

AGE-FRIENDLY HOUSING: MEETING NEEDS AND FINDING OPPORTUNITIES



Precedents



Neighborhood Context

INNER NEIGHBORHOOD

Cottage Cluster Prototype 1a: portlandoregon.gov/bps

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Alan DeLaTorre, PhD

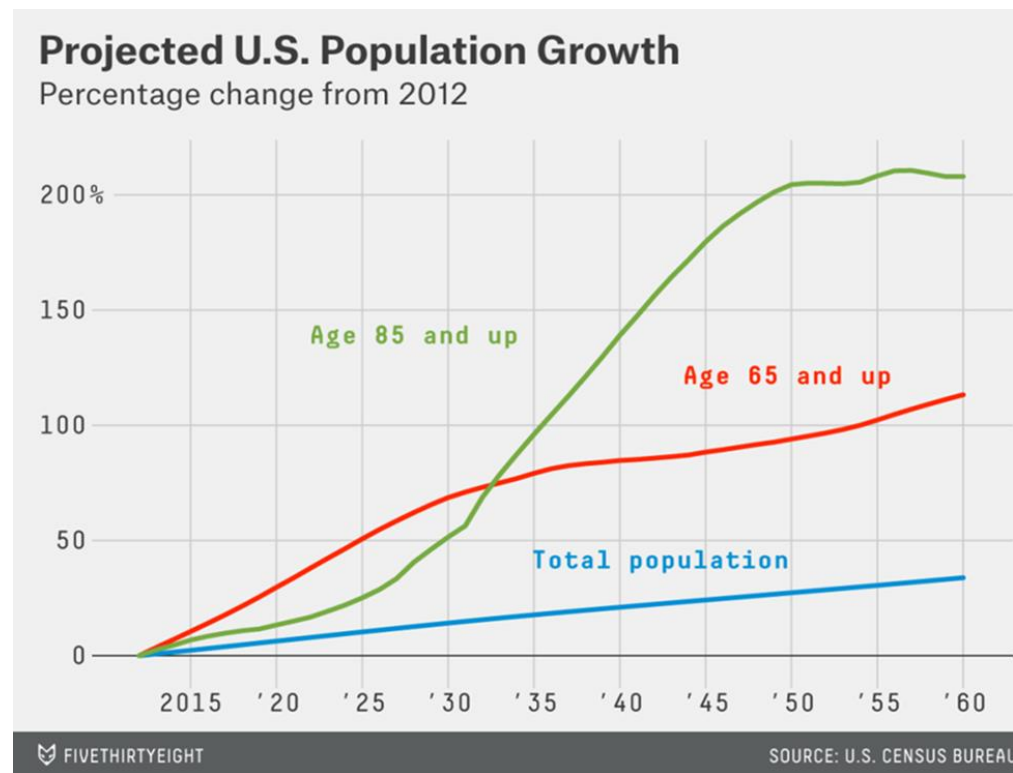


Portland State
UNIVERSITY

Institute on Aging

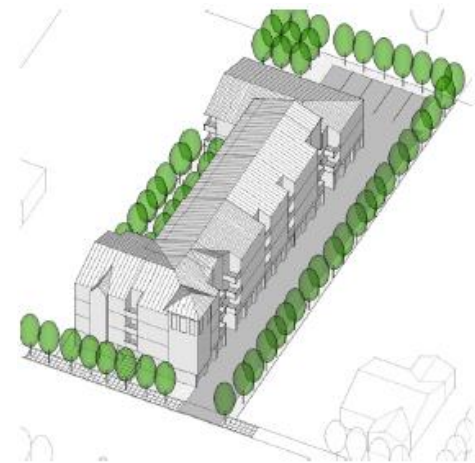
Important Demographic Trends

- Rapid and unprecedented aging of our population
- The rapid growth of the “oldest old”
- Increasing diversity of the population
- Generational differences in housing preferences
- Housing and transportation expenses
- Economic security & retirement savings
- Health and prevalence of disease



Is the Housing Landscape Changing?

- The retirement community industry is **reportedly in crisis** as age-segregated communities face difficulties in finding residents and keeping vacancy rates low
- Factors leading to this trend include:
 - ✓ **High cost** of retirement housing
 - ✓ **Insufficient resources** to pay costs
 - ✓ **“Growing disaffection** with institutional living”
- Great Recession galvanized many renters & homeowners thinking that their current home may be their best option



Aging in Place, Aging in Community

- **What does “Aging in Place” mean?**
 - *Previous understanding:* Stay in own home and never move
 - *New perspective:* Continuum of housing types and services that support aging
 - Understanding choices can be daunting
 - Assistance is available for clients exploring option (“senior placement specialists”)
- **Should we focus efforts on aging in place or aging in community?**



“Peter Pan” Housing

- “Most homes are what I call Peter Pan housing...designed for people who are never going to age nor grow old. They do have **stairs**. They often have **inaccessible bathrooms**. Some of them have **inadequate lighting**. They don't necessarily have **safety features** that will help people avoid falls.”



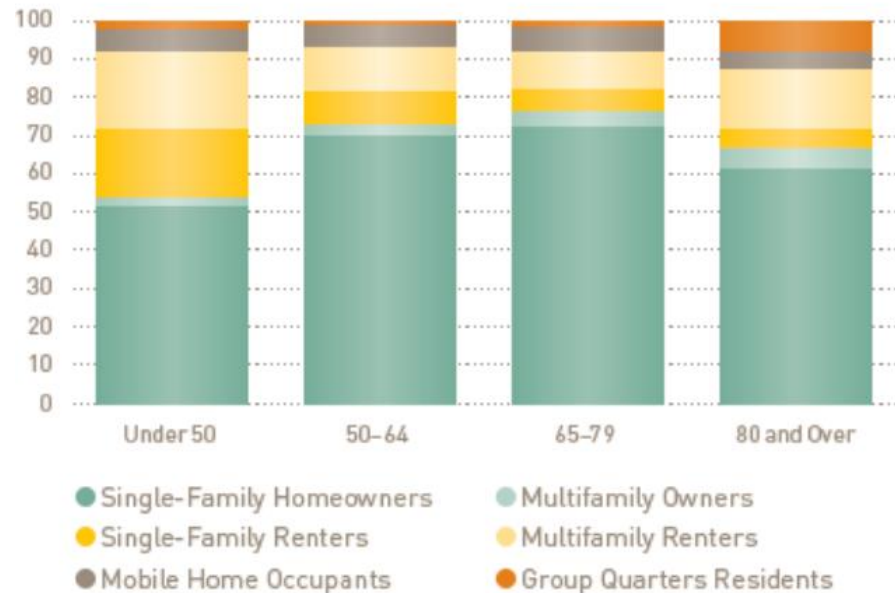
<http://images.wikia.com>

Housing Preferences

- The vast majority of the 50-and-over population lives independently (i.e., within the community, not in institutional care facilities)
- Among individuals aged 80 and over, more than three-quarters live in their own homes

Even at Advanced Ages, the Vast Majority of Older Adults Lives in Private Homes

Share of Population by Age Group (Percent)



Notes: Mobile home occupants include owners and renters living in trailers, boats, RVs, vans, and other structures. Group quarters residents may live in either institutional or non-institutional facilities.

Source: JCHS tabulations of US Census Bureau, 2012 American Community Survey.

Source: Joint Center for Housing Studies of Harvard University (2014).
Housing America's Older Adults—Meeting the Needs of an Aging Population.

Please rank the top three options that you would consider if you needed to move from your current home, but wanted to stay in your neighborhood or community.

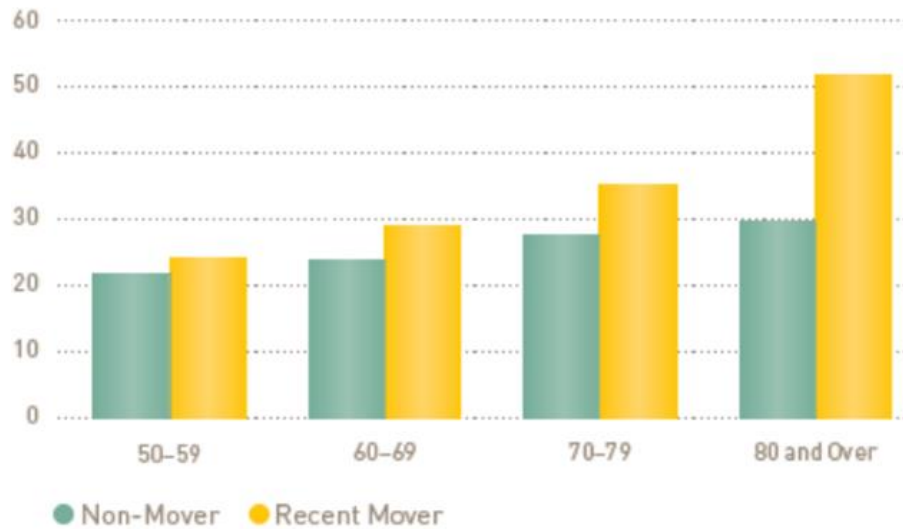
Response Category n=801	OR Total	45-54	55-64	65-74	75+	Natl. Total
Living in a single-family home	38%	45%	38%	40%	23%	34%
Living in a home shared with a family member, friend, or someone else	16%	17%	19%	13%	13%	28%
Living in a small one-story house, clustered on a property with other small houses	16%	13%	17%	16%	20%	9%
Living in an apartment or condo	16%	14%	13%	18%	21%	19%
Living in a co-housing development	7%	4%	8%	9%	9%	5%
Living in an accessory dwelling unit on a property shared with a house	5%	4%	4%	5%	7%	4%
DK	2%	3%	0%	0%	8%	0%



Finding the Right Fit

Older Adults Who Move Are More Likely to Live in Accessible Units

Share of Households in Units With 3 or More Accessibility Features, by Age Group (Percent)



Notes: Recent moves are within the previous 24 months. Accessible units have three or more of the following features: no-step entry, single-floor living, extra-wide hallways and doors, accessible electrical controls and switches, and lever-style handles on doors and faucets. Data include only occupied housing units.

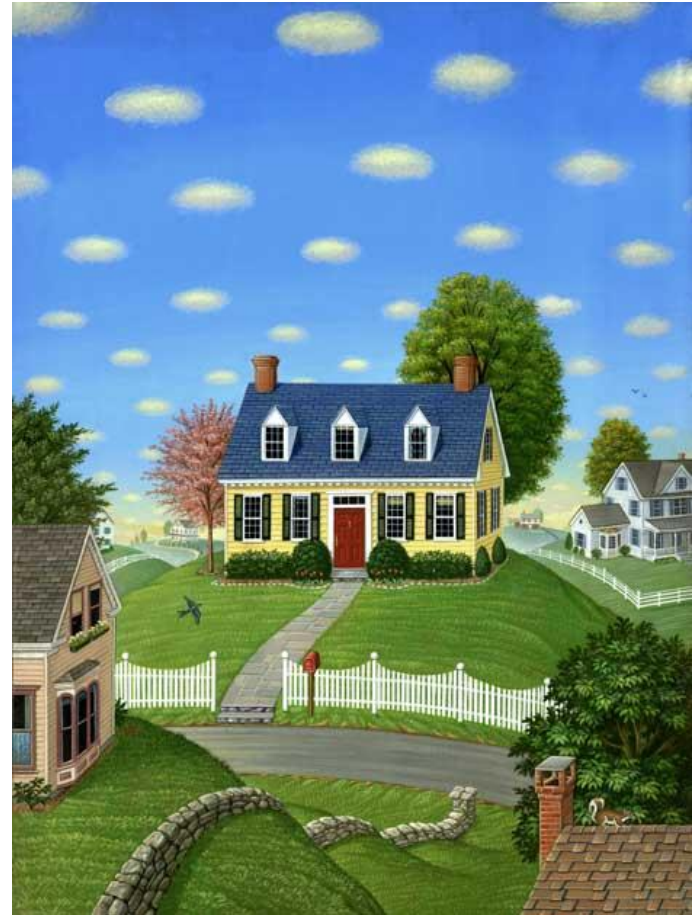
Source: JCHS tabulations of US Department of Housing and Urban Development, 2011 American Housing Survey.

Challenges:

- Our current housing stock does not meet rising need
- Regulatory options for increasing accessible housing are limited
- We have difficulty planning for future functional changes and needs

Life in the Suburbs

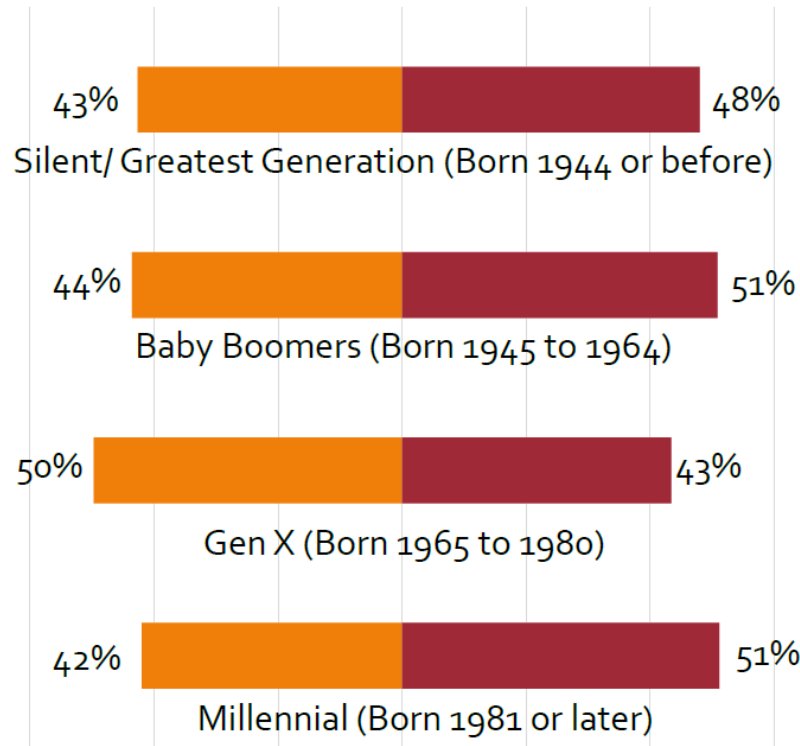
- Suburban locations can provide difficulties for older adults:
 - Most suburbs require use of a car
 - Linked with poor physical health and obesity
 - Distance from shopping, restaurants, and other services
 - Changes in community since purchase of home
 - Property taxes, insurance, utilities
 - Older homes need repairs and upgrades



hessdesignworks.com

Millennials and Baby Boomers prefer smaller yards in walkable neighborhoods

Community A:
(conventional suburb)
 Houses with large yards and you have to drive to the places you need to go.



Community B:
(walkable community)
 Houses with small yards and it is easy to walk to the places you need to go.

Q17. Imagine for a moment that you are moving to another community. These questions are about the kind of community where you would like to live. Please select the community where you would prefer to live.

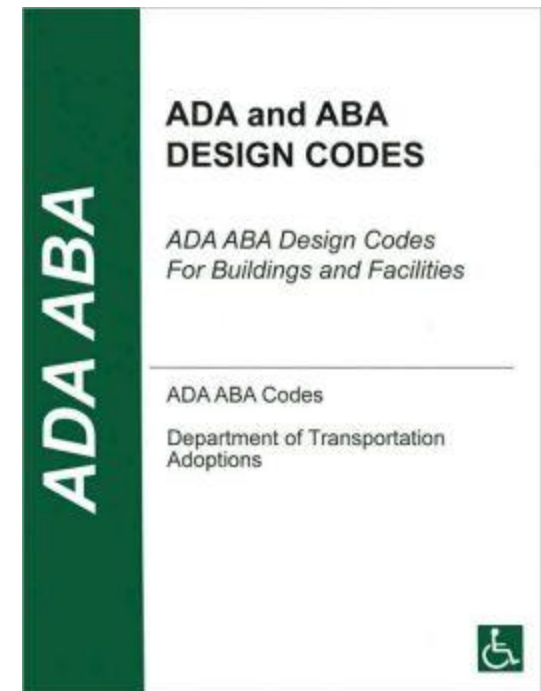


Sample (n = 3,000); 50 largest metro areas; May, 2015

Source: www.realtor.org/sites/default/files/reports/2015/nar-psu-2015-poll-report.pdf

What Approaches are Being Used?

- Accessible design (e.g., objective standards such as ADA/ABA)
- Visit-able design
 1. Zero-step entrances
 2. Wide doorways and hallways
 3. Baths on 1st level
- Certification for Aging in Place (CAPS from NAHB)
- Lifelong Housing Certification
- Universal design



How Can Single Family Housing Meet the Needs of an Aging Population?

- ❑ Retrofitted homes
- ❑ Home Shares
- ❑ Small homes, accessibly designed
- ❑ ADUs (multiple ADUs)
- ❑ Mobile Homes
- ❑ Stacked Flats (vs. townhomes)
- ❑ Cottage Clusters
- ❑ Planned Unit Developments



Single-Story House

Accessible
Route



Two-Story Semi-detached Unit with Lift



Stacked Flat

Accessible
Route

Contact Information:

Alan DeLaTorre

aland@pdx.edu

Institute on Aging at Portland State University

www.pdx.edu/ioa

Age-friendly Portland & Multnomah County

agefriendlyportland.org