

AGENDA
BIRMINGHAM AD HOC AGING IN PLACE COMMITTEE
Wednesday, April 24, 2024
BIRMINGHAM CITY HALL, 151 MARTIN STREET, CONFERENCE ROOM 202
BIRMINGHAM, MI
4:00 PM

- 1. Roll Call**
- 2. Approval of Minutes: Minutes of February 28, 2024 Regular Meeting**
- 3. Guest Speakers: None**
- 4. New Business:**
 - a. Community Survey Results Preliminary Report**
 - i. Discussion**
 - ii. Follow-up Interviews**
 - b. Community Survey Analysis**
- 5. Old Business:**
 - a. Discussion Topics from a Previous Meeting for Follow-Up**
 - i. Needs of the New Next/YMCA Building**
 - ii. Tax Incentives for Seniors**
 - iii. Meeting Feedback with the Community House**
 - iv. Community House Survey**
- 6. Open to the Public for Items Not on the Agenda**
- 7. Miscellaneous Communications:**
 - a. Community Survey Results Report – Draft Version**
- 8. Announcements**
 - a. CM Pielack attended a webinar entitled “How to Prepare and Create an Age-Friendly Community.” The webinar was sponsored by Polco. CM Pielack will provide materials/insight form the webinar.**
- 9. Adjournment**

***Please note that board meetings will be conducted in person. Members of the public can attend in person at Birmingham City Hall, 151 Martin Street, Birmingham, MI.**

NOTICE: Individuals requiring accommodations, such as interpreter services for effective participation in this meeting should contact the City Clerk’s Office at (248) 530-1880 at least two days prior to the public meeting.

Las personas que requieren alojamiento, tales como servicios de interpretacion, la participacion efectiva en esta reunion deben ponerse.

City of Birmingham

Regular Meeting of the Ad Hoc Aging in Place Committee - DRAFT

February 28, 2024

NEXT

2121 Midvale, Birmingham, Michigan

Draft minutes of the regular meeting of the City of Birmingham's Ad Hoc Aging in Place Committee held on February 28, 2024.

1. Call to Order: AIPC Chair Hoff convened the meeting at 1:00 p.m.

2. Roll Call:

Present: Pam DeWeese, Rosemary O'Malley, Rackeline Hoff, Melissa Mark, Rebekah Craft, Cris Braun, Leslie Pielack, Jay Reynolds (alternate)

Absent: None

3. Approval of Minutes:

A. Regular meeting of the AIPC on January 24, 2024.

Chair Hoff asked if there were any comments or corrections to the draft minutes from this meeting.

- i. Chair Hoff: Section 4, Sub Section E (ii) – "Chair Hoff *asked* who teaches.."
- ii. Chair Hoff: Section 4, Sub Section E (v) – "Alternate CM Reynolds *asked if* the Ann Arbor..."
- iii. Chair Hoff: Section 4, Sub Section E (vii) – "would it survive *if* he was not.."
- iv. Chair Hoff: Section 8, Sub Section A – "Email communication from Maureen Field *re: affordability of senior housing in Birmingham.*"

Chair Hoff asked for a motion to approve the AIPC minutes of January 24, 2024 with the above listed changes.

Motion by CM O'Malley to approve the minutes of the January 24, 2024 meeting with the above listed four changes. Motion seconded by CM Mark. Voice Vote:

Yeas: Hoff, Mark, DeWeese, Pielack, O'Malley, Craft, Braun

Nays: None

B. Comments

4. Guest Speaker: None

5. New Business:

A. Committee Update Summary

- i. Chair Hoff discussed the summary highlighting that the Aging in Place Survey has been sent in water bills, has been posted on Engage Birmingham, and available at City Hall and Next
 - ii. CM Braun asked the number of Engage Birmingham responses. ACM Fairbairn estimated several hundred responses had been received.
- B. Discussion/ Receive Public Input on the Topic of Aging in Place
- i. Sherry Tattrie: Asked about parking at the YMCA building. CM Braun: Not aware of plans to add additional parking.
 - ii. Nancy Hargrave Thomas: Saw information about this meeting in The Eagle but could not find much information on the website.
 - iii. Gordon Rinchler: Asked the committee and members of the public to attend outreach meetings regarding the building renovation.
 - iv. CM Mark: Asked if the outreach meetings were scheduled yet. ACM Fairbairn: Meetings are not yet scheduled.
 - v. Nancy Hargrave Thomas: Asked if she should go to CM Braun with questions about the YMCA project.
 - vi. Andrew McMechan: Spoke about his family's history in Birmingham and stated that he moved back to age in place due to Birmingham's infrastructure. Expressed concerns with large, expensive homes built on his street (Shipman).
 - vii. Dave Devereaux: Commented regarding the Shirley and Arlington infrastructure project that it is too hard for older residents to pay to improve streets.
 - viii. Kathleen Devereaux: Expressed concerns with homes were demolished that could have been good for aging in place. Stated that the City needs to stop demolitions. Chair Hoff responded that she learned as a former City Commissioner that home demolitions and rebuilds are multifaceted issues but that the committee would keep housing stock in mind.
 - ix. Chair Hoff asked ACM Fairbairn for information about the City administration's meeting with Bill Seckler at the Community House. ACM Fairbairn stated that city administration met with Bill Seckler to inform him of the public's impression of the Community House. CM Craft told the committee that the Community House had an online survey about their services.
 - x. Sherry Tattrie: Asked about the City's role with the Community House. Joel Milinsky: Stated that the Senior Men's Club was kicked out of the Community House. Kathleen Devereaux: Stated that they are a non-profit but do not behave like one except for their tax benefits. Gordon Rinchler: Stated that the Community House no longer hosts the type of community events and groups as they used to do. Joel Milinsky: Suggested that the Community House should pay taxes. CM Mark: Asked who owns the Community House and its land. Kathleen Devereaux: Stated that the Community House is owned by the non-profit.

- xi. CM Braun: Stated that the committee should focus on housing in their future discussions including making it easier for seniors to renovate their current homes.
- xii. Andrew McMechan: Concerned about how bigfoot homes affect daylight on his street.
- xiii. Gordon Rinchler: Stated that multi-family senior housing like Auburn Hills' was needed in Birmingham.
- xiv. Sherry Tattrie: Asked if tax incentives renovations were possible.
- xv. Chair Hoff: From her personal experience it is very expensive to move from your home into senior housing and stated that the Baldwin House's market rates have increased significantly.

6. Old Business: None

7. Open to the Public for Items Not on the Agenda:

8. Miscellaneous Communications:

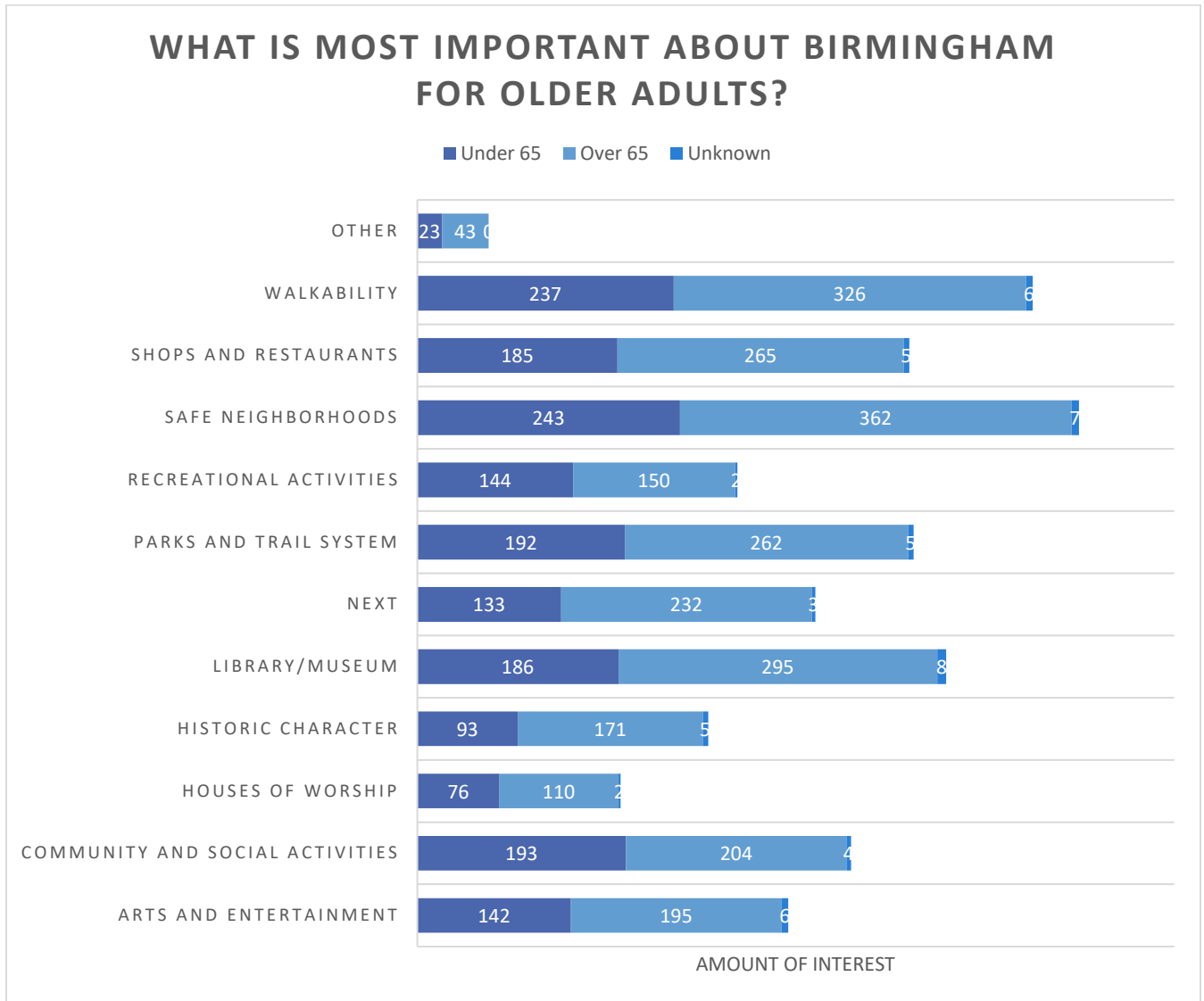
- A. Copy of Final Community Survey

9. Announcements:

10. Adjournment:

With no further business being evident, Chair Hoff closed the meeting. CM O'Malley made a motion to adjourn the meeting at 2:02 pm. Seconded by CM Mark.

Q1 Birmingham maintains its small town feel while offering the recreational and cultural advantages of an urban area. What is most important about Birmingham for older adults?



- Plow residential streets
- Salt Water Pool
- Like that the community is disability accessible
- Want sewer improvements
- Monitor scooter use in downtown
- Single level living

- Access to hospital
- Keep swimming pool
- Green environment
- Parking in the downtown
- Ice rink
- Pickleball, fitness center, daytime continuing education classes
- Transportation
- Family history – this is home
- Affordable housing
- Parking
- Community House
- Transportation
- Improved streets/sidewalks
- Save trees. We need to stop lot sharing when a house is torn down
- Traffic at Graefield and Eton and Windemere and Eton is dangerous
- Ranch level homes. Most are being torn down
- Transportation
- Handyman for an hourly fee
- YMCA
- SMART bus transportation
- Affordability
- Excellent list
- Clean streets/sidewalks
- Access to trustworthy contractors for home repair & maintenance
- Close to transportation
- City services
- Birmingham needs a weight room like the Bloomfield Hills Senior Center
- Safety
- You may want to define “older adults” as it may mean different things to different people. Help with yard work, snow, lawn and upkeep
- Lack senior housing
- Accessibility
- Public transportation
- More tables and chairs in the park concerts. Chess table in the parks
- Charm/good mixture of businesses
- Exercise at the Y
- Access to meals and prepared foods. Medical services
- High quality and affordable groceries (need both, eg, Kroger and Plum) Affordable and specialty pharmacies
- Pickleball courts
- Hey, how about lessening the city taxes for anyone over, let's say, 75? We've been paying taxes long enough & have supported B'ham for decades. I note wealthier counties or states are planning this to help out the aging population. I know we have the income for it, they excessive amount of taxes keep rising with every Big Foot home that is erected, doubling the footage and their tax base is growing expeditiously higher

than the average small home here, which I live in. Give us a break B'ham, YOU KNOW YOU CAN AFFORD THIS, help the elderly to stay in their homes. If that is truly the gist of this survey, helping out the needy. I have lived here for all of my 72 years.

- Services like easy access to transportation to maintain independence, agreements with supermarkets to make easy regular shopping or delivery, physical activities throughout the year to keep moving and maintaining muscular tone, including spaces for rehabilitation after accidents or surgeries, workshops related to different interests to keep minds active.
- Peace and quiet
- Public transportation
- Ranch type housing with main floor bedroom suites. Not apts.
- Making sure that maintenance of all assets is kept up and immediate. For example, sidewalk trip/fall hazards, snow/ice removal/abatement.
- Real grocery stores, drug stores, and medical facilities.
- Affordability
- Maintain the character and charm of Birmingham community while growing. Affordable housing for the everyday responsible residents. I love this city I call home.
- Stop tearing down bungalows and ranches on south side of city and replacing with 3 storey Bigfoots. No person over 55 wants to live in a Bigfoot.
- housing!!!!
- Memory care
- Connecting younger volunteers with elder adults to befriend, assist with mobility, take to events, keep in social contact.
- Need transportation (rides) and seating options at events for those who are physically unable to walk, bike, or drive.
- Snow removal
- YMCA
- 1.If the intent is for us to age in place and not have to drive to a facility to exercise daily, please provide us with community indoor health and wellness facilities such as a gym on the east side of Woodward. NEXT is a 57 min walk one way from my home in Bham. Imagine trying to walk there in winter. This suggested facility does not need to be gigantic, it could be a small fitness center with equipment for us to exercise, stretch, get out of the house and socialize daily. Maybe even include a small coffee and pastry bar. 2. Add a park of substance in the Sheffield area, the small park currently there has nothing, especially for the elders. Give us a place to walk or jog with beautiful grounds just like the west of Woodward side of Bham and their parks. Though not related to aging, I am in the military and struggle to find a safe route in my east side neighborhood to run at least three miles safely or do sprint training. The roads and sidewalks are hazardous and have caused me to twist my ankle while running. I have had to resort to sprinting in the skating rink parking lot, while hoping I don't get hit by a car. I lived in Royal Oak prior where there were parks to run around which was much safer. A park with a walk/run route would help us all. 3. Have some downtown Bham restaurants open on all weekends, because downtown Bham is a ghost town on some major federal holiday weekends as the restaurants are closed. This is depressing, especially for the elderly, who would like to walk to restaurants to eat and find other

things to engage in. I have read where Bham is referred to as being “sleepy” and I wonder if this could be one of the reasons why. We are a walkable city, let’s keep it that way with reason for 365 days. 4. Though somewhat mentioned above, and because we all pay the same high taxes, do beautify and provide outdoor leisure and parks for the east side (Sheffield area) to make it look like the beauty the west side of Bham is known for. If it weren’t for the trees you could mistake some of east Bham for another city. Unless I missed it, I am not aware of efforts that the east side of Bham will receive the same rigor of investments in community aesthetics and beautification as the west side. Please make us one Bham.

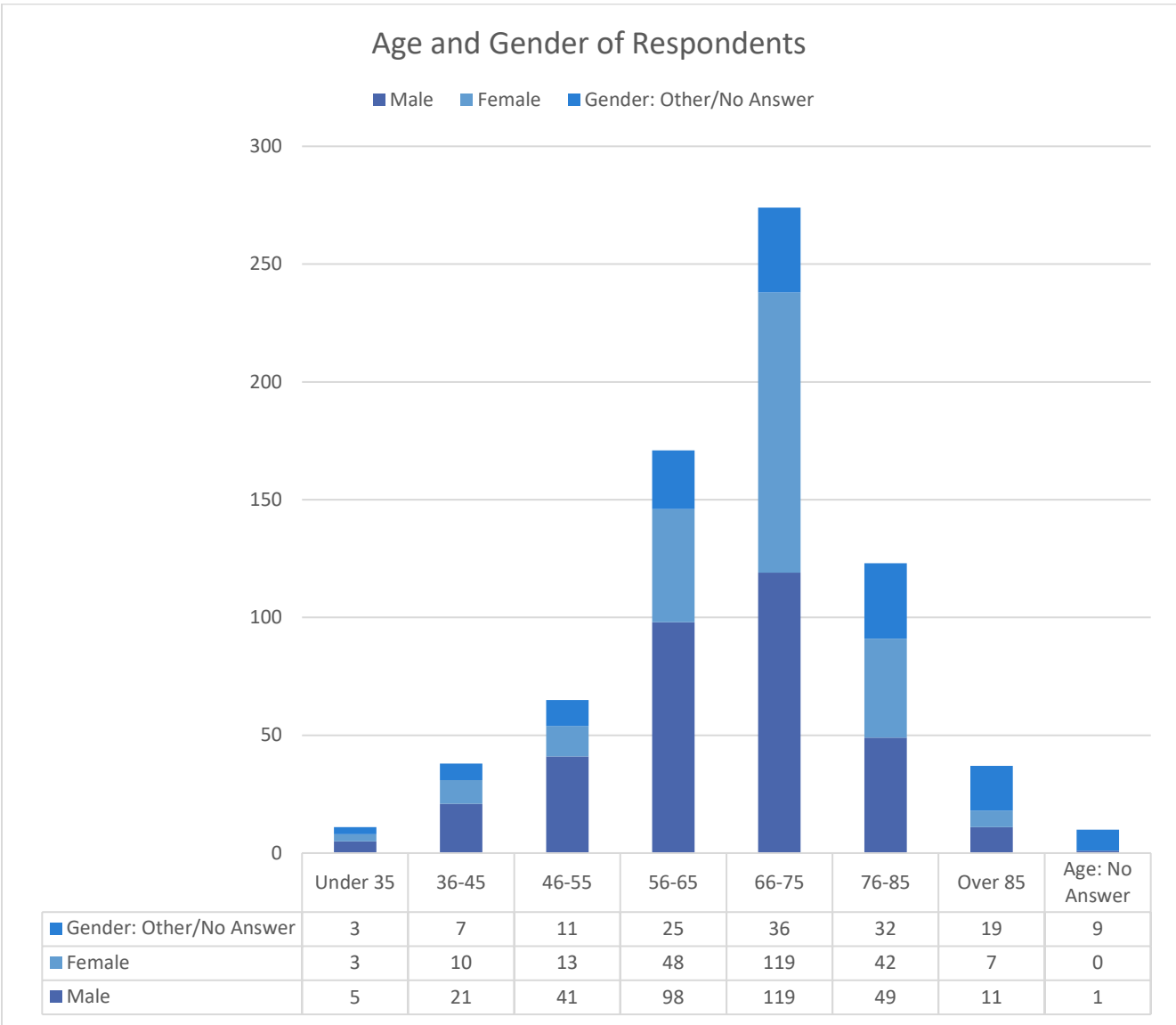
- Birmingham has been my place of residence since July 1988.
- Next needs to maintain the pool when they move to YMCA building.
- Housing appropriate for one or two people. Smaller homes, possibly one level.

Q2 What is your zip code?

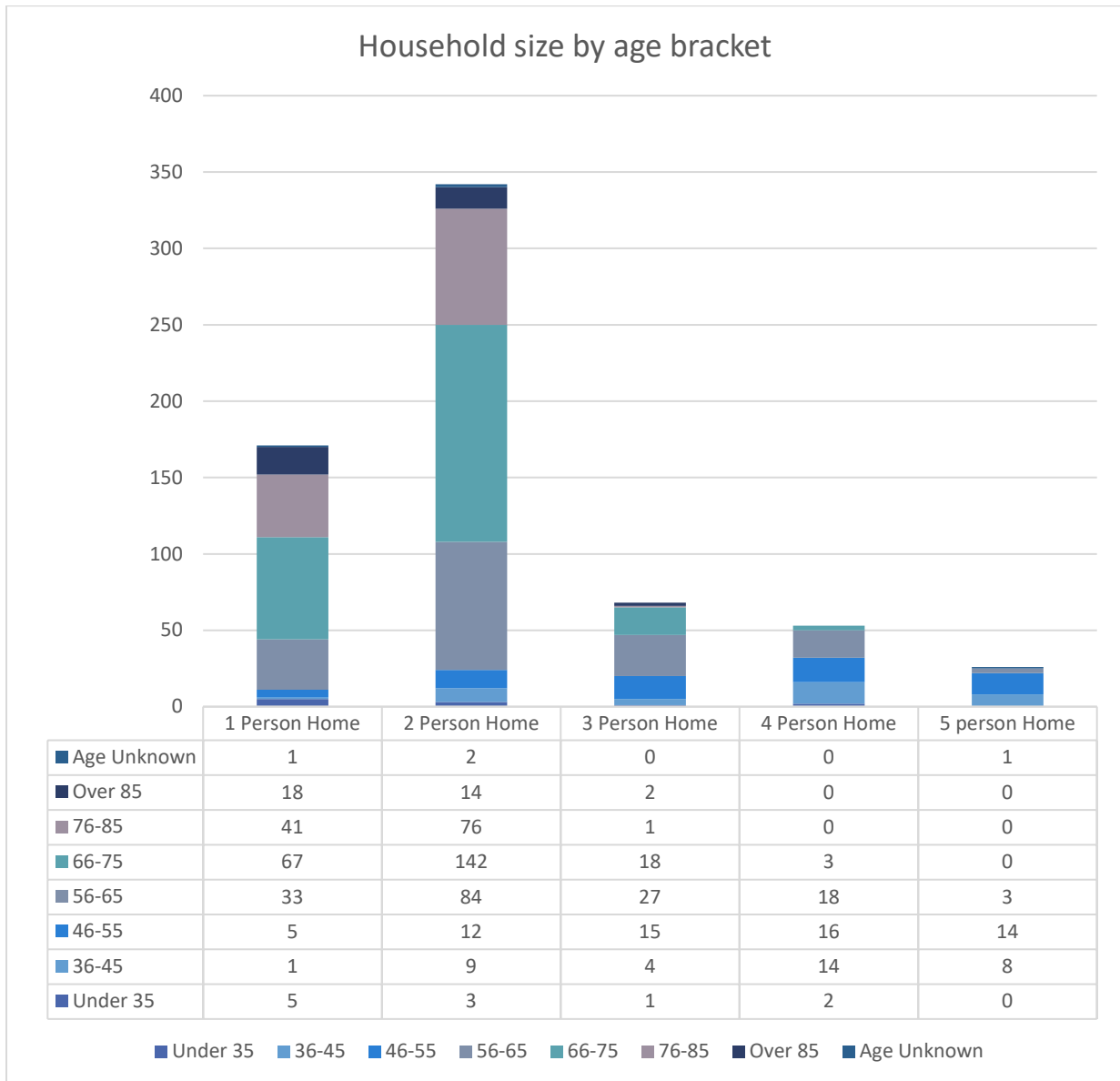
48009	48025	48067	48073	48076	48084	48220	48301	48302	48304	48371
616	25	1	1	2	2	1	3	1	5	1

Q3 What is your age range

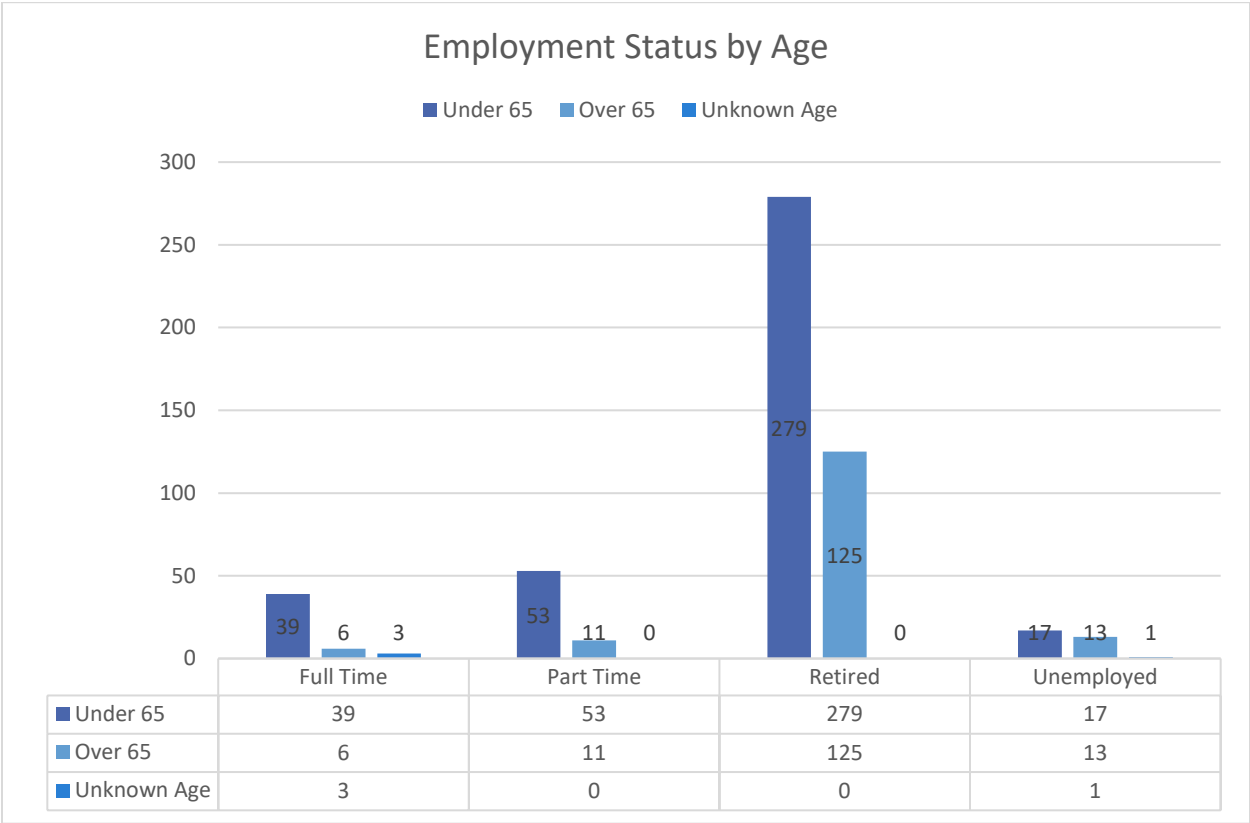
Q4 What is your gender



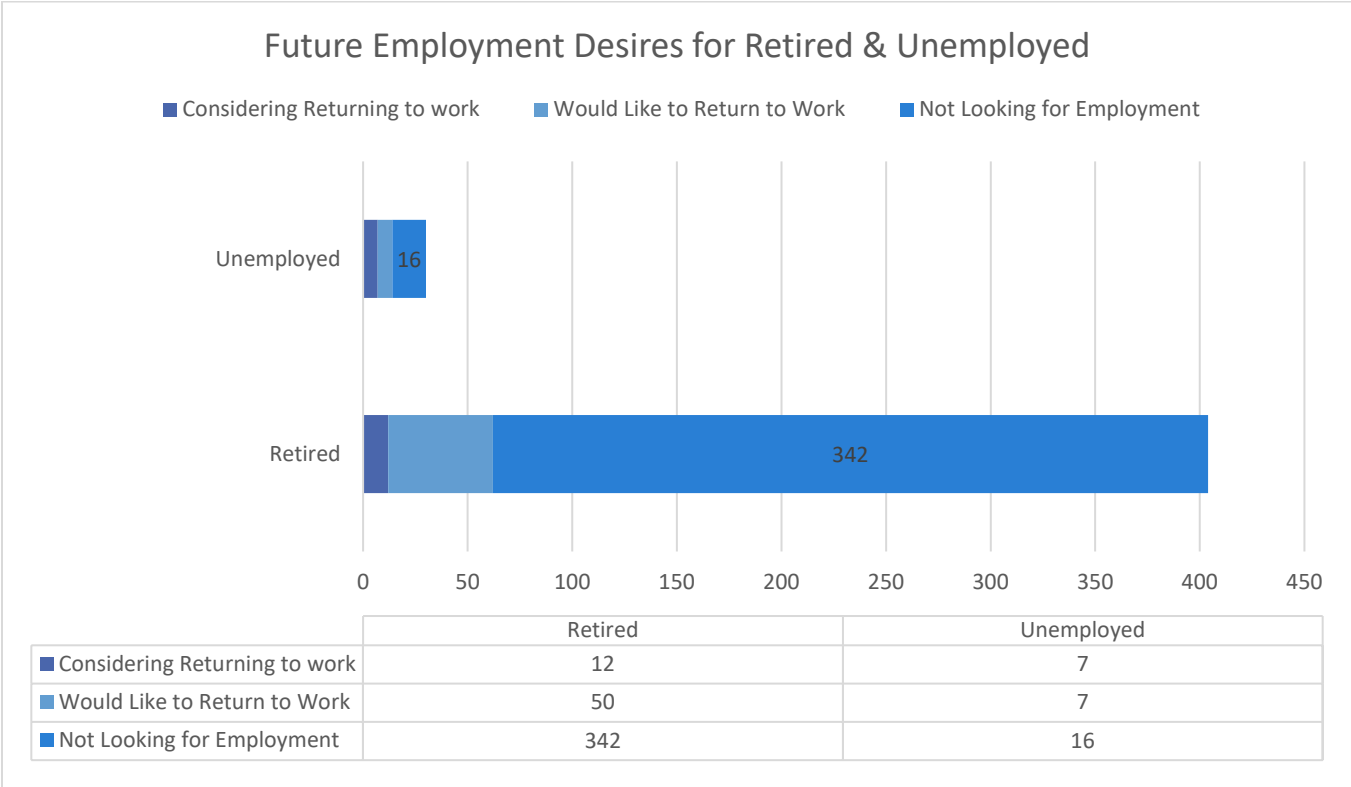
Q5 Number of people living in your home:



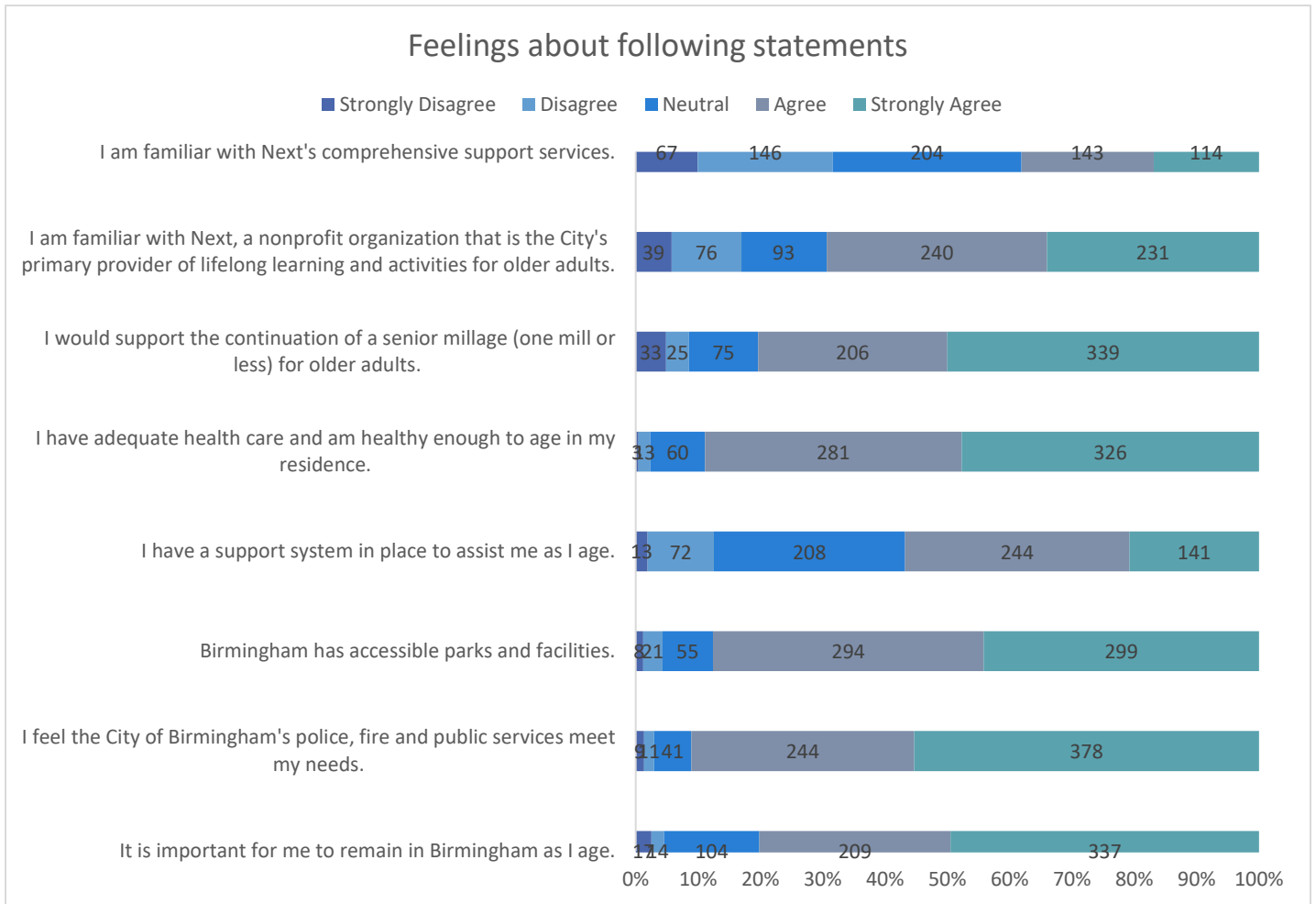
Q6 Are you employed?



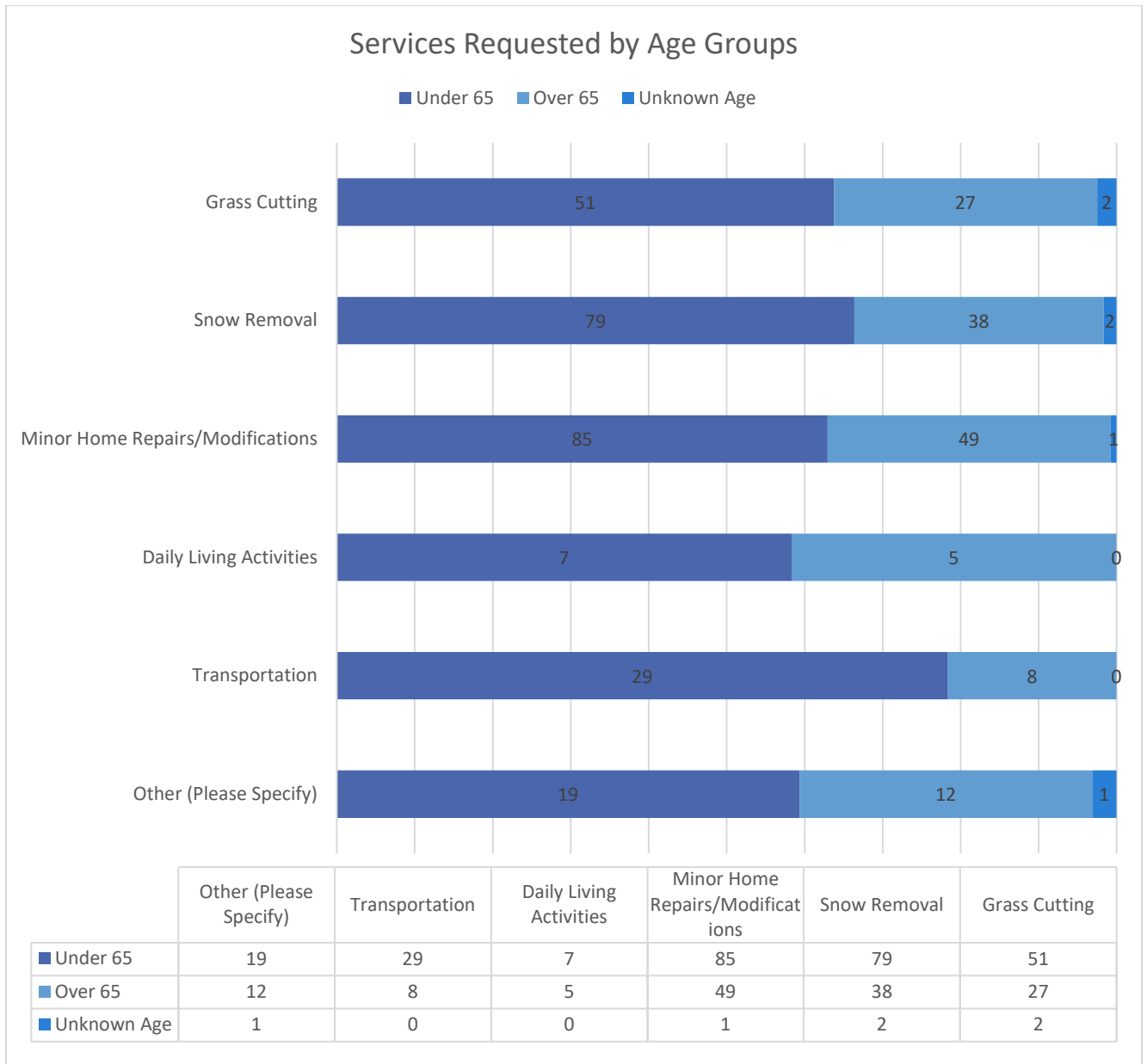
Q7 If not employed, would you like to re-enter the workforce?



Q8 What describes your feelings about the statements below?



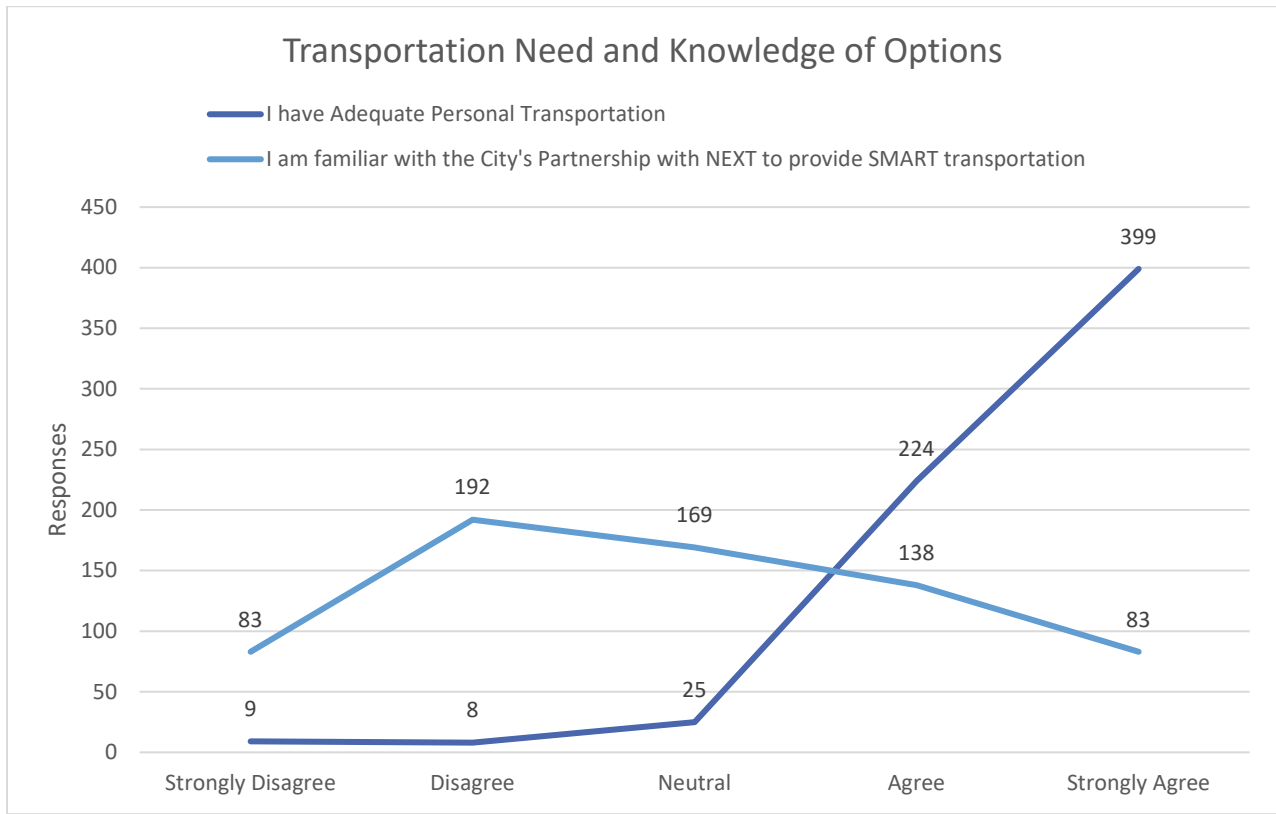
Q9 I need help with the following support services. Check all that apply.



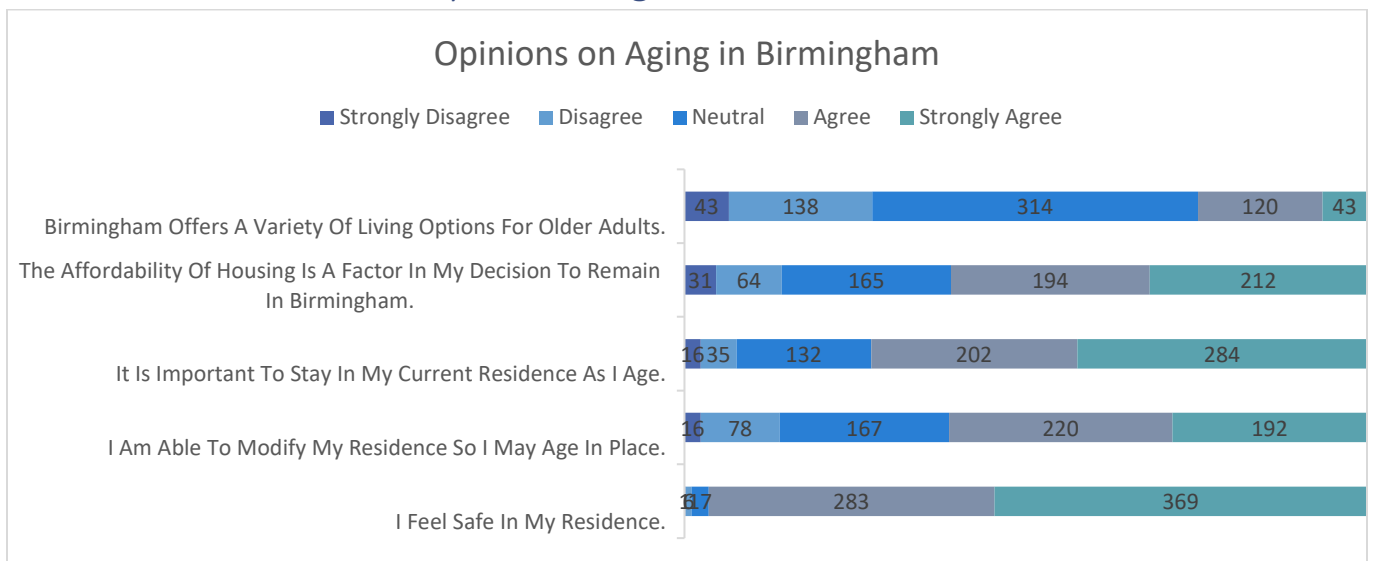
- Clear sidewalks for seniors
- More speed enforcement
- Cleaning/gardening
- Upkeep of house
- In home senior care for my mother
- Intervening when neighbors damage my property & throw rocks at my dog
- Next needs improvement
- I may need in the future
- Handyman sources

- New driveway – daughter cannot walk, need ramp that I cannot afford
- In the near future, I anticipate needing
- Evening physical classes
- Grocery shopping
- Affordable safe childcare
- I need a place to offer lifelong learning, recreation activities and social engagement opportunities, someplace like Rochester OPC.
- Would like to not live alone if I out live my spouse
- The above services checked as those I need help with are those I currently hire out
- There are NOT ENOUGH HANDICAPPED PARKING SPOTS IN BIRMINGHAM WHATSOEVER. I do not agree with removing the option to park free in any parking spot in town when your license plate is Handicapped Marked. I have a painful spinal cord disease called arachnoiditis. I have pain all day and night when I move. I cannot stand more than 3 minutes even with a walker. I cannot walk unassisted at all. I use a rolling walker to walk up to 30 feet. & an electric SCOOTER to go farther. There is never a parking spot open and available for handicapped use when I need one and therefore I must go home.. OR I have to rely on my husband to drive me and drop me off, and then return to pick me up.
- As the primary caregiver of my father here at our Birmingham home, I perform all of the house chores and support for activities of daily living. What I need are neighbors who clear their sidewalk of snow and ice so Dad and I can safely walk around the neighborhood.
- House cleaning
- I hire help for many services but have the money to pay for them. I don't need charity of any sort.
- I don't need help 'now,' but as I age I will need help with some or all of the above.
- These needs will change as people age

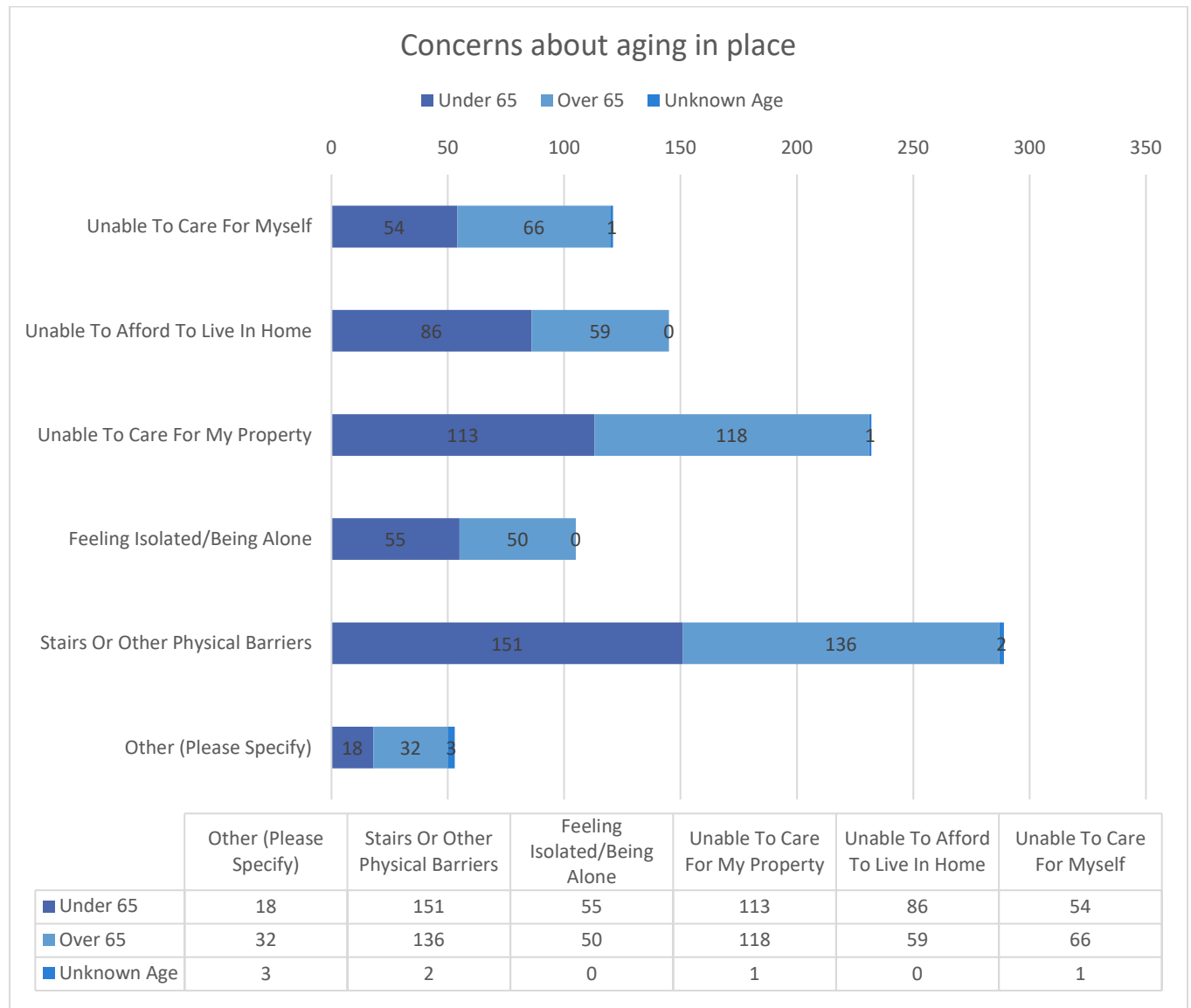
Q10 What best describes your feelings about the statements below?



Q11 What best describes your feelings about the statements below?



Q12 I have the following concerns about aging in my current home.
Check all that apply.



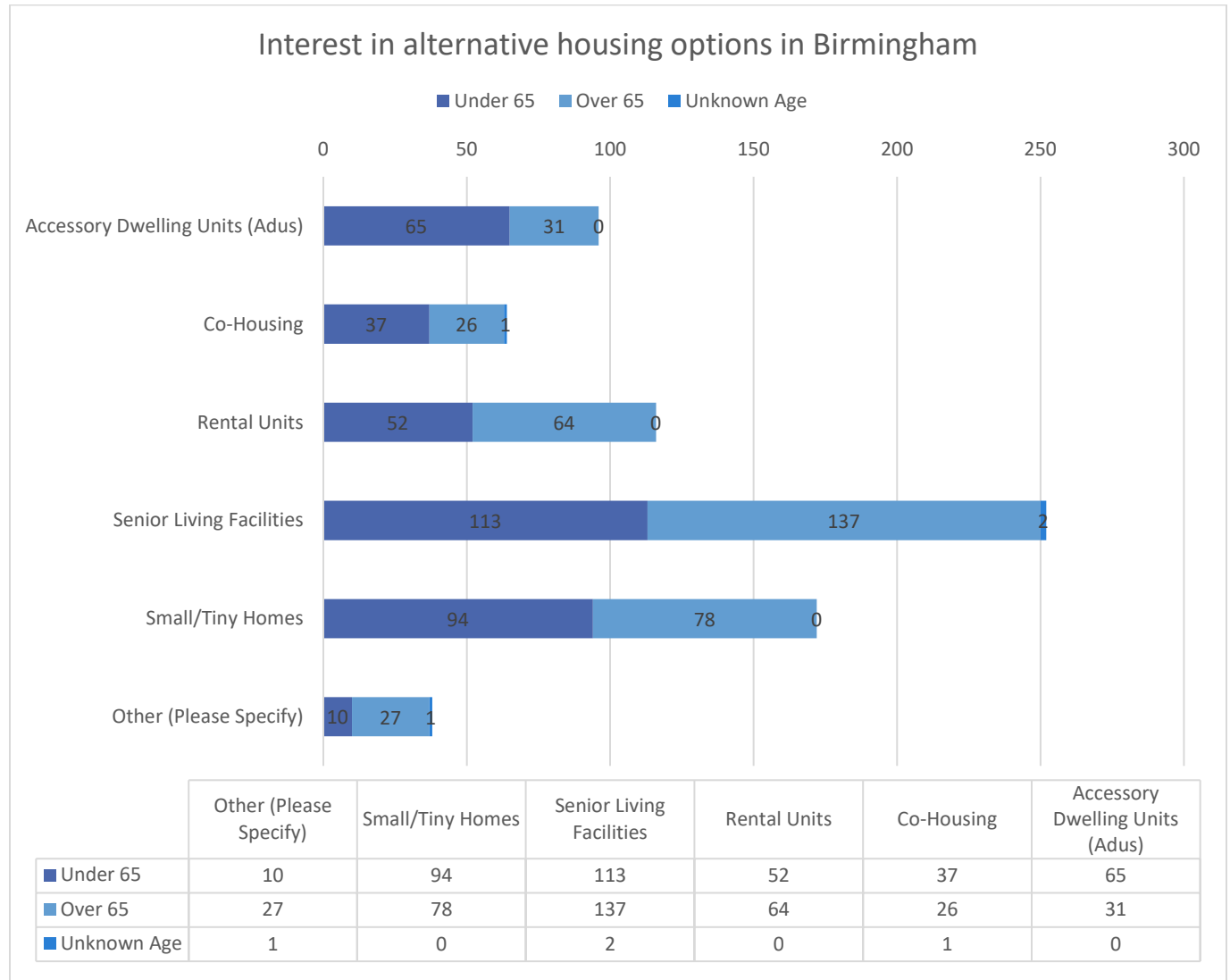
- Ongoing & increasing property taxes are a burden after retirement
- Cap on real estate taxes
- Taxes
- Cost to downsize in Birmingham is prohibitive – taxes purchasing a new home block most seniors from moving
- Bus to the airport or train station
- Smaller homes needed
- don't want to stay in my current home. Too much upkeep. I want an apartment or a ranch style condo for more carefree living; too expensive in Birmingham
- Support services center for spouse with dementia
- restrictive zoning/building rules to modify homes

- Property taxes
- Affording high property taxes
- Taxes and crumbling streets
- Threatened by tear-downs replaced by gigantic houses
- Taxes
- Allow more renovations that add 1st floor MBR and dis-allow tear downs that build houses with no grass left
- Physically & abusive neighbors who do not leash their dogs
- Stairs
- Future – Hope these will be addressable as needed
- If I move, I would be unable to afford to live in a new home, otherwise with taxes = apartment costs; much less than if I bought a new home or apartment
- Detached garage, basement laundry
- City taxes are 2x what they should be
- Would like to add ground floor bedroom
- Affordable homes
- Future health problems & driving
- Upset about increasing water bill. I pay \$360.00 per year more than I did 5 years ago.
- Consistently increasing taxes will adversely affect the ability to age in place, specially for seniors on a fixed income or with increasing medical expenses.
- Too small for a family as they age but family houses are unaffordable
- I can afford my home however the taxes are prohibitive. Older people want to leave Birmingham because they feel the taxes are too high for the return on those.
- doorway sizes do not accommodate a wheelchair
- No friends.

- High property taxes!
- Being able to afford property taxes.
- I love to walk in my neighborhood but the dogs being walked off leash has me terrified. Same with ALL the parks in town. I know longer go to any of them due to off leashes dogs.
- Transport after I can no longer drive myself. Coping with new technology. For example, ordering groceries etc online for delivery; computers, cell phones, tv/cable streaming. I understand it now, but 10-15 years from now it may have advanced beyond my ability to use it.
- Overwhelming pressure from realtors (they knock on my door) to sell my house so they can profit from another Bigfoot. My street (Shipman) has almost completely changed. How is that helping an aging population?
- home is too large
- Too high of property taxes!
- Walking
- High taxes & cost of living, expensive to maintain,
- In winter, a lack of safe areas to walk in my neighborhood. Few neighbors clear their walks. (Quarton Lakes Sub; Chesterfield and Maple area).

- Multi modal transportation, especially walking and biking.
- The flooding that happens in my basement is a huge issue for me
- Transportation when I stop driving. Would golf cart paths be completely impractical for getting to local businesses?
- There are limitations on adu possibilities to create affordable accessible living spaces . The investment in time and money to Reno my existing 1927 home to make it accessible is concerning. sound pollution is a growing concern for my overall health. Climate change impact to my site will also be added cost. Investing in more permeable paving to prevent long term damage to the homes foundation . I love the parks and walk ability to grocery stores and downtown. I wish Woodward was safer to cross for all people regardless of age.
- Rapidly increasing property taxes.
- I will figure out work-arounds if needed, because I am adamant to age-in-place.
- Property taxes are difficult for seniors.
- Our home is too large for our elder years.

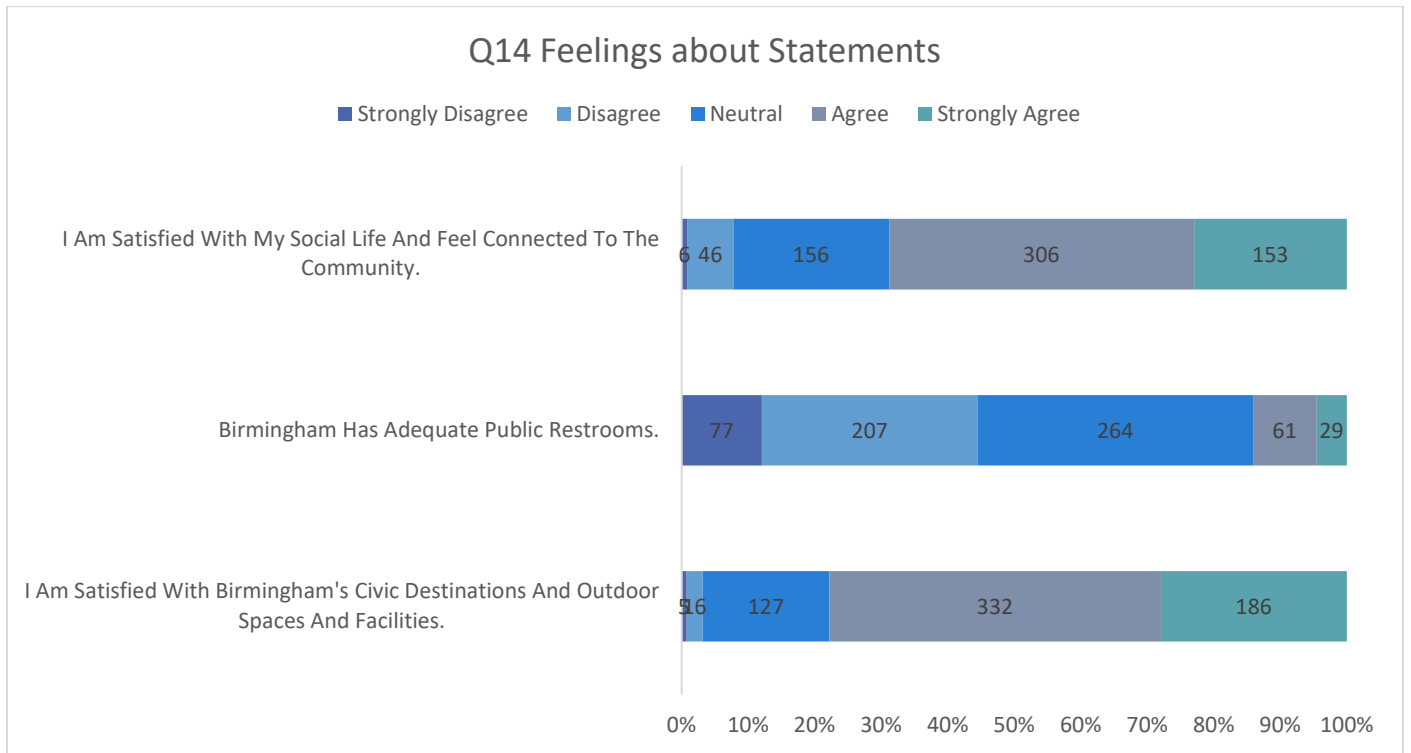
Q13 I am interested in the following alternative housing options in Birmingham. Check all that apply.



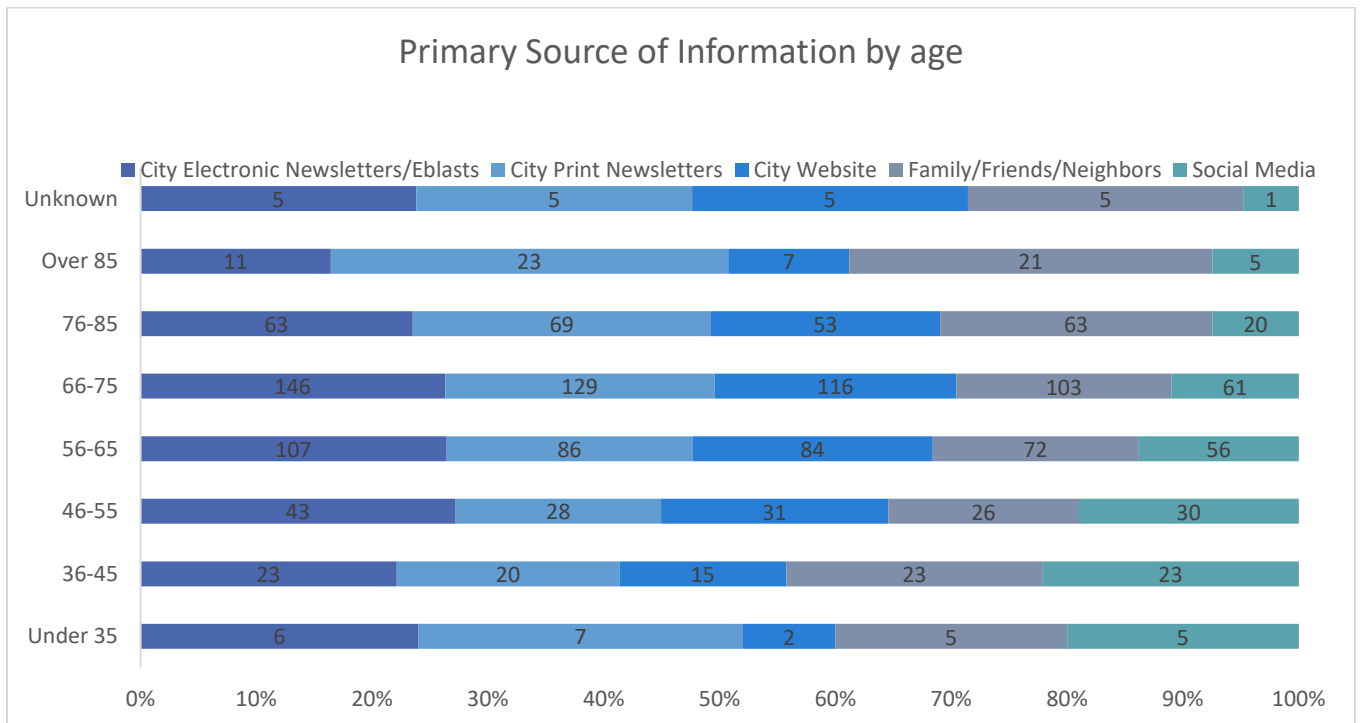
- Single level options
- More affordable condos and townhouses
- Attractive, affordable condos
- Condos and aero lot line homes
- Senior apartments
- Condos
- Retirement Community
- Home care agency
- Affordable apartments and condos
- 1st floor living – condos, apartment or house
- Want to live in my home as long as possible
- Ranch style homes

- Rent assistance for low income individuals
 - Keep small homes – not tear them down
 - ADU's etc. are non-starters
 - Building variances
 - Affordable homes
 - Cluster homes, duplex, triplex, quads, six-packs
 - Affordable housing for seniors on a fixed income. Less expensive housing or duplex options with single floor living spaces. Handicap accessible housing with room/space for wheelchairs, walkers etc.
 - Affordable homes
 - Fox Run type on living More affordable nice single story homes.
 - One story homes that aren't being demolished to build larger homes.
 - Condominiums and / or townhouses which are senior friendly (lack of stairs, etc).
 - Single family affordable homes -1 story with a garage or affordable townhouse with garage
 - smaller but not tiny homes. Homes with 2 BR on first floor. Want a small yard area.; most condos have stairs. Covered parking. Love the cottage court concept like the 4 house The lot cost of that size would be cost prohibitive, however.especially if want a walk to the library site. Spec home builders want to only build large \$2-\$3M + homes.
 - All these should be available, but don't need at this time.
 - a set percentage of ranch homes should be protected/encouraged within each neighborhood (ie Quarton Lake Estates, Little San Francisco, etc.) to provide inclusive living opportunities for a full life span. Parents should be able to live in the same neighborhoods as their kids/grandkids if they so choose.
 - Active retirement communities (not memory care or skilled nursing)
 - Apartments over garages. There are so many in Birmingham and it would be a great way to connect to a family to look out for an elder, while still living independently
 - Ranch homes or other with single floor living such as primary bedroom on main floor.
-
- Unfortunately, builders are sharks and paying more than a resident would pay in order to tear down significant ranch stye real estate, among others, that would enhance a senior neighbor to age in place. It's pathetic for those of us who would like to slide over to a smaller home in our neighborhood of 30+ years. Plus the Headlee Amendment makes it difficult to change residents when we are paying significantly lower taxes year after year. It is a conundrum for us and we are even thinking of building a tiny house on our property and selling to our children so the developers' wrecking ball doesn't keep wrecking our neighborhood.
 - homes with 1st floor bedrooms are almost non existent. The city builders favor cramped small floor plans and/ or 4million dollar condos - Neither of which suitable for growing families or aging adults; two of which are the largest groups in the city
 - I will stay in my house as long as possible, and make whatever adaptations to my home are needed.. If it is not possible to stay in my home for some reason, I assume something extreme has happened, and my only option would be a senior living facility.

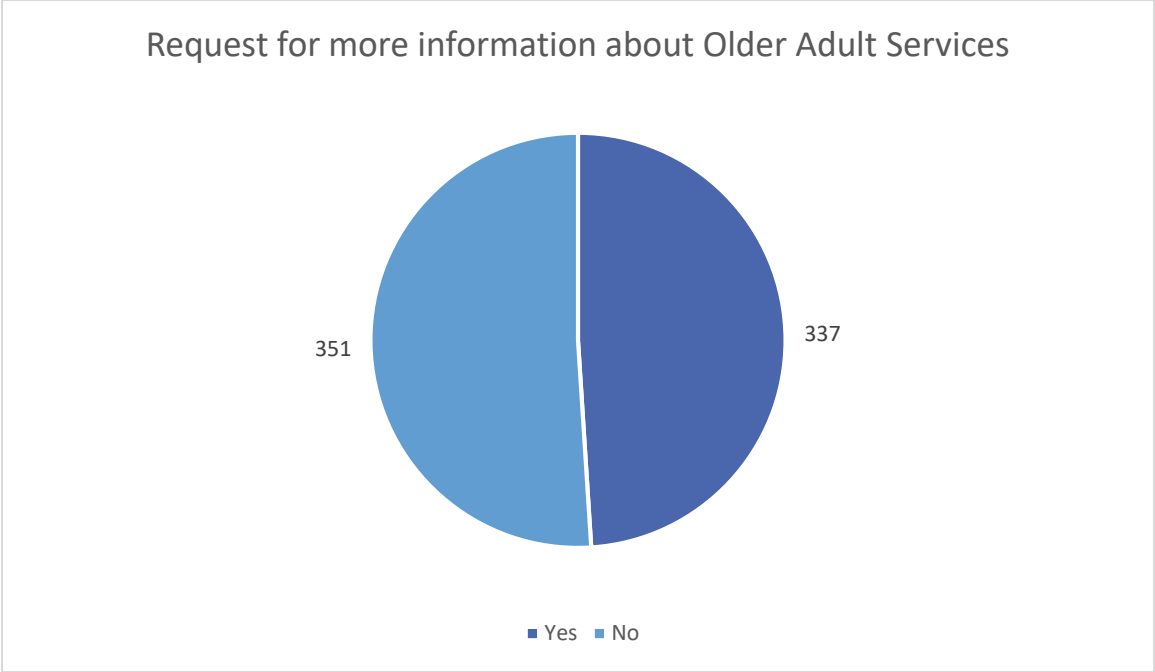
Q14 What best describes your feeling about the statements below?



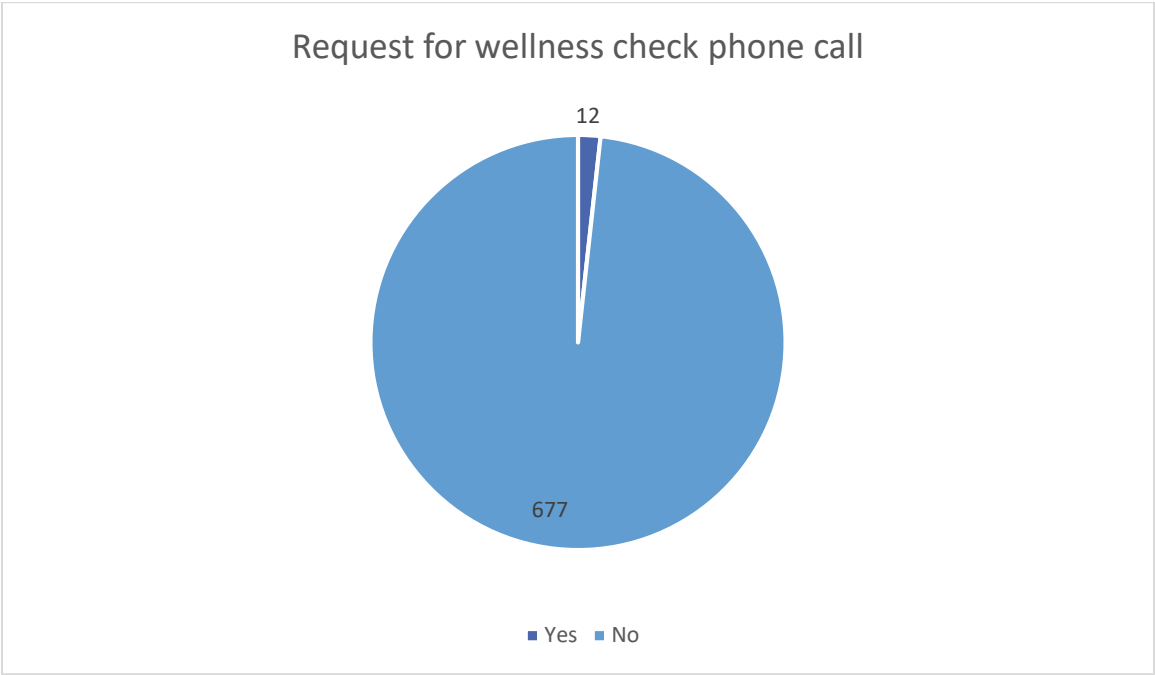
Q15 What is your primary source of City information? Check all that apply.



Q16 I would like more information about older adult services and opportunities.



Q17 (I would like to receive a weekly phone call to check on my welfare.)



Q18 (I would like to volunteer my time to assist others.)

