

Housing Options for Older Households

Linda Giltz, Community Planner
SAMI Training
November 21, 2019

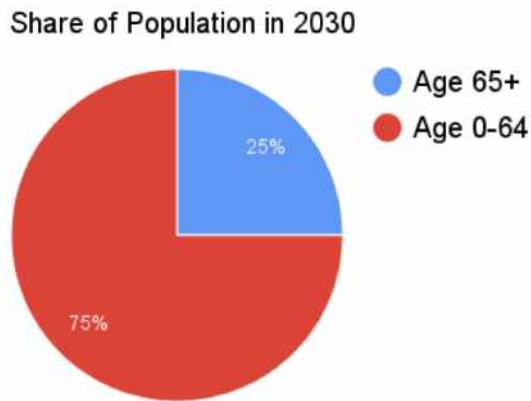


Outline

- National and local data/trends related to aging in place
- Considerations for choosing to stay or move
- Existing and emerging options for aging in place/community

In 5-county Asheville region:

- 85,759 people age 65+ in 2010
- 140,376 in 2030



Fastest growing age group in the region!

Locally and Regionally...

- Expect significant growth in the number of older households
 - Highest growth in next 5 years are households ages 65-74

***Growing need for
HOUSING that
meets these
needs***

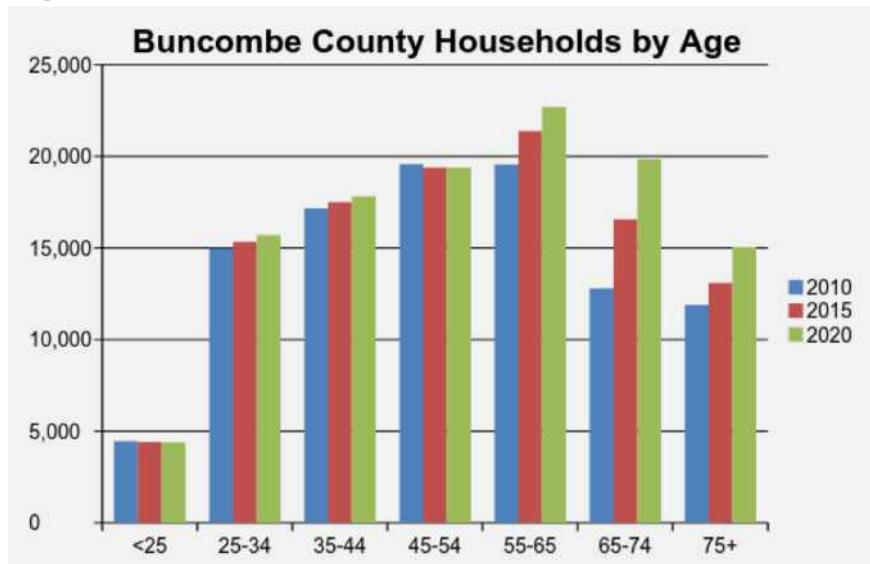
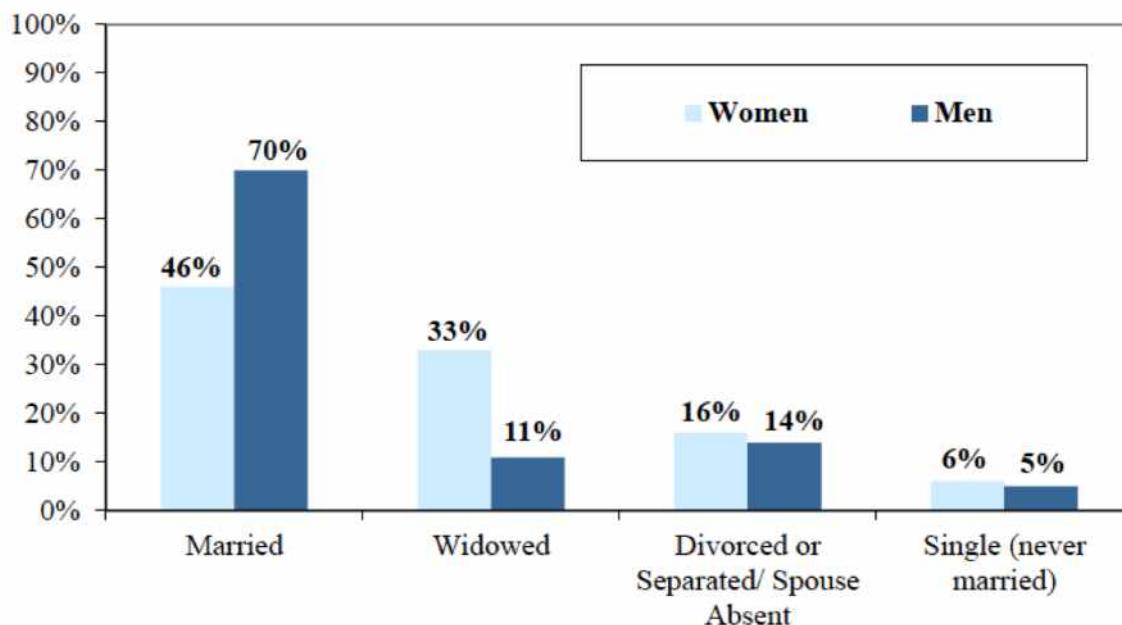
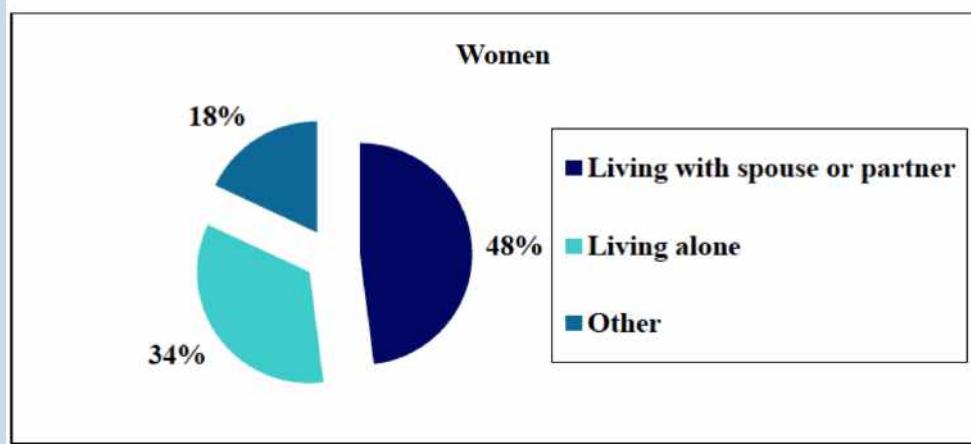
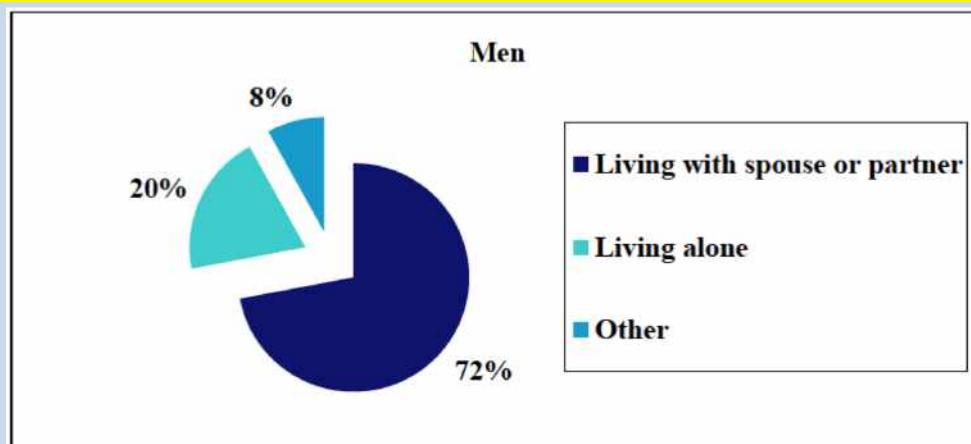


Figure 2: Marital Status of Persons Age 65 and Over, 2017



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement.

Living Arrangements of Persons Age 65 & Over, 2017



Source: U.S. Census Bureau, Current Population Survey, Annual Social and Economic Supplement.

Considerations for Choosing to STAY or MOVE

- In-home:

- Can you easily modify your existing home to meet aging needs?
- Single/multi-story, layout of rooms and hallways, getting in and out of home, etc.

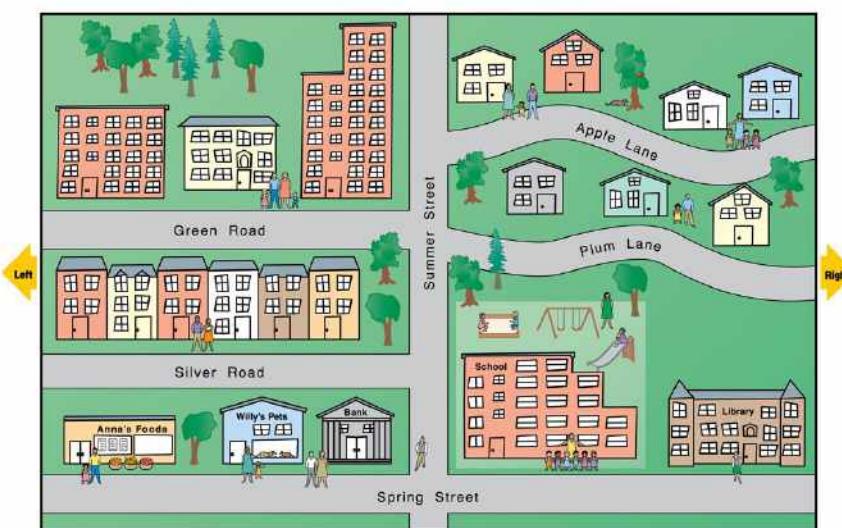


Considerations for Choosing to STAY or MOVE

Neighborhood & Surrounding Area:

- Location – urban, suburban, rural
- Walkable neighborhood?
- Neighbors and friends nearby or not?
- Close to shopping, recreation, health care services, etc.
- Transportation options available

Neighborhood Map



Some “Aging in Place” Options for Support

- Living with relatives (or they live with you)
- Informal support from family and friends
 - Note that friends also aging
- More formalized support from neighbors and friends
- Support from personal assistants, agencies – e.g., Council on Aging, home-based health and personal service organizations

Envisioning Where and How We'll Live



Either/Or Thinking...

Aging in Place



- 92% want to age in present home;
82% do not expect to move

Assisted Living/Nursing Homes



- Fear of loss of independence & placement in a nursing home above the fear of death
- 5% of 65+ population residing in nursing home, but 46% may spend some time there, increases w/age.

Options for Aging in Place/Community

Neighborhood-Based

- Shared Home
- Naturally-Occurring Retirement Communities
- Village model

Purpose-Built

- Intentional Communities (cohousing, eco-village, spiritual community)
- Retirement Community – includes supportive services

Shared House/Collaborative Housing

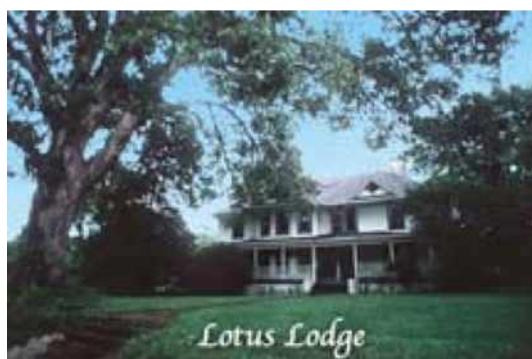
- Two or more people living together in a single-family home
- Similar/different ages

In the “Golden Girls,” there was also a mother/daughter duo living with others.

Families as well as individuals benefit from living in community.



Shared Home - example in WNC



Lotus Lodge

- A common vision unites the community
- 4400 sq. ft., two-story, built in 1915
- Converted into 3 apartments – total of 9 bedrooms, 3 kitchens, 4 baths and a few common rooms
- 10 long-term residents
- 2.5 acres of land, organic gardens, semi-rural area 15 minutes from downtown Asheville
- Also serves as a vacation or retreat rental

Naturally-Occurring Retirement Communities (NORCs)



“A community with a large proportion of older people living in a defined geographic area...not designed that way but evolves.”

“Requires coordination, collaboration – understanding & using the strengths & needs of the community members.”

Example: “Village to Village Model”
– Beacon Hill in Boston

Local example: Mountain Neighbors Network in Transylvania County

“Village Model”

Based on neighbor-to-neighbor support

Heavily dependent on volunteers

Emphasizes engagement, social connections

Transportation is #1 need/service

Variety of organizational models- 350+

Sliding scale membership fees

Small staff

Longer term services often paid

Cohousing Communities

- Community Residents actively participate in the design and operation of the community.



- Can be Age-Specific or Intergenerational

What is Cohousing?

- Condo/townhouse community – people live in their own homes and share common elements:
 - Gardens and grounds
 - Common House (a.k.a. community building)
 - “stuff”



Westwood
Cohousing –
Asheville, NC



- What is cohousing?
 - Community focus – in design, sharing meals and common areas, in governance

All photos – Westwood Cohousing



Elder/Senior Cohousing – ElderSpirit



*Apartments & Homes (above)
Common House (right Art Room (left)*

Abingdon, Virginia



- All residents age 55 or older; set up to age in place
- 16 affordable (subsidized) apartments plus 13 market-rate homes

Elder Cohousing – ElderSpirit



Art Room (left)



Common House Kitchen (right)

Path to Virginia Creeper Trail (bottom)



- “People don’t feel old here” –residents have a lot in common and enjoy and relate to each other
- Very connected to larger Abingdon community

Cohousing Resources

(<http://www.cohousing.org/>)

Local examples (in West Asheville):

- Echo Hills Cottages
- Gaia Cohousing Community



Numerous examples in NC Research Triangle area



Pacifica (Carrboro) – upper right

Eno Commons (Durham) – lower right

Pocket Neighborhoods/Cluster

- Created by a developer
- Small individual houses...
- Have a common area and Common House or gathering place



Givens Gerber Park

A Community with Supportive Services
for Low and Moderate Income Seniors



- Givens has been committed to serving people of all income levels (at Givens Estate and offsite)
- Only way to fund new affordable senior housing is through Tax Credits - very competitive and need to have a perfect site score

Givens Gerber Park:

- 40 Gerber Rd. (Fall 2016) - 94 one bedroom and 26 two bedroom apts; income limits \$27,900 (1 person) and \$31,920 (2 persons)
- 50 Gerber Rd. (2017) - 45 one bedroom and 15 two bedroom apts; income limits same as above
- 60 Gerber Rd. (2017) - 60 one bedroom and 22 two bedroom apts; income limits \$27,901 (1 person) and \$31,921 (2 persons)

Assisted Living and Continuing Care Retirement Communities

The Crossings at Reynolds Mountain



Givens Estate

Deerfield Retirement Community