

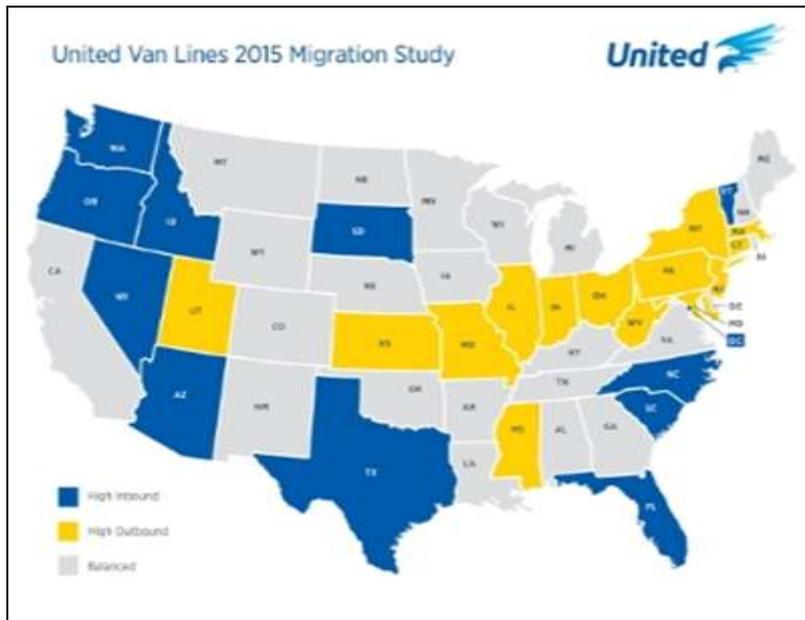
HOUSING TRENDS AND OPPORTUNITIES FOR AN AGING CLARK COUNTY



February 16, 2016

Alan DeLaTorre, PhD

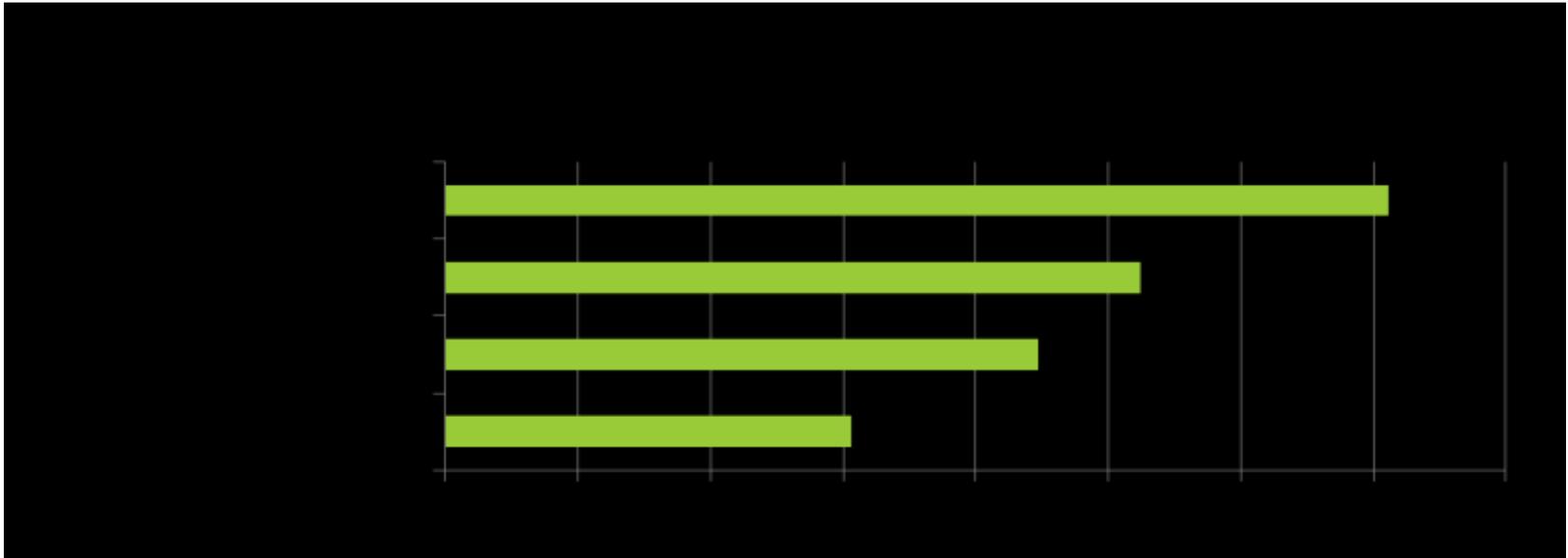
Housing Trends



- Oregon & Washington were among the top moving destination in 2015 (United Van Lines, 2015)
- The greater Portland region outpaced the 50 largest U.S. regions in attracting and retaining highly-educated retirees (40+) according to a recent study (Jurjevich & Schrock, 2012)

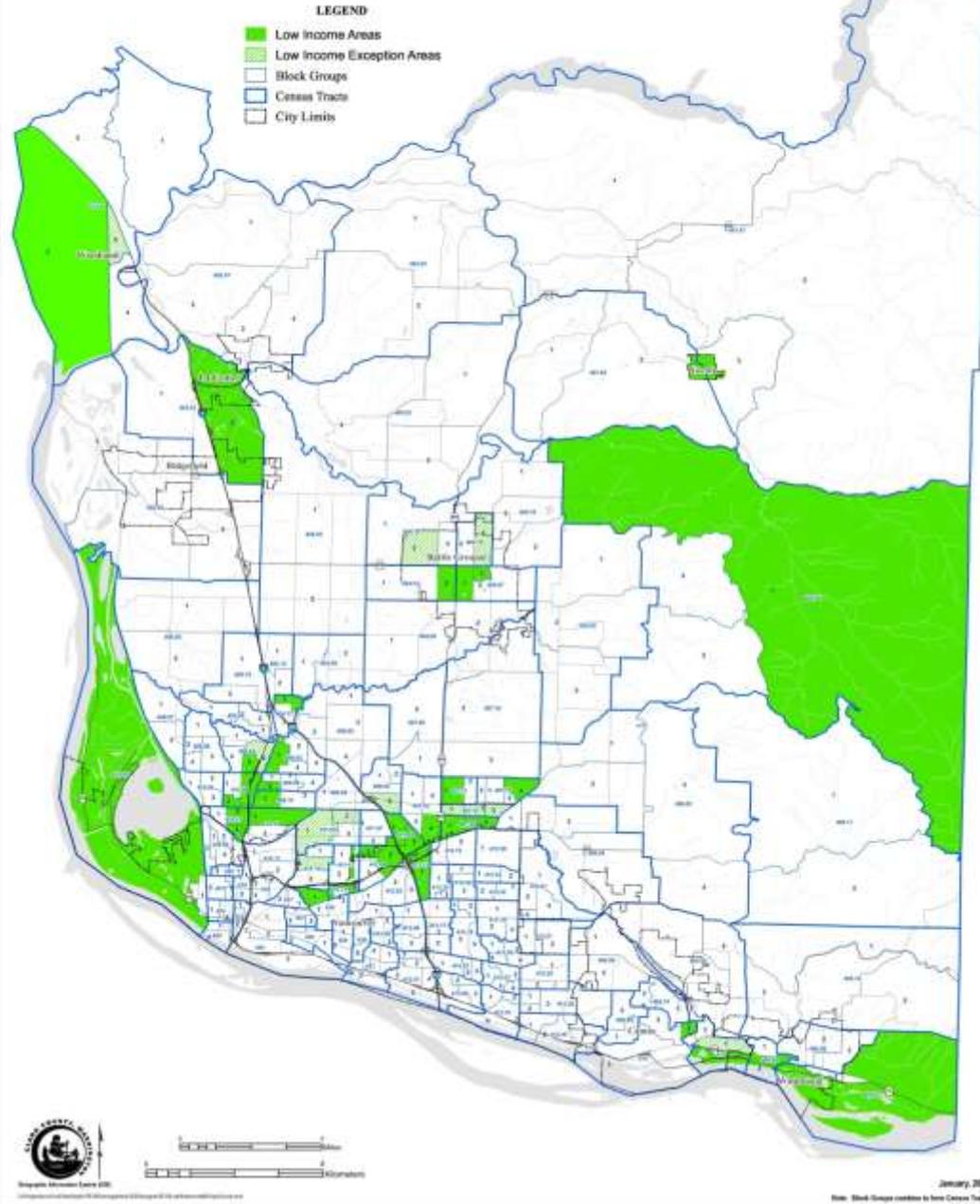
Regional Household Growth

- From 2010-2025 the six-county region will have added 309,293 households of which more than half (52.4%; 162,186) will have a head of household aged 65+.



Date sources: Metro, Office of Economic Analysis (OR)

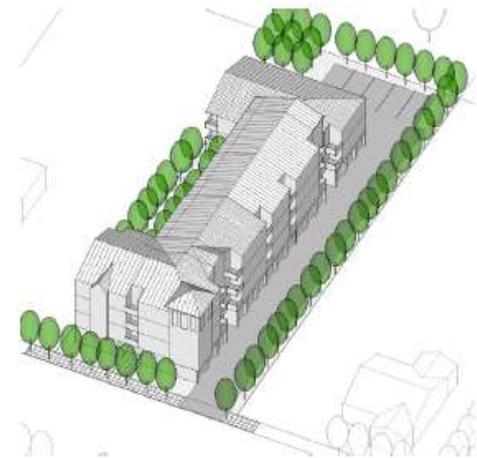
Clark County CDBG Program 2015 HUD Low and Moderate Income Block Groups



Source: Clark
County 5-year
Consolidated Plan
presentation

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



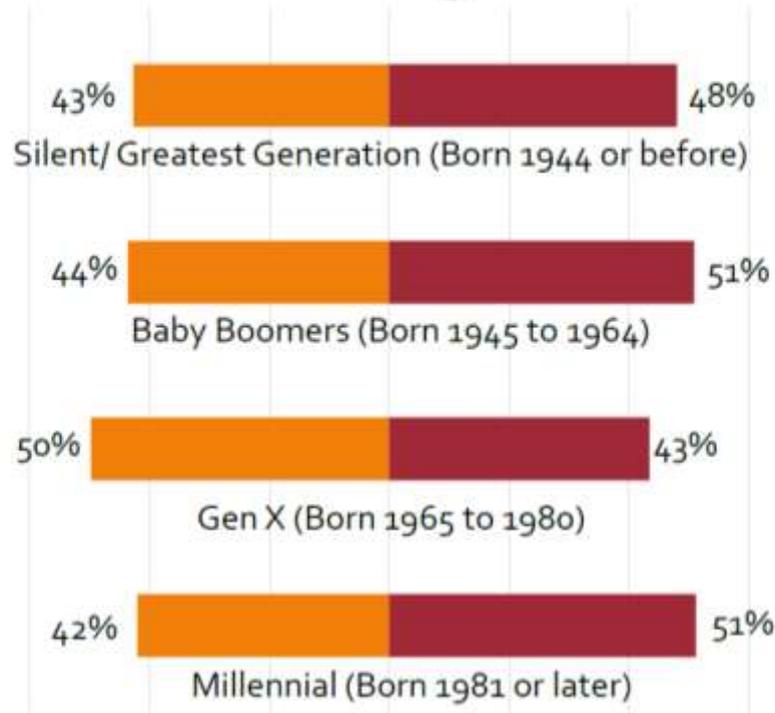
Top Options if One Moved From Their Current Home, but Stayed in Their Neighborhood/Community

Response Category n=1,294	Natl. Total	45-54	55-64	65-74	75+
Living in a single-family home	34%	38%	33%	26%	21%
Living in a home shared with a family member, friend, or someone else	28%	27%	24%	29%	27%
Living in an apartment or condo	19%	17%	20%	20%	26%
Living in a small one-story house, clustered on a property with other small houses	9%	8%	15%	11%	12%
Living in a co-housing development	5%	4%	5%	10%	10%
Living in an accessory dwelling unit on a property shared with a house	4%	5%	3%	4%	4%



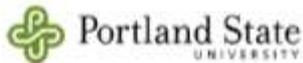
Millennials and Baby Boomers prefer smaller yards in walkable neighborhoods

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.

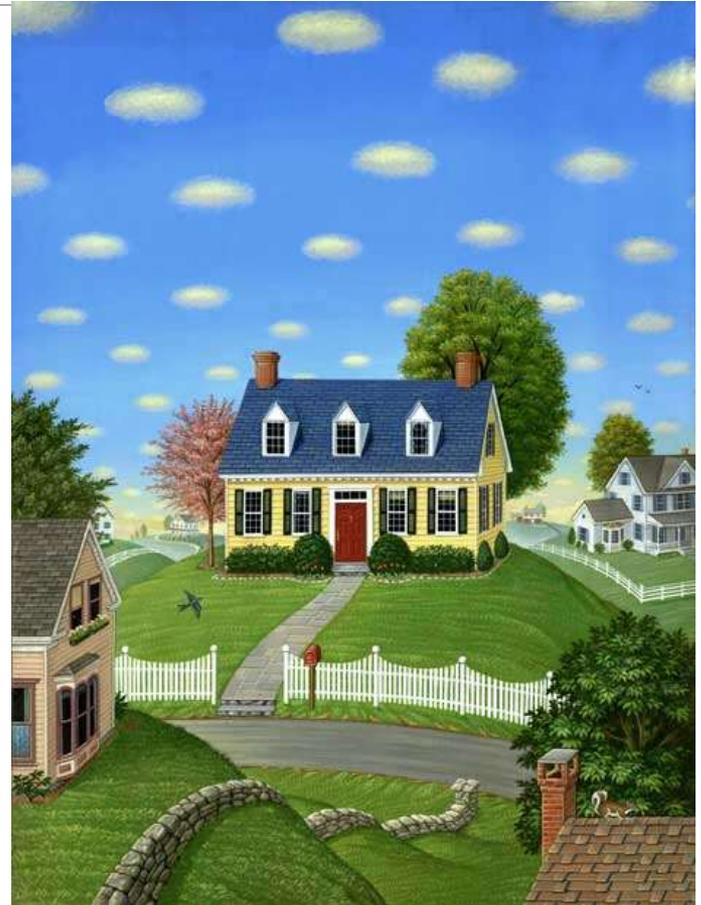
Q17. Imagine for a moment that you are moving to another community. These questions are about the kind of community where you would like to live. Please select the community where you would prefer to live.



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

Suburban Locations and 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



Report from Joint Center for Housing Studies: *Housing America's Older Adults (2014)*

- As people age, they are less likely to relocate and residential **relocation rates drop sharply after age 50**
- Movers were more likely to have moved for housing that was **cheaper, better, different, or met family needs**



Push/Pull Factors for Moving



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- Divorce and/or remarriage
- Partner's death
- Absence of a family/help
- Loss of income
- Change in health/
Increased need for assistance
- Neighborhood changes
- Different climate
- Retirement
- Recreational activities
- Neighborhood amenities
- Friends and/or family member
- Recently constructed housing



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Meeting Our Housing Needs

Image: www.meetup.com/tricity-greendrinks

- ❑ Housing affordability has been reported as a top barrier to age friendliness in local and nation research
- ❑ Public housing (e.g., Sections 8 and 202) and affordable housing options have not kept up with needs
- ❑ Housing the “tweeners” – i.e., above poverty lines, below ability for market-rate options – is a rising issue, especially for renters
- ❑ Housing with integrated services is costly and alternatives to care are needed (2016 estimates for Portland-Vancouver-Hillsboro metro area - AARP):
 - Private room in nursing home: \$91,250
 - Semi-private room in nursing home: \$82,125
 - Private room in assisted living facility: \$44,000



“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.”

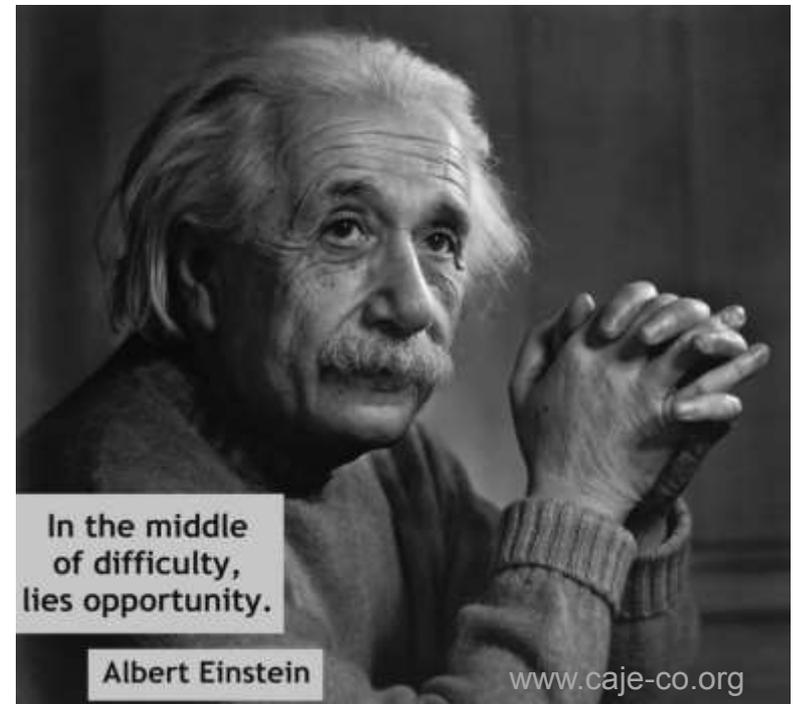


Image: <http://images.wikia.com>

A Call to Action...and an Opportunity

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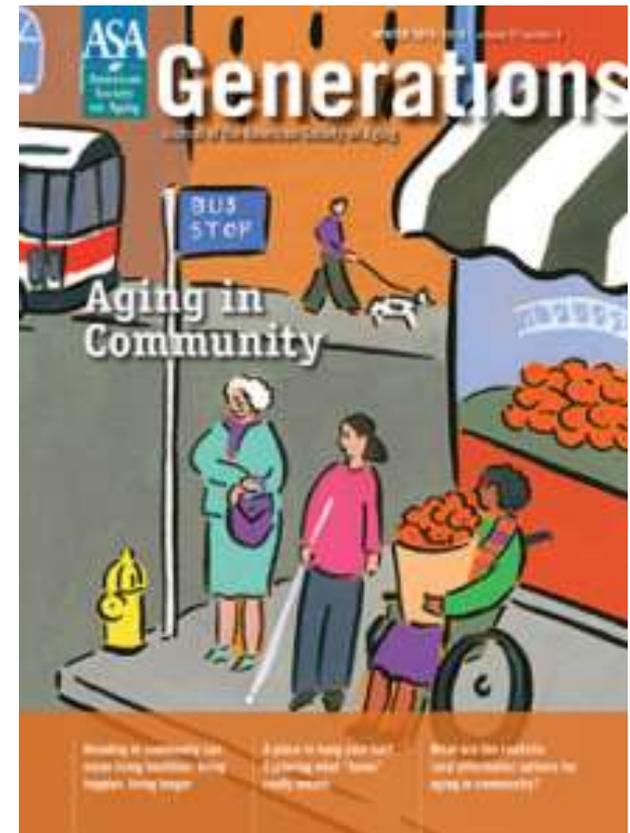
- National housing experts have challenged planners and policymakers to prepare for population aging by planning for and facilitating development of housing that is:
 - well-designed
 - close to essential services and infrastructure
 - intended to integrate a diversifying population
 - able to foster social well-being
 - affordable



Source: Farber, Shinkle, Lynott, Fox-Grage & Harrell (2011).
Aging in Place: A State Survey of Livability Policies and Practices

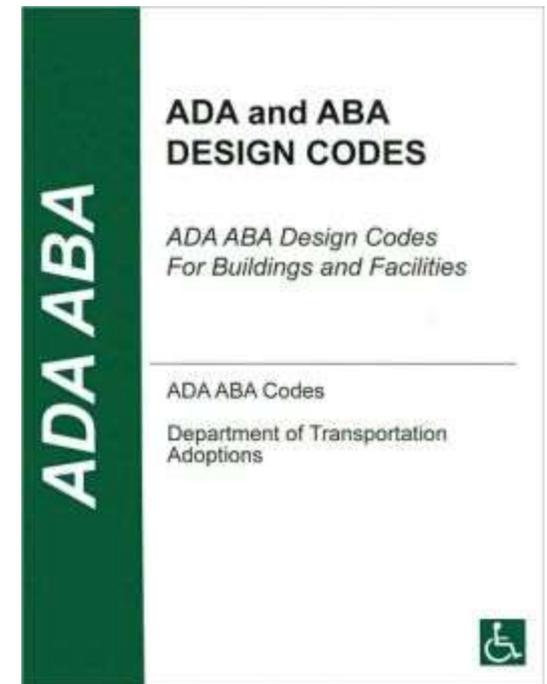
Aging in Place, Aging in Community

- **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”)



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



Visitability is Cost-effective When Planned in Advance

	New Construction	Retrofitting
Zero-Step Entrance	\$200	\$3,300
Widen Interior Doors	\$50	\$700

Source (2012): Concrete Change
www.concretechange.org

Lifelong Housing



- Lifelong Housing Certification Project – developed by Rogue Valley Council of Governments Senior and Disability Services and AARP Oregon

- Levels of accessibility
 - **Level 1: Visitable**
 - **Level 2: Fully Accessible**
 - **Level 3: Enhanced Accessibility**



Sharon & Howard Johnson,
Age-Friendly Innovators
agefriendlyinnovators.org

Accessory Dwelling Units - ADUs

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Portland Zoning Code:

- ▶ A second dwelling unit created on a lot
- ▶ Must be auxiliary to and smaller than the main dwelling
- ▶ May be no more than 75% of the total living area of the house or a maximum of 800 square feet
- ▶ e.g., conversion of portion of an existing house, addition to existing house, conversion of existing garage, new building

What About “Missing Middle” Housing?

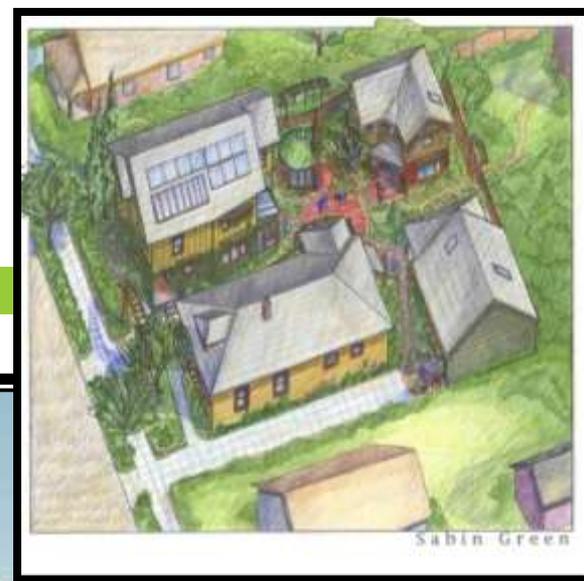


missingmiddlehousing.com

Co-housing

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- **Intentional community** composed of private homes
- Planned, owned and **managed** by the residents
- Extensive **common facilities** (e.g., **kitchen/dining rooms**, laundry, child care facilities, TV room, tool room, gym)
- **Spatial design** facilitates **shared activities**
- **Intergenerational interaction** among neighbors
- **Economic and environmental benefits** may exist



Daybreak Cohousing (bottom)
Sabin Green (top)

Flexible Housing Design

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- ▶ Flexible housing is a way of easing the shortage of affordable housing by designing new and rehabilitated single family residences so that accessory apartments are easily and cost-effectively created or removed.

- ▶ Howe, 1990

- ▶ Important elements:

- ▶ Placing studs that will allow for grab bars future
 - ▶ Being able to convert part of the house accessory dwelling unit in the future
 - ▶ Adjustable countertops and cupboards
 - ▶ Outlets at waist-level



<http://savoirfair.org>

Courtyard Housing: Housing in Response to the Human Life Cycle



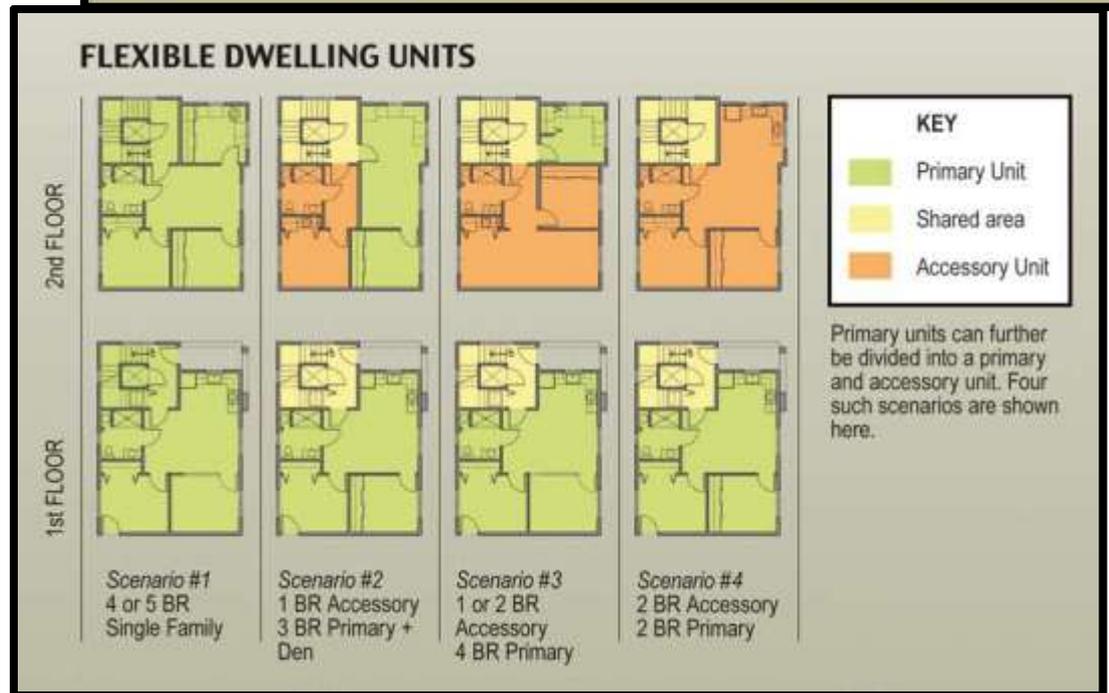
Birdseye View from South

Source: www.courtyardhousing.org/eastern/E-012A.pdf



Sustainable Courtyard Design (cont.)

- ▶ Flexible design allows for economic changes
- ▶ Universal design
- ▶ Condominium structure



Services and Aging in Place

- Assistive Technologies/Smart Homes
 - Communication and listening
 - Voice or switch-activated controls
 - Memory and organization
 - “Internet of caring things”

- Home and Community Based Services
 - Care / Geriatric Care Managers
 - Transportation services (e.g., concierge services)
 - In-home Services (e.g., home health, hospice)
 - Legal services (e.g., estate planning, advance directives)



Questions?

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