Aging in Place: Housing and Other Considerations

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Presenters
A Liveable Community

- Is safe and secure
- Has affordable and appropriate housing and transportation options
- Offers supportive community features and services

A Liveable Community enhances

- Personal independence
- The ability to age in place
- Engagement in civic, economic, & social life
ONE MY FAVORITE THINGS ABOUT LIVING IN THE NEIGHBORHOOD IS THE PEOPLE — THEY'RE FRIENDLY AND NICE.

Ms. Lillian

A REAL MVP!

I AM

MOUNT VERNON PARK
Neighborhood Association

AARP
Real Possibilities

FALL 2019
Listen. Connect.
09/21/2019
AARP Network of Age-Friendly States & Communities

- Commitment to advancing the Eight Domains of Livability for people of all ages
- To encourage older adults to take an active role in shaping their communities

> 400 communities
Seven states
8 Domains of Livability

- Social Environment
  - Community support and health services
  - Communication and information
  - Civic participation and employment
- Built Environment
  - Transportation
  - Outdoor spaces and buildings
  - Housing
  - Social participation
  - Respect and social inclusion

Livability
Aging in Place

The ability to live in one’s own home and community safely, independently, and comfortably, regardless of age, income, or ability level.
By 2035 there will be more people over the age of 65 in the United States than under the age of 18.
50+ Retention Matters

- 50+ own 83% of US household wealth
- 50+ represent 33% of Indiana’s workforce
- Spending by Hoosiers 50+ support 1.8 million jobs (48%)
- Account for 45% of state and local taxes in Indiana ($11.9 billion)
50+ Living Preferences

- Prefer to live in their community as long as possible (77%)
- Prefer to remain in current residency (76%)
- Other
Housing policies, practices, & tools
Accessory Dwelling Units (ADUs)

- Detached
- Attached
- Interior (Upper Level)
- Interior (Lower Level)
- Above Garage
- Garage Conversion

Accessory dwelling units (or ADUs) come in many shapes and styles.
Housing choice and affordability

Restructure zoning ordinance so lot can be shared between primary and secondary units.
FOR SUBSCRIBERS

Fishers may let residents build apartments in their yards. Neighbors aren't sure that's a good idea.

John Tuohy, Indianapolis Star  Published 11:04 a.m. ET Sept. 11, 2019 | Updated 3:53 p.m. ET Sept. 14, 2019

Some grown children with aging parents are looking at their own homes for housing solutions.

Florida mom found dead in Georgia was from Indiana
Sept. 17, 2019, 3:18 p.m.

Police: Dead body found near Fountain Square
Sept. 17, 2019, 4:23 p.m.
Multi-Generational Housing

- Local zoning requirements that allow for multiple units on one lot (height, density, etc.)
- Regulations related to occupants per housing unit, or how a family is defined for purposes of residential occupancy
Housing choice and affordability

SOURCE: Opticos Design, Inc. 2015
Inclusionary Zoning

- Requires/incentivizes production of affordable housing as a share of new market-rate development

- Subsidy or regulatory relief typically offered to developer to offset costs for providing below-market rate units

- State prohibition on Inclusionary Zoning signed into law in 2017
Housing Trust Funds

- Revenue funds designated specifically to support expanding housing options
- Often used to help finance construction:
  - Long-term affordable rental housing
  - Help families with low-income to access homeownership
Housing choice and affordability

**Low-Income Housing Tax Credit**
- Promoting the use of the Low-income Housing Tax Credit (LIHTC) Program among special needs housing providers.

**Medicaid Waiver**
- By law, Medicaid cannot cover rent. Under certain waiver authorities, states can choose to cover housing-related services.

**HUD & HHS**
- NY State: Division of Housing and Community Renewal

https://policybook.aarp.org/policy-booklivable-communities/housing#node-5131
Housing Accessibility

Visitability, Universal Design, & Inclusive Design

- Housing that can be used by individuals with a wide range of personal mobility limitations
- Can be promoted through local building codes that set standards for the physical design of buildings
Home Modifications

Use This, Not That

Create a shopping list and bring the list (or this entire guide) to the store.

- **Use D-shaped handles, not round cabinet knobs**
  - Because D-shaped handles are easier to grip

- **Use rocker-style wall switches, not toggle wall switches**
  - Because a rocker-style "push" switch is easier for everyone to use than an up-and-down "flip" switch

- **Use lever handles, not round doorknobs or thumb-push handles**
  - Because lever handles are easier to manage, even when your hands are full
Other Considerations
For much of the twentieth century, discrimination by private real estate agents and rental property owners helped establish and sustain stark patterns of housing and neighborhood inequality.

We all need to insure our housing policies REMOVE any & all BIAS.

Protecting OLDER residents of color/Sexual orientation

Source of income discrimination

Land Use/Inclusionary zoning policies
Maximize connections among housing, transportation and essential services

Human-scale development
Walkability and Bikeability

Complete Streets policies

• Prioritizes road users of all ages & abilities

• Considers *all* modes of road travel

• Increases safety, health, and equity mobility for all
Walkability and Bikeability

Vision Zero policies

- Strategy to eliminate all traffic fatalities and severe injuries

**TRADITIONAL APPROACH**

- Traffic deaths are INEVITABLE
- PERFECT human behavior
- Prevent COLLISIONS
- INDIVIDUAL responsibility
- Saving lives is EXPENSIVE

**VISION ZERO**

- Traffic deaths are PREVENTABLE
- Integrate HUMAN FAILING in approach
- Prevent FATAL AND SEVERE CRASHES
- SYSTEMS approach
- Saving lives is NOT EXPENSIVE
Older Generations Most Likely to Prefer Small Yard and Walkable Community

*Only Gen Xers entirely split on preference; Millennials now mirroring Boomers*

**Preferred Community by Generation**

- **Millennial**
  - Small yards: 53%
  - Large yards: 47%

- **Gen X**
  - Small yards: 49%
  - Large yards: 51%

- **Baby Boomers**
  - Small yards: 55%
  - Large yards: 45%

- **Silent/Greatest**
  - Small yards: 61%
  - Large yards: 39%

*Houses with small yards and it is easy to walk to the places you need to go.*

*Houses with large yards and you have to drive to the places where you need to go.*
Transit Options

- Large Fixed Route
- Rural Demand Response
- Small Fixed Route
- Urban Demand Response
1. Engage 50+ adults in planning process (work around ability and technology barriers)

2. Discover preferences or needs of 50+ adults in your area?
   - Need to downsize?
   - Affordable housing?
   - Both?

3. Research 1-2 items discussed and consider possibilities for your area
Join the AARP Age-Friendly Community Network!
Questions?

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