

Planning for Elderly Needs

Packet Synopsis

Minnesota's communities, principally cities and counties, are going to be facing an increasingly older population if currently identified demographic trends and projections come to pass. Thus **planning for elderly needs** is becoming imperative as communities develop, revise and implement their comprehensive land use plans.

There are a number of **elderly needs** that obviously come to mind which have direct impact on the community's land use planning. Among these are housing, transportation and other community infrastructure such as hospitals, clinics and shopping. Other needs, primarily social service needs will also have to be addressed. Both the physical and the societal needs impact the community's fiscal capacities to provide needed services.

While looking at the land use planning aspects of **elderly needs**, communities in their land use planning should not ignore the wider dimension of **elderly needs**.

The following packet items have been selected on the basis of their applicability for Minnesota communities or because they have a Minnesota connection.

"Faces of the Future: Minnesota Population Projections 1995 – 2025", State Demographic Center, Minnesota Planning, St Paul, Minnesota, May 1998 – projects that Minnesota is growing older, growing more slowly and growing more diverse. It specifically notes that the elderly dependency ratio, currently 18-19 elderly per 100 working age individuals will remain fairly stable until 2010 when it will then begin to sharply rise.

"Census 2000: Minnesota Age Profile", State Demographic Center, Minnesota Planning, St Paul, Minnesota – is an analysis by the State Demographer of what the Census 2000 data presents regarding the changes in Minnesota's population between the 1990 and 2000 censuses. It confirms the aging trend.

"Meeting the Needs of Elderly People", Building a Better Basildon, Basildon, England – briefly describes the range of elderly services provided by an English community. Basildon is a community of over 20,000 southeast of London on the English Channel. Housing, intermediate care, day centers, active life programs, welfare catering (meals on wheels) and transport are among the community's identified elderly needs. This demonstrates the universality of **elderly needs**.

"Providing for the Housing Needs of the Elderly", Burby, Raymond J. and William M. Rohe, *APA Journal, Summer 1990*, American Planning Association, Chicago – addresses such aspects as social variables, how planners can affect housing outcomes and applies quantitative statistical analysis as a means of measuring outcomes and appropriateness of various housing approaches and models on such variables as social interaction, crime

perception and fear and satisfaction with living environment. This is a scholarly paper which measures elderly sensitivities for the social variables in various housing options.

“Housing the Rural Elderly” *Information About Series*, Housing Assistance Council, Washington, DC.- notes that the substandard housing in rural areas is often eclipsed by the focus on the housing dilemmas faced in and by America’s urban centers. However the analysis of the available data presented in this brief paper makes the point that the general situation for the rural elderly is worse. It lists some specific programs and resources for addressing rural elderly housing needs.

“The Effects on Housing Development on a Rural Community’s Economy”, *Information About Series*, Housing Assistance Council, Washington, DC. – makes the point that developing decent, affordable housing can have positive benefit to local economies, not only directly to the local construction industry but through ripple effects to the general local economy and a local government’s revenue

“Housing Our Elders”, HUD, November 1999, Washington, DC – presents some interesting statistics such as 6% of the elderly live in housing that needs repair or rehab, 30% of elderly households spend more than 30% of their income on housing and assisted living options are often severely limited. The title (60 pages) can be downloaded in PDF format from the HUD USER web site noted on this material.

“Shepherdstown Report on Rural Aging”, *International Rural Aging Project 1997 – 2001*, West Virginia University Center on Aging, Morgantown, WV, 1999 – identifies four key issues: Rural Aging is important; Rural Aging has been neglected; Rural Elders can contribute and the issues must be addressed now. Approximately 60% of the world’s elderly live in rural areas and it identifies the special problems of rural elderly are: poverty and depopulation; the human and physical environment and remoteness. It defines specific policy implications and makes recommendations.

INTERLIBRARY LOAN MATERIALS

The following on **elderly needs** can be borrowed via MnLINK.

“The Needs of the Elderly in the 21st Century”, Sheila R. Zedlewski [et al.], Urban Institute Press, 1990. Washington, D.C.

LEGAL NOTES

Minnesota Statutes, Chapter 469 Economic Development conveys the authority for Tax Increment Financing (TIF) to Minnesota communities, city or county. MS § 469.174 Definitions explains the various terms and entities such as subd. 6. Municipalities, subd. 9. Tax Increment Districts, subd. 10. Redevelopment Districts and subd. 11. Housing Districts among others. MS § 469.1761 Income Requirements; Housing Projects establishes the permissible income limits for beneficiaries of both owner occupied housing and rental housing produce with TIF funding. MS § 469.176 Limitations subd.

1b. and Duration Limits Terms. subd. (4) establishes 25 years as the maximum life of a housing TIF district.

More importantly, **Minnesota Statutes, Chapter 469 Economic Development** in its sections MS § 469.01 through MS § 469.054 authorizes city and counties to establish housing and redevelopment authorities and even joint authorities and defines what they can and can not do as well as how. (See specifically MS § 469.012 Powers and Duties) Local community housing and redevelopment authorities can be the logical instruments through which to address many **elderly needs**.

Minnesota Statutes, Chapter 428A Special Service Districts conveys to cities the authority to establish housing improvement areas. See specifically sections MS § 428A.11 through 428A.21. This latter section establishes a sunset date of 2005 after which special legislative authority will be required to establish such areas.

Minnesota Statutes, Chapter 116J Department of Trade and Economic Development in its MS § 116J.401 Powers and Duties is to administer the federal Small Cities Community Development Block Grant Program and receive applications for state and federal grants and grant programs for planning, community affairs and community development programs. MS § 116J.980 Community Development and MS § 116J.982 Community Development Corporations defines the Commissioner's role and duties regarding community development and community development corporation and inter-agency relations with the state's Housing Finance Agency.

Minnesota Statutes, Chapter 462A Housing Finance Agency establishes the Agency and grants its authority and defines its duties and guiding policies. In addressing the housing needs of the elderly, this agency should be contacted.