The Future of Housing in an Age-Friendly Los Angeles

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Housing Choices

- Shorter Commute
- More City Services
- Safer Neighborhood
- Room for Baby
- More Civic Engagement
- Better Schools

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

Housing Choice

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

USC Leonard Davis School of Gerontology
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 \(\text{(American Community Survey, 2015, Table S0103).}\)

By the year 2030, another 600,000 City residents will turn 65 \(\text{(ACS, 2015, Table DP05).}\)
Occupied Housing Units
Headed by Adults 65+ in City of Los Angeles

- Housing Units Headed by Adult 65+: 251,000 (100%)
- Owner Occupied: 145,000 (58%)
- Renter Occupied: 105,500 (42%)

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
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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.

Source: purposefulagingla.com
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

- Total Older Adults 65+: 437,000 (100%)
- Oldest Old 85+: 64,000 (15%)
- Foreign Born: 218,000 (50%)
- Non-citizens: 54,500 (12%)
- Language Barrier: 78,500 (18%)
- Living with Disability: 164,000 (38%)
- Living Alone: 110,000 (25%)

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

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

- **Latino**
- **White**
- **Asian-American**
- **African-American**
- **Mixed or Other**
- **Native-American**

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?
Communities for Cognitive Decline

• Bring our Loved Ones Home (BOLOH)
• Dementia Friends
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, Kolkata, 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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