

The Future of Housing in an Age-Friendly Los Angeles

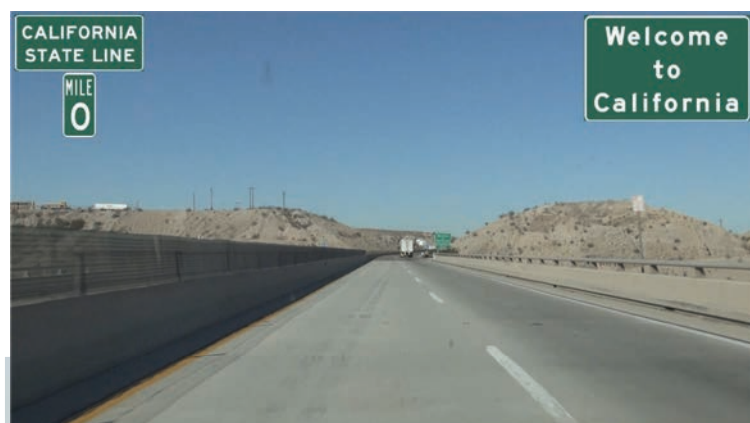


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@carolinecicero #AgeFriendlyLA



Housing Choices

Shorter
Commute

Better
Schools

More City
Services

Room for
Baby

Safer
Neighborhood

**FREE
RENT**

More Civic
Engagement

Maximize Los Angeles' Livability and Our Quality of Life

All Domains Lead to Housing



- Outdoor Spaces and Buildings
- **Transportation**
- Community and Health Services
- *Emergency Prep and Resilience*



- **Civic Participation and Employment**
- Social Participation
- **Respect and Social Inclusion**
- *Communication and Information*



Purposeful Aging

Age-Friendly Action Plan, 2018-2021

Survey of Housing Preferences if Given a Choice

- 80% of older adults want to age in own home
- Declining financial resources and increasing functional limitations may require alternative living arrangements.

Source: purposefulagingla.com

Lifespan Aging in City of Los Angeles



Over 435,000 older adults (65+) reside in the City.

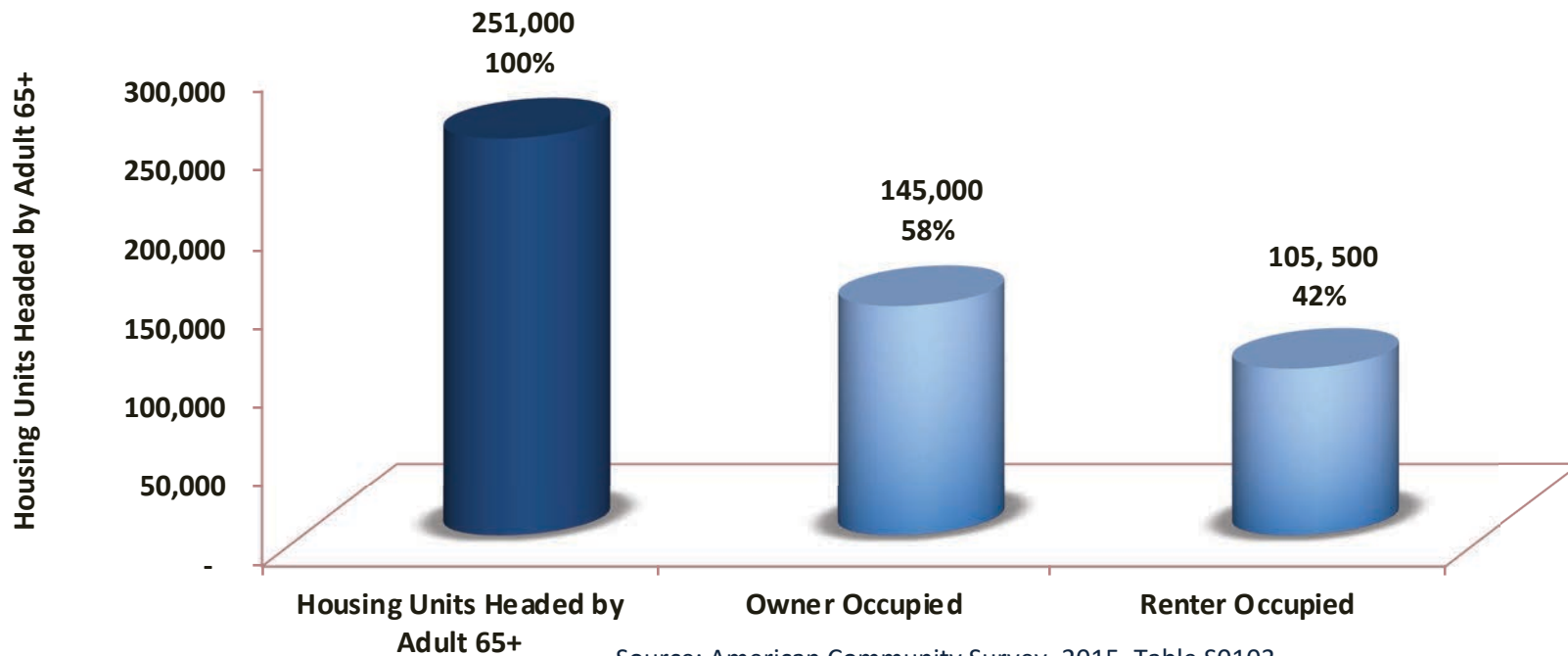


40% identify as Caucasian, with 26% Latino, 16% Asian, 11% African-American, and 12% Mixed and Other Races (American Community Survey, 2015, Table S0103).

By the year 2030, another 600,000 City residents will turn 65 (ACS, 2015, Table DP05).



Occupied Housing Units Headed by Adults 65+ in City of Los Angeles



Source: American Community Survey, 2015, Table S0103 .



A Lifetime of Affordability Problems

- 65% of rented units headed by older adults are not affordable by housing industry standards

(ACS, 2015, Table S0103).



Homelessness and Risk



- 200,000 older Los Angelenos are living at risk of homelessness (Los Angeles Aging Advocacy Coalition, 2017).
- More than 20% of homeless in LA County are older adults.

Housing Burden



Renters:

- Affordability Covenants Expiring
- Ellis Act Evictions
- AirBnb Conversions
- Condo Conversions

Owners:

- Property Taxes (Prop 5 on Nov. Ballot)
- Maintenance Costs
- Insurance
- Risk of Disasters (Prop 5)

Purposeful Aging

Age-Friendly Action Plan, 2018-2021



Recommendations

- Assess and enhance current efforts to prevent and address homelessness among older adults as part of County and City Homeless Initiatives.
- Develop a Rent “Gap Assistance” Program for medium and low-income older adults—**Home Modifications**
- Promote land use policies to support aging in place.

Land Use Policy



The City of Los Angeles has a goal of adding 10,000 ADUs by 2021, and 2000 were developed last year.

Increase: affordable housing options, access to caregivers, and availability of extra income for homeowners

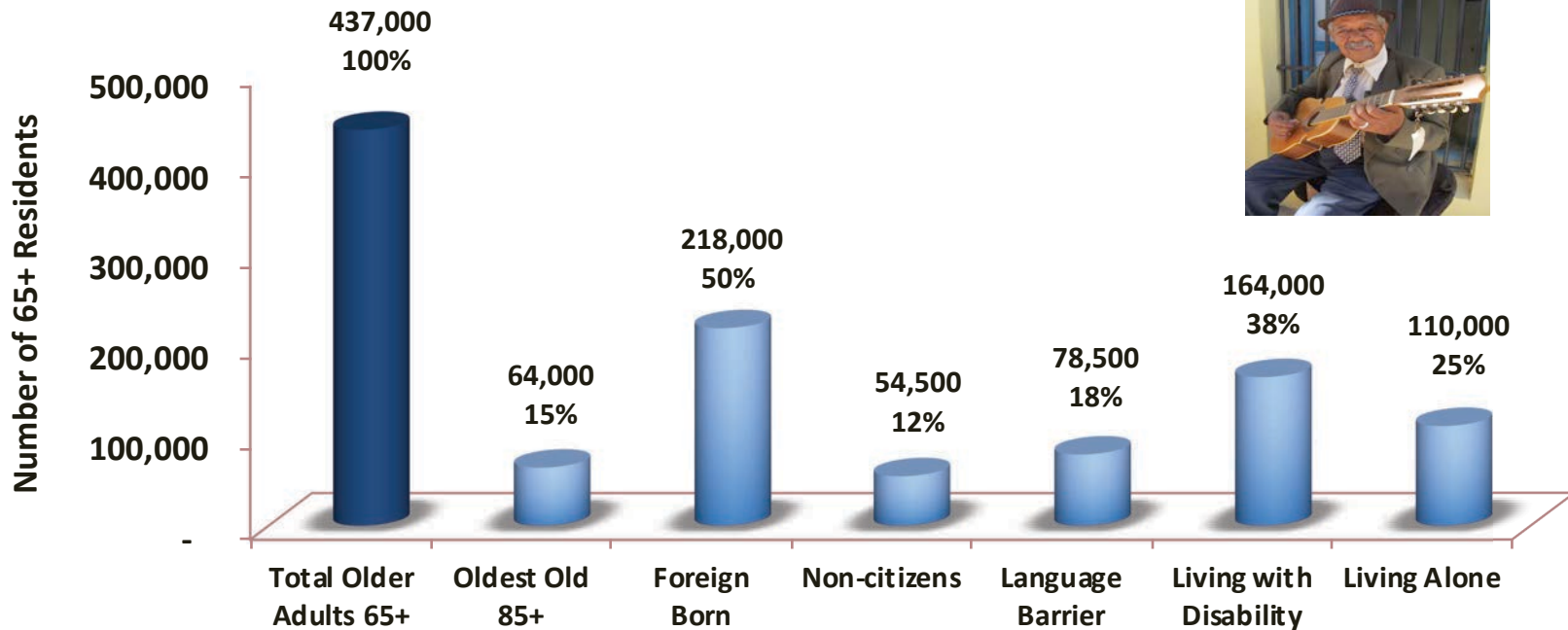


By **2030**, over 1 million City residents will be 65+.

All Baby Boomers will have turned 65, and they will be 65-85 years old.

Source: ACS, 2015, Table DP05

Selected Characteristics of 65+ Residents in City of Los Angeles



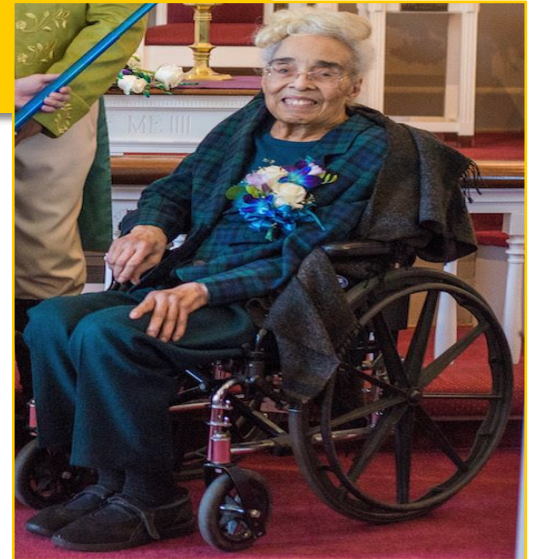
Source: American Community Survey, 2015, Table S0103 .



City of Los Angeles: 110,000 older adults live alone

(ACS, 2015, Table S0103).

High Risks:
Isolation
Malnutrition
Fall Injuries
Depression

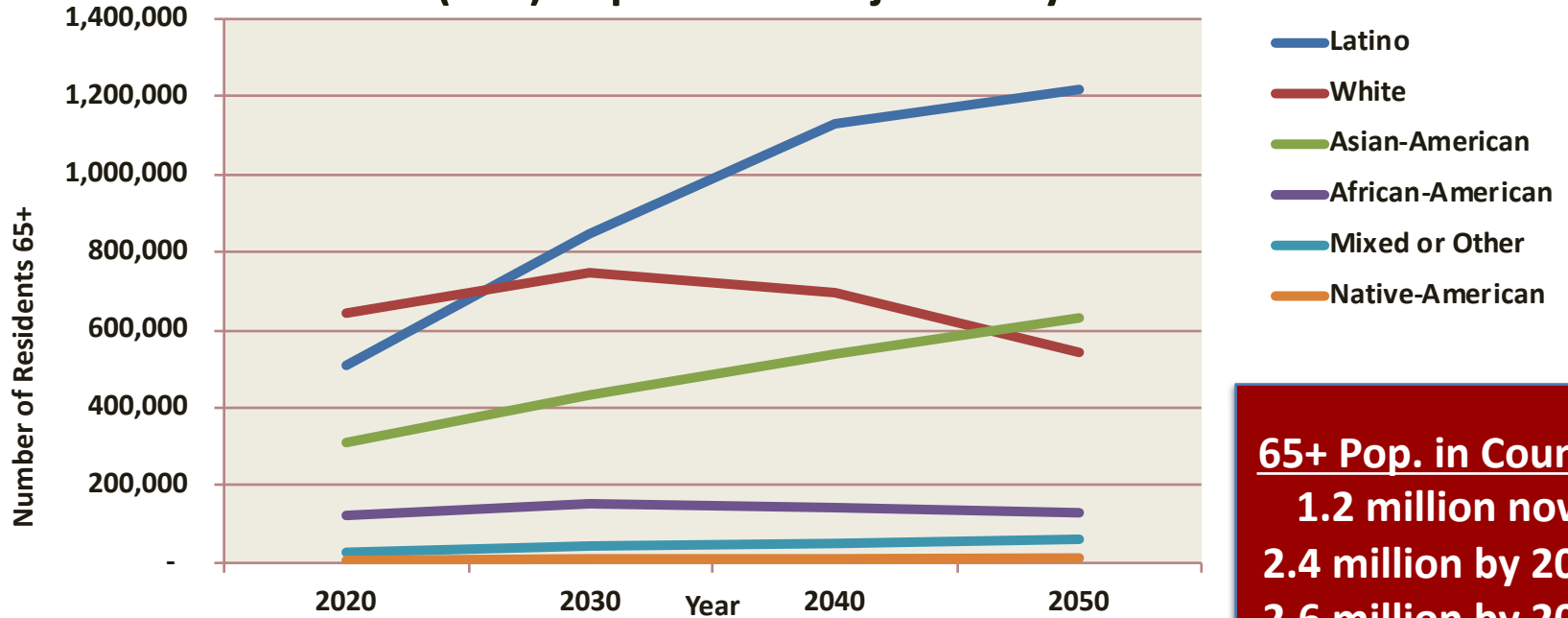


Major Housing Challenge: Baby Boomers Aging in Car Dependent Single Family Homes





County of Los Angeles Older Adult (65+) Population Projected By Race



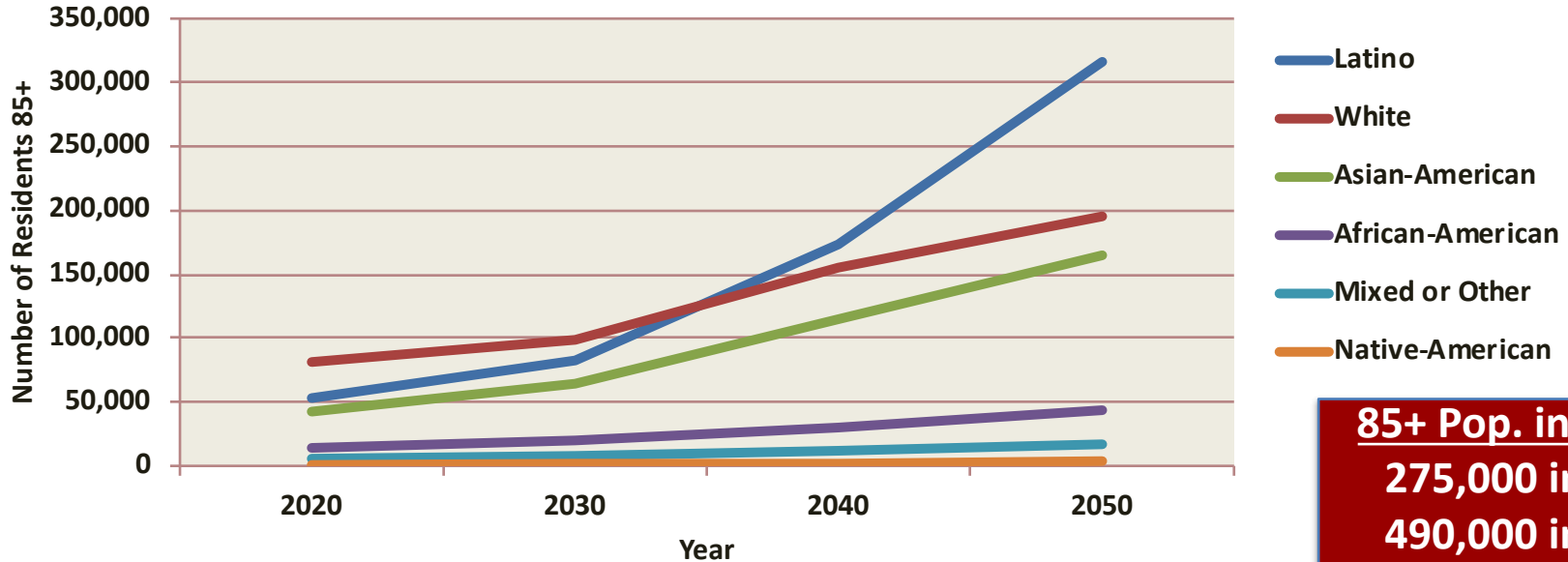
Source: Author's Calculations Based on US Census and Department of Finance Projections.

65+ Pop. in County:
1.2 million now
2.4 million by 2040
2.6 million by 2050

How Many Older Adults Live in the County of Los Angeles?



County of Los Angeles Oldest Old (85+) Population Projected By Race



Source: Author's Calculations Based on US Census and Department of Finance Projections.

85+ Pop. in County
275,000 in 2030
490,000 in 2040
740,000 in 2050

How Many of the Oldest Old (85+) Live in the County of Los Angeles?

Housing in Age-Friendly Community

- Supportive Systems for Frailty and Dementia
 - Technology and Home Modifications
 - Transportation Options
 - Goals of Reducing Isolation
 - Maximize Nutrition and Wellness Opportunities
 - Intergenerational Programs and Housing
- Mixed Use Developments

Communities with Age-Friendly Housing

- Affordable Housing Options
- Cooperative Villages That Provide Home Mods
- Intergenerational Housing
- Shared Housing, including ADUs
- Cohousing with Affinity Communities
- Social, Cultural, and Political Engagement

Propositions on November 6



- **1** Bonds for Affordable Housing Assistance
- **2** Bonds for Mental Health Services Act Housing
- **5** Allows 55+ and Disabled Prop Owners to Transfer Prop Tax Benefits to New Home
- **10** Expands Local Governments' Authority to Enact Rent Control



Age-Friendly University Initiative

Engaging USC Students across our Campuses:

- Workforce Development—grads and undergrads
- Experiential Education in Low Income Housing
- Returning and Online Students
- Several classes in Gerontology, but also curriculum across our campuses; Life Skills, Retirement Plans

Age-Friendly Los Angeles Wicked Problems Practicum



- Workforce development: Train leaders from LA but also Beijing, Jakarta, Kabul, Kolkota, Tijuana; Diplomat, Army Corps of Engineers, Digital Natives
- Interdisciplinary: Gerontology, Public Health, Public Policy, Spatial Sciences
- Broad in scope but focused in study

- **Employees** who are aging; Caregiver support
- **Retirees**—Many stay living in LA area
- **Alumni**—Half Century and Encore Trojans
- **Community** engagement with the USC Campus
- **Research** in lifespan health, housing, social services, homelessness, home modifications

Age-Friendly University Collaboration



Other
Los Angeles
Region
Universities



Age-friendly
University
Global Network





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