Ridesourcing = On-demand transportation

