



Elder Friendly Housing

Housing Iowa Conference '09

Sept.9, Des Moines Marriott Hotel

“Why Does Housing Policy Matter”

Population Statistics

2008

- Iowa = 3,002,055



= 258,614

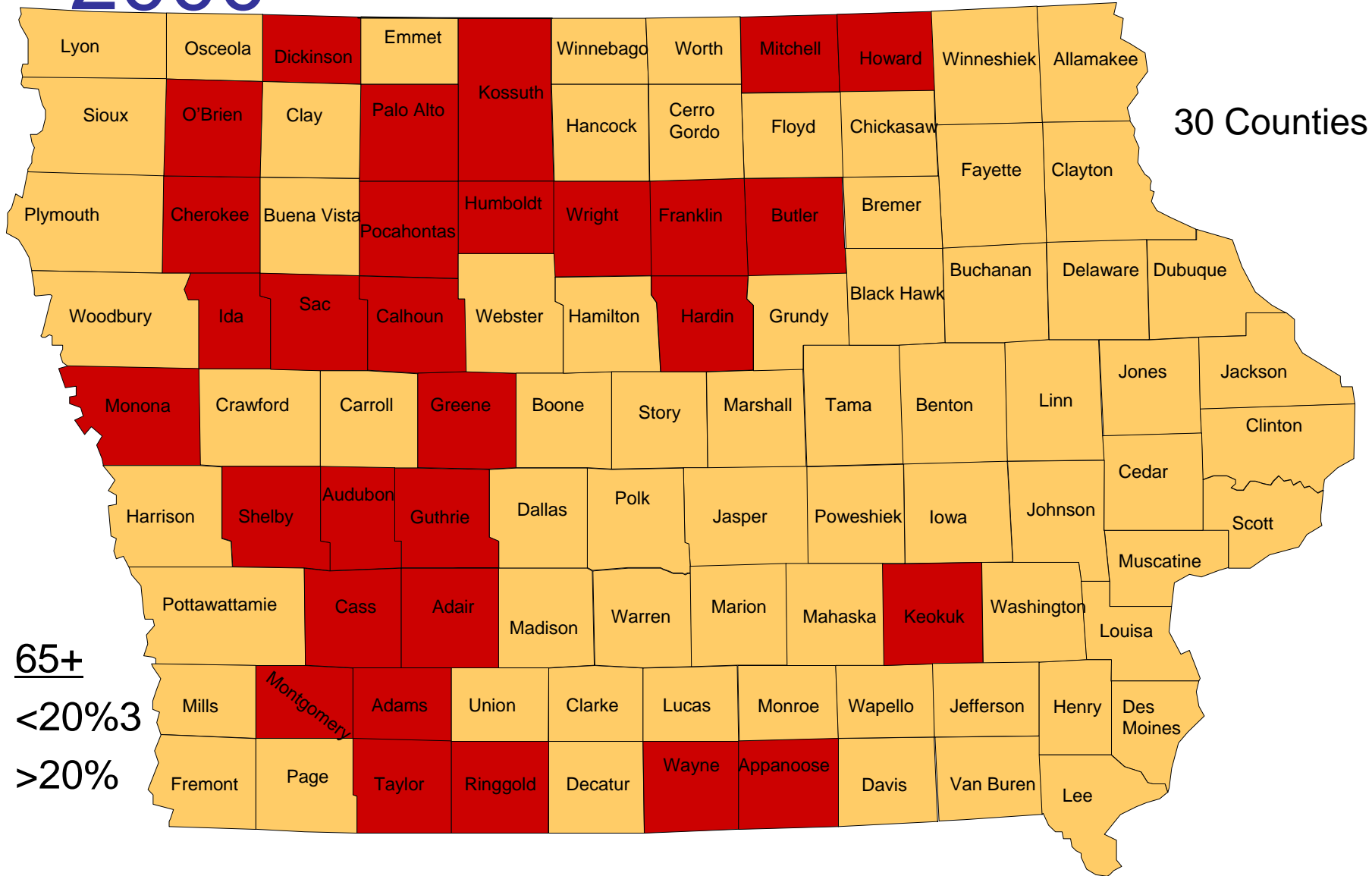
- 65+ = 444,554

- 14.8%



= 185,940

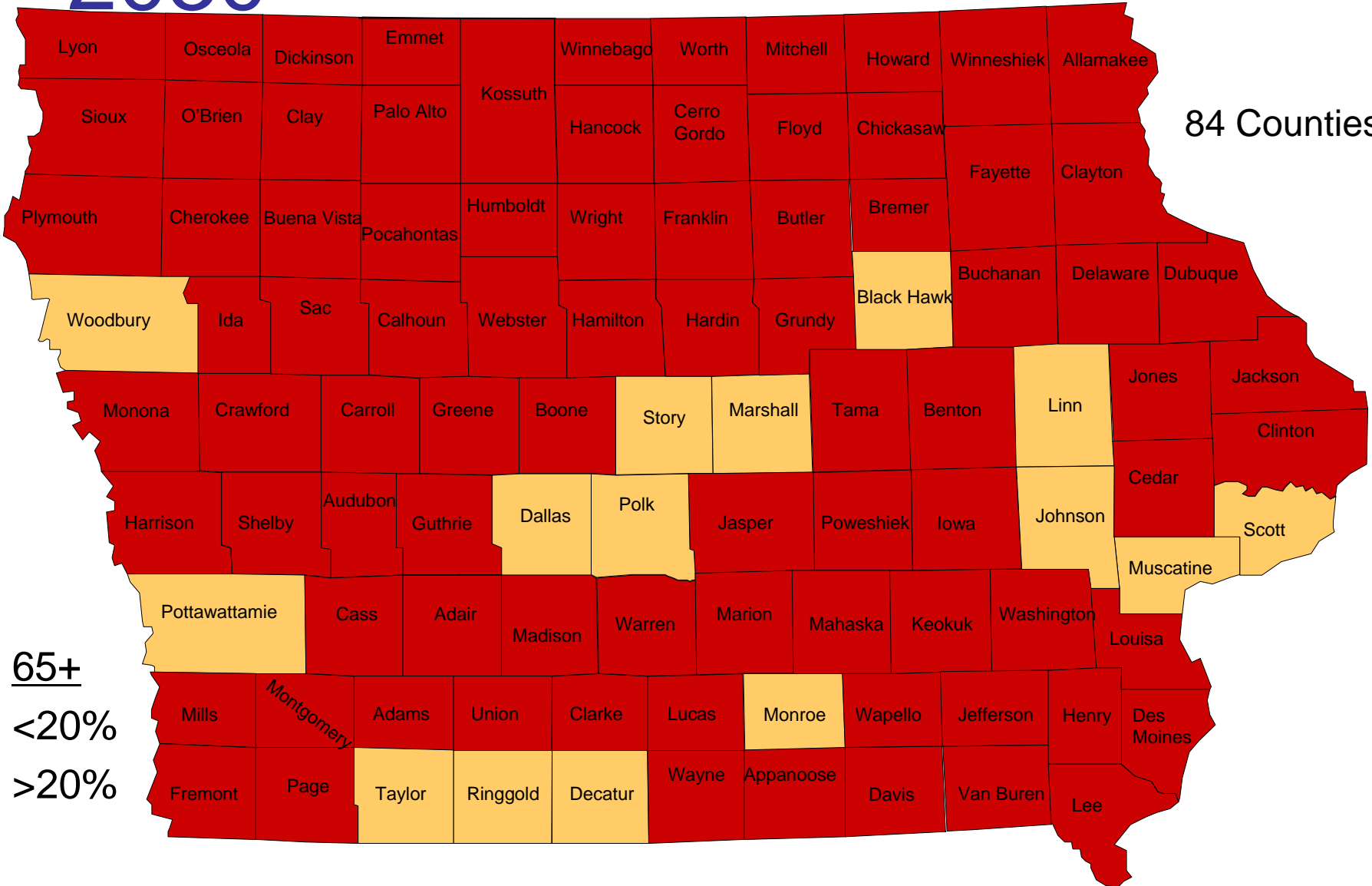
2000



2030

84 Counties

- 65+ <20%
- >20%



Oldest Old Statistics

- 85+

- 80,292 (2007)

- 104,977 (2030)



- Mean age goes up from 38 to **42** in just 22 yrs.



Definition:

- A livable community is one that:
 - Has affordable and appropriate housing;
 - Has adequate mobility options;
 - Has supportive community features and services, including work options.

Beyond 50: Livable Communities, Creating Environments for Successful Aging, AARP (May 2005)

<http://www.aarp.org/research/ppi/liv-com/>



Is your community livable?

- Relevant for those 50+, retiring, facing challenges of independence and quality of life.
- Livability seldom discussed until obvious community does not meet needs.
- Difficult changes required: moving, modifications, or influence community development.



People want to stay:

Most people 50 + want to stay in their homes and communities.

66% of all 50-64

83% of all 65-74

86% of all those 75 and over

Housing

- Roughly 80% of 65+
 - Own their own home
 - Stable for 5 decades
 - 35% live alone
 - 24% still have mortgage
- They are not going anywhere – 44, 48, 64
(years in town, county, state)



Meeting their needs?

- 61.2% say **yes** for 10+ years; 17.8% say **no** for less than 3 years
- Why?
 - 16% bedroom not on 1st floor
 - 48% laundry not on 1st floor
 - 63% no grab bars in shower/bath
 - 72% not wheelchair accessible
 - 86% no grab bars for toilet
- Iowa's houses are old, too
 - 29% built in 1939 or earlier

Transportation

- 90% of trips by older persons are in a car
- Drive themselves:
 - Age 50-74: 73%
 - Age 75+: 62%
- Are Passengers:
 - Age 50-74: 17%
 - Age 75+: 27%





Stranded Without Options

- More than one in five – 21% of Americans 65+ do not drive (6.8 million)
- Men outlive ability to drive by 7 years
- Women outlive ability to drive by 9 years
- Nearly 75% of households in rural areas do not have access to public transportation.



What do we know?

- Iowa has significant aging population,
- Overwhelmingly - people want to stay in their homes and communities,
- Homes that don't meet physical needs don't work,
- Housing and transportation barriers take choice away or make it difficult to stay independent and involved.



Challenges: Housing

- Mixed-use neighborhoods with a variety of housing options.
- Home modification supports for low-income lowans to age in place.
- Affordable, accessible units for all ages and incomes.



Challenges: Planning

- Public understanding of impact of aging population,
- Inadequate public engagement on creating solutions,
- www.aarp.org/research/ppi for “*Getting it Right: Smart Housing and Transportation Planning for Livable Communities.*” (9/30/09)



Conclusion:

Well-designed communities with affordable and well-designed housing, mobility options and opportunity for community engagement, allow lowans to remain independent and engaged... and enjoy a better quality of life.