CREATING LIVABLE, AGE FRIENDLY COMMUNITIES: TODAY AND TOMORROW

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@DrUrbanPolicy
#FutureofHousing
#LivIndex
People want to **age in place**

Demographic change makes it imperative that we approach community planning/design differently than we have in the past.

There is **tremendous opportunity** for communities today.
How Do People Choose Neighborhoods?

- Preferences
- Limitations
  - Family budget
  - Availability

- Home/ community location

Photo credit: Shannon Guzman
The majority of older adults want to age in their homes and communities – 76% of those 50 and older

• Staying because of community connections

• Circumstances determine ability to stay

Source: 2018 Home and Community Preferences: A National Survey of Adults 18-Plus
What community amenities do older adults want close to home?

<table>
<thead>
<tr>
<th>Service</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bus Stop</td>
<td>50%</td>
</tr>
<tr>
<td>Grocery Store</td>
<td>47%</td>
</tr>
<tr>
<td>Park</td>
<td>42%</td>
</tr>
<tr>
<td>Pharmacy / Drug Store</td>
<td>42%</td>
</tr>
</tbody>
</table>

Boomers and Millennials have similar preferences for walkable, mixed-use neighborhoods.²

- 72% / 54% want to be near shops, restaurants and offices.
- 62% / 49% would move into a smaller home for a shorter commute.
- 42% / 59% prefer to live where there’s a mix of homes.
- 52% / 55% want public transportation options.

² Urban Land Institute, America in 2013
Challenges

• **Population Growth:** Older adult population projected to reach 20 percent of the US population by 2030.

• **Communities Not Ready:** Many communities haven’t established policies and programs to address the needs of older adults.

• **Limited mobility with age:** As people age, some will need assistance with daily tasks.
WHAT DO OLDER ADULTS WANT?

Photos courtesy of Dan Burden and Shannon Guzman
CREATING GREAT NEIGHBORHOODS FOR ALL AGES
Key Housing Challenges

“Housing Policy Solutions to Support Aging with Options”

Challenges

• **Homes present physical barriers:** An older adult’s home is not physically accessible or requires burdensome or expensive upkeep.

• **Rising housing costs:** As older adults age, incomes often do not keep pace with housing costs.

• **Lack of housing options:** Existing housing stock does not offer a range of choices for older adults wishing to remain in their community.
Housing: Affordability, Access and Location
THE LIVABILITY INDEX: GREAT NEIGHBORHOODS FOR ALL AGES
WWW.AARP.ORG/LIVABILITYINDEX
The Livability Index: Housing

**Total Index Score**

56

**Category Score**

- **Housing**: 69
  - Affordability and access
- **Neighborhood**: 68
  - Access to life, work, and play
- **Transportation**: 63
  - Safe and convenient options
- **Environment**: 35
  - Clean air and water
- **Health**: 50
  - Prevention, access, and quality
- **Engagement**: 68
  - Civic and social involvement
- **Opportunity**: 41
  - Inclusion and possibilities

**Metrics**

- **Housing affordability**: $882 per month
  - Median US neighborhood: $989
- **Housing accessibility**: 51.2% of units
  - Median US neighborhood: 43.6%
- **Housing options**: 52.6% of units are multi-family
  - Median US neighborhood: 17.8%
- **Housing affordability**: 15.2% of income spent on housing
  - Median US neighborhood: 17.9%
- **Housing affordability**: 407 units per 10,000 people
  - Median US neighborhood: 0
The Livability Index: Housing

They say home is where the heart is—and the same holds true for the Livability Index. Housing is a central component of livability. Deciding where to live influences many of the topics the Index covers. We spend more time in our homes than anywhere else, so housing costs, choices, and accessibility are critical. Great communities provide housing opportunities for people of all ages, incomes, and abilities, allowing everyone to live in a quality neighborhood regardless of their circumstances.
THE LIVABILITY INDEX: NEIGHBORHOOD

What makes a neighborhood truly livable? Two important qualities are access and convenience. Compact neighborhoods make it easier for residents to reach the things they need most, from jobs to grocery stores to libraries. Nearby parks and places to buy healthy food help people make smart choices, and diverse, walkable neighborhoods with shops, restaurants, and movie theaters make local life interesting. Additionally, neighborhoods served by good access to more distant destinations via transit or automobile help residents connect to jobs, health care, and services throughout the greater community.

Metrics

How does my community compare to neighborhoods across the country?

- Proximity to destinations
  - Access to grocery stores and farmers' markets
    - Median US neighborhood: 0.6
    - 3.4 stores and markets
- Proximity to destinations
  - Access to parks
    - Median US neighborhood: 1.0
    - 1.0 parks
- Proximity to destinations
  - Access to libraries
    - Median US neighborhood: 0.8
    - 0.4 libraries
- Proximity to destinations
  - Access to jobs by transit
    - Median US neighborhood: 8.6
    - 21,810 jobs
- Proximity to destinations
  - Access to jobs by auto
    - Median US neighborhood: 32,699
    - 83,201 jobs
- Mixed-use neighborhoods
  - Diversity of destinations
    - Median US neighborhood: 0.70
    - 0.77 index from 0 to 1
- Compact neighborhoods
  - Activity density
    - Median US neighborhood: 3,020
    - 14,750 jobs and people per sq. mi.
- Personal safety
  - Crime rate
    - Median US neighborhood: 261
    - 239 crimes per 10,000 people
- Neighborhood quality
  - Vacancy rate
    - Median US neighborhood: 8.8%
    - 13.3% of units are vacant
Explore AARP’s Livable Communities

The top ten most livable U.S. communities by population size

<table>
<thead>
<tr>
<th>Rank</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>San Francisco, CA</td>
</tr>
<tr>
<td>2</td>
<td>Boston, MA</td>
</tr>
<tr>
<td>3</td>
<td>Seattle, WA</td>
</tr>
<tr>
<td>4</td>
<td>Denver, CO</td>
</tr>
<tr>
<td>5</td>
<td>Milwaukee, WI</td>
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<td>6</td>
<td>New York, NY</td>
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<td>7</td>
<td>Portland, OR</td>
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<tr>
<td>8</td>
<td>Austin, TX</td>
</tr>
<tr>
<td>9</td>
<td>Philadelphia, PA</td>
</tr>
<tr>
<td>10</td>
<td>Washington, DC</td>
</tr>
</tbody>
</table>
AARP NETWORK OF AGE-FRIENDLY COMMUNITIES
(As of today – 301 communities and 3 states enrolled)
DESIGN FOR ACCESS

Lifelong Housing Certification Program
Twin Creeks, Oregon
Finding Solutions
Strategies to address the housing needs of older adults

- Address critical housing needs
- Partnerships
- Illustrate the need for accessible housing

#FutureofHousing
www.aarp.org/futureofhousing
Finding Solutions

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FUTURE OF HOUSING: DESIGN CHALLENGE - ACCESSIBLE HOME DESIGN TOOLKIT

- Online toolkit on accessible housing features for homeowners and builders

#FutureofHousing
www.aarp.org/futureofhousing
www.homemattersamerica.com/designchallengetoolkit/
ACCESSORY DWELLING UNITS

Provide new housing in existing neighborhoods

Provide affordable housing options

Allow extended families to live close by

Provide an option to support remaining in the community as you age

Create new options without fundamentally changing the character of a neighborhood
Accessory Dwelling Units

Independent housing units created within single-family homes or on their lots.

Can be used for rental income and providing options to keep affordable options in neighborhoods.

Can be used to house a family member, including one in need of some care.

(Names differ by jurisdiction – e.g. junior ADUs in California)
FOR MORE INFORMATION

The Livability Index
www.aarp.org/livabilityindex
#LivIndex

Future of Housing
www.aarp.org/futureofhousing

Livable Communities Research and Policy Solutions
www.aarp.org/livablepolicy
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