

CREATING LIVABLE, AGE FRIENDLY COMMUNITIES: TODAY AND TOMORROW

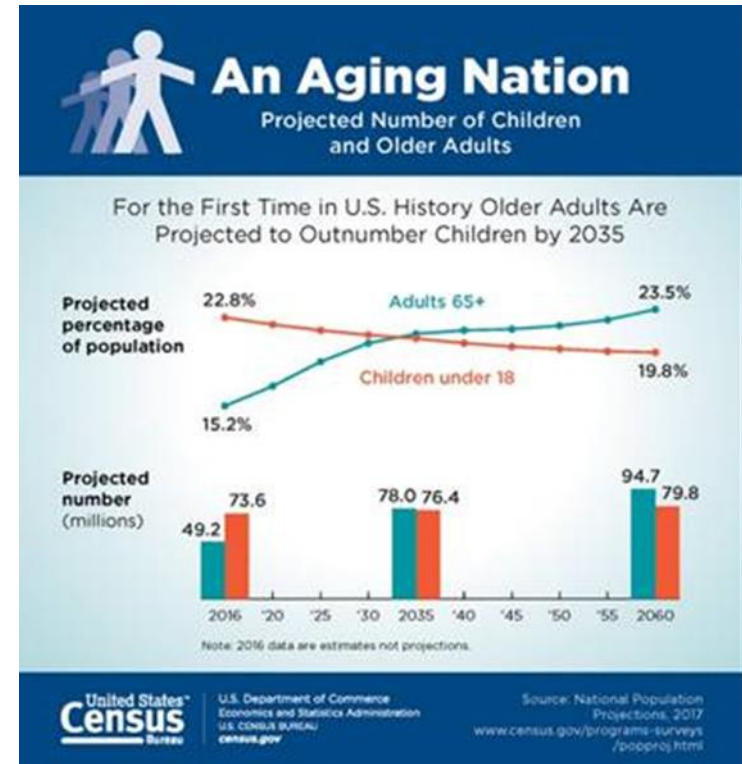
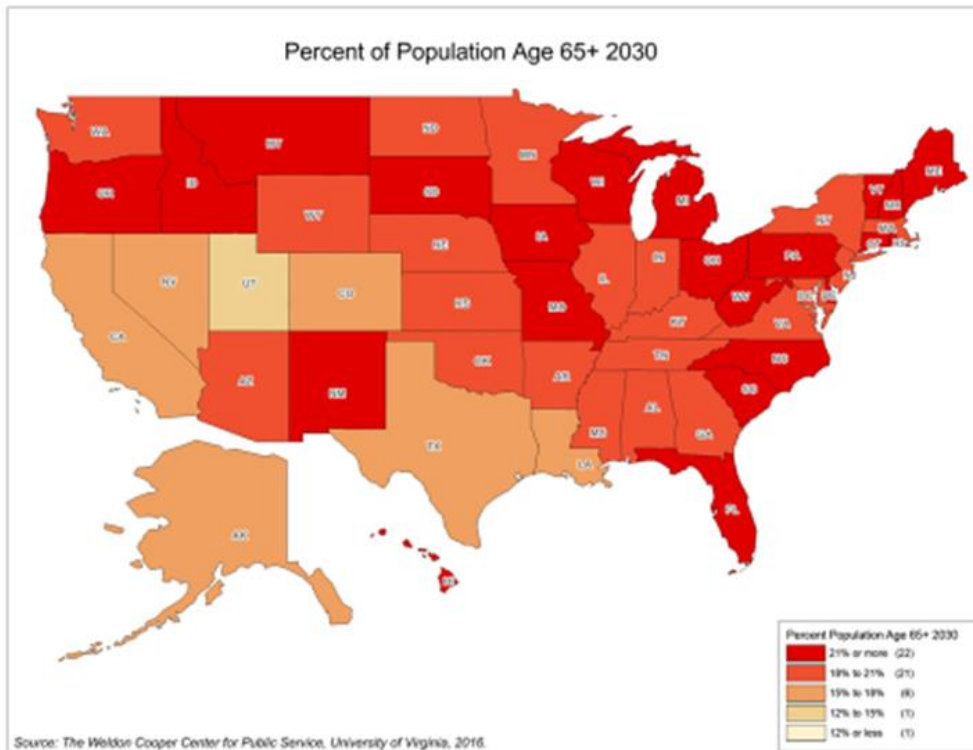


Dr. Rodney Harrell
AARP
Director of Livability Thought Leadership

 **@DrUrbanPolicy**
#FutureofHousing
#LivIndex

THE US IS AGING

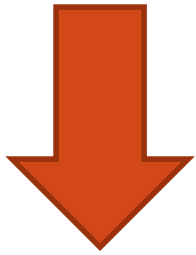
Percent of Population Age 65+ 2030-2035



- 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

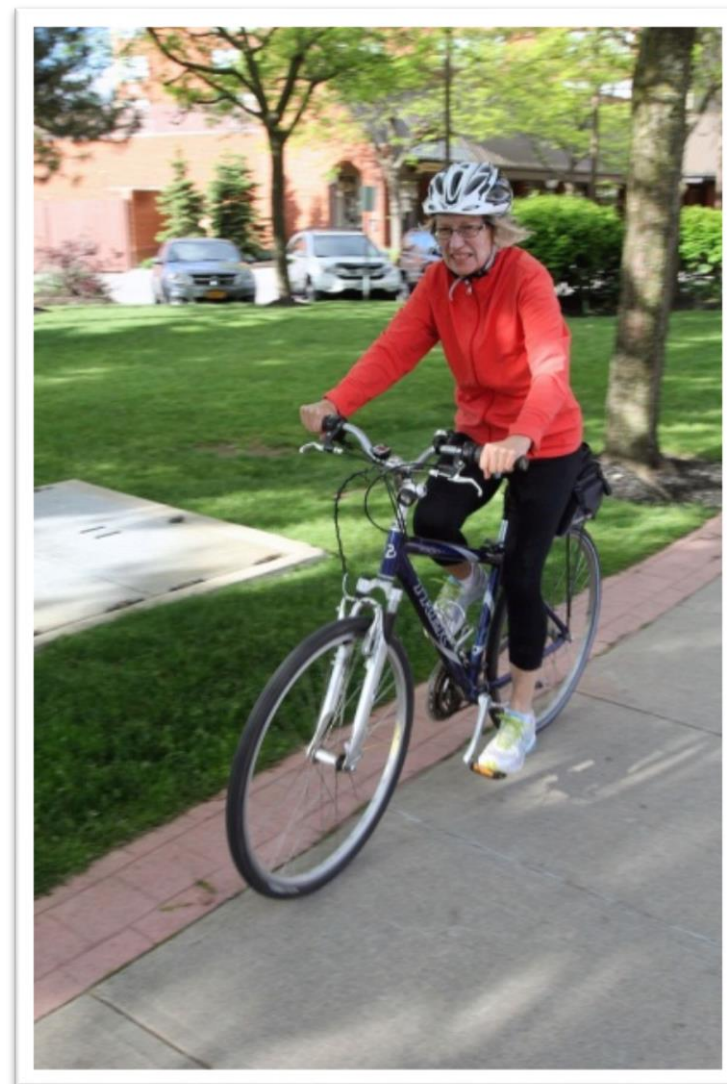


WHAT DO PEOPLE WANT?

COMMUNITY PREFERENCES

- *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*

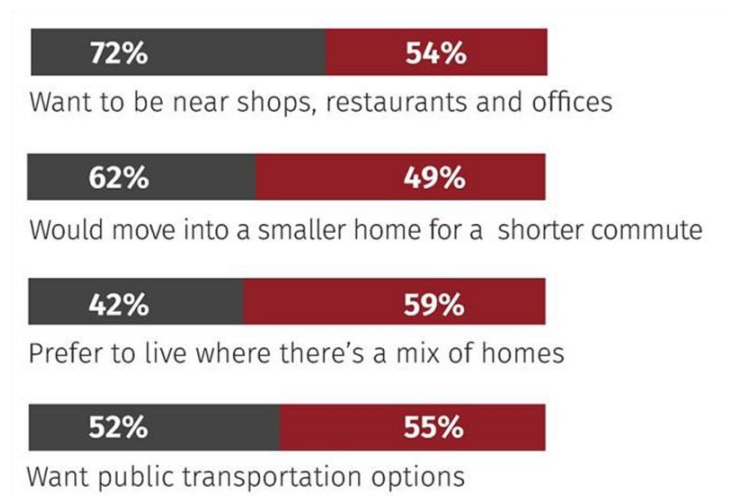
Source: 2018 Home and Community Preferences: A National Survey of Adults 18-Plus



WHAT COMMUNITY AMENITIES DO OLDER ADULTS WANT CLOSE TO HOME?



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



2. *Urban Land Institute, America in 2013*

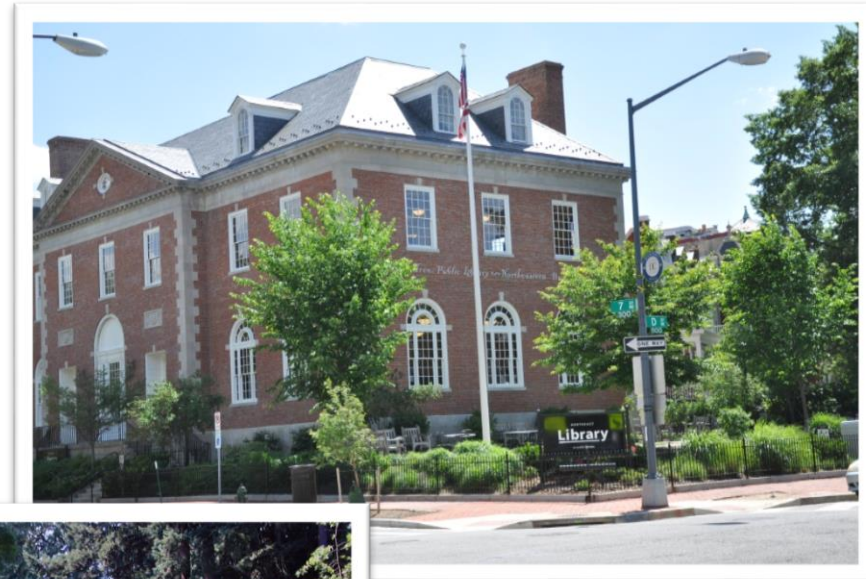
KEY CHALLENGES

“Housing Policy Solutions to Support Aging with Options ”

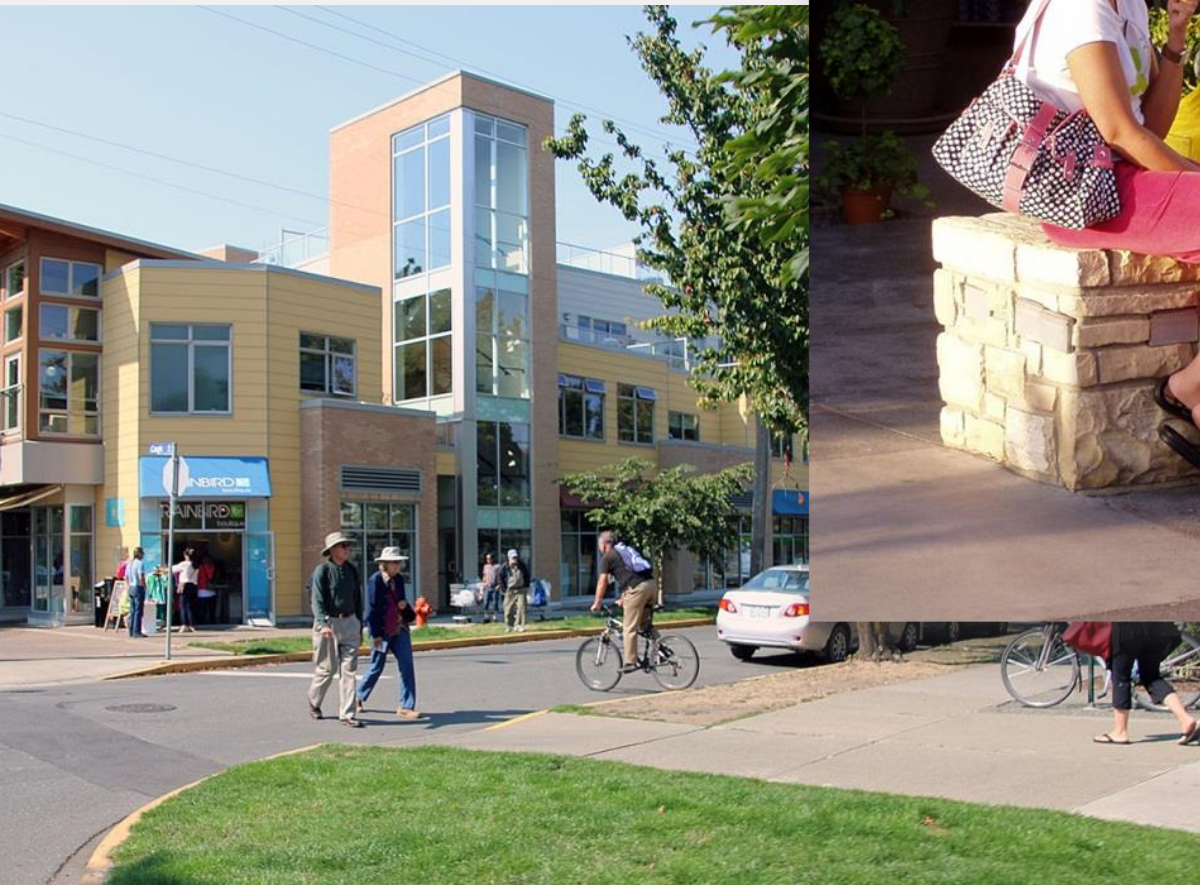
Challenges

- **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?



CREATING GREAT NEIGHBORHOODS FOR ALL AGES



KEY HOUSING CHALLENGES

“Housing Policy Solutions to Support Aging with Options ”

Challenges

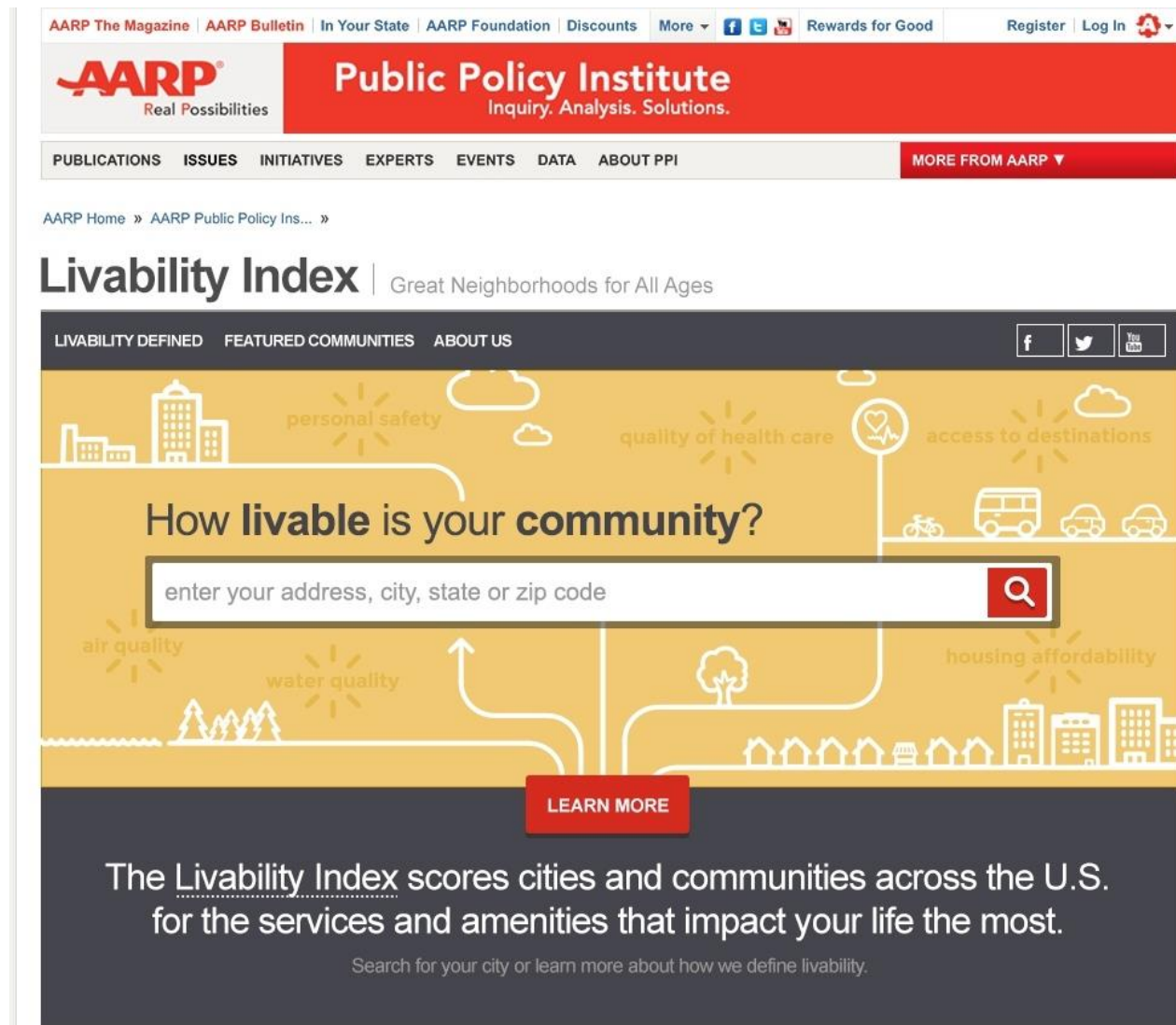
- **Homes present physical barriers:** *An older adult’s home is not physically accessible or requires burdensome or expensive upkeep.*
- **Rising housing costs:** *As older adults age, incomes often do not keep pace with housing costs.*
- **Lack of housing options:** *Existing housing stock does not 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

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Livability Index


 | Great Neighborhoods for All Ages

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personal safety | quality of health care | access to destinations

How livable is your community?

enter your address, city, state or zip code 

air quality | water quality | housing affordability

LEARN MORE

The Livability Index scores cities and communities across the U.S. for the services and amenities that impact your life the most.

Search for your city or learn more about how we define livability.

THE LIVABILITY INDEX: HOUSING

TOTAL INDEX SCORE



[Livability Score](#) ?

CATEGORY SCORE

- 69
HOUSING
 Affordability and access
- 68
NEIGHBORHOOD
 Access to life, work, and play
- 63
TRANSPORTATION
 Safe and convenient options
- 35
ENVIRONMENT
 Clean air and water
- 50
HEALTH
 Prevention, access and quality
- 68
ENGAGEMENT
 Civic and social involvement
- 41
OPPORTUNITY
 Inclusion and possibilities

HOUSING

Affordability and access [Share this score](#)

✕

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.

Metrics

Policies

How does my community compare to neighborhoods across the country?

● TOP THIRD
 ● MIDDLE THIRD
 ● BOTTOM THIRD
 ○ MISSING DATA

+	Housing accessibility ZERO-STEP ENTRANCES	51.2% of units ● <small>Median US neighborhood: 43.6%</small>
+	Housing options AVAILABILITY OF MULTI-FAMILY HOUSING	52.6% of units are multi-family ● <small>Median US neighborhood: 17.8%</small>
+	Housing affordability HOUSING COSTS	\$882 per month ● <small>Median US neighborhood: \$989</small>
+	Housing affordability HOUSING COST BURDEN	15.2% of income spent on housing ● <small>Median US neighborhood: 17.9%</small>
+	Housing affordability AVAILABILITY OF SUBSIDIZED HOUSING	407 units per 10,000 people ● <small>Median US neighborhood: 0</small>

THE LIVABILITY INDEX: HOUSING

TOTAL INDEX SCORE



[Livability Score](#) ?

CATEGORY SCORE

69	HOUSING Affordability and access	>
68	NEIGHBORHOOD Access to life, work, and play	>
63	TRANSPORTATION Safe and convenient options	>
35	ENVIRONMENT Clean air and water	>
50	HEALTH Prevention, access and quality	>
68	ENGAGEMENT Civic and social involvement	>
41	OPPORTUNITY Inclusion and possibilities	>

HOUSING

Affordability and access [Share this score](#)

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Metrics Policies

+	Housing accessibility STATE AND LOCAL INCLUSIVE DESIGN LAWS	County Policy ●
+	Housing affordability STATE AND LOCAL HOUSING TRUST FUNDS	City Policy ●
+	Housing options STATE MANUFACTURED HOUSING PROTECTIONS	No Policy ○
+	Housing affordability STATE FORECLOSURE PREVENTION AND PROTECTION	State Policy ●
+	Comprehensive livability commitment STATE AND LOCAL PLANS TO CREATE AGE-FRIENDLY COMMUNITIES	City Policy ●

THE LIVABILITY INDEX: NEIGHBORHOOD

TOTAL INDEX SCORE



[Livability Score](#) ?

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DO MORE WITH THIS SCORE

- Adjust category importance
- Track livability progress over time
- Compare to other locations
- Compare map data

NEIGHBORHOOD

Access to life, work, and play [Share this score](#)

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 theatres 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

Policies

How does my community compare to neighborhoods across the country?

TOP THIRD
 MIDDLE THIRD
 BOTTOM THIRD
 MISSING DATA

<div style="display: flex; align-items: center;"> + <div> <p>Proximity to destinations</p> <p>ACCESS TO GROCERY STORES AND FARMERS' MARKETS</p> </div> </div>	<p>3.4 stores and markets</p> <p>Median US neighborhood: 0.0</p>
<div style="display: flex; align-items: center;"> + <div> <p>Proximity to destinations</p> <p>ACCESS TO PARKS</p> </div> </div>	<p>1.0 parks</p> <p>Median US neighborhood: 0.0</p>
<div style="display: flex; align-items: center;"> + <div> <p>Proximity to destinations</p> <p>ACCESS TO LIBRARIES</p> </div> </div>	<p>0.4 libraries</p> <p>Median US neighborhood: 0.0</p>
<div style="display: flex; align-items: center;"> + <div> <p>Proximity to destinations</p> <p>ACCESS TO JOBS BY TRANSIT</p> </div> </div>	<p>21,810 jobs</p> <p>Median US neighborhood: 0</p>
<div style="display: flex; align-items: center;"> + <div> <p>Proximity to destinations</p> <p>ACCESS TO JOBS BY AUTO</p> </div> </div>	<p>83,201 jobs</p> <p>Median US neighborhood: 32,699</p>
<div style="display: flex; align-items: center;"> + <div> <p>Mixed-use neighborhoods</p> <p>DIVERSITY OF DESTINATIONS</p> </div> </div>	<p>0.77 index from 0 to 1</p> <p>Median US neighborhood: 0.70</p>
<div style="display: flex; align-items: center;"> + <div> <p>Compact neighborhoods</p> <p>ACTIVITY DENSITY</p> </div> </div>	<p>14,750 jobs and people per sq. mi.</p> <p>Median US neighborhood: 3,020</p>
<div style="display: flex; align-items: center;"> + <div> <p>Personal safety</p> <p>CRIME RATE</p> </div> </div>	<p>239 crimes per 10,000 people</p> <p>Median US neighborhood: 261</p>
<div style="display: flex; align-items: center;"> + <div> <p>Neighborhood quality</p> <p>VACANCY RATE</p> </div> </div>	<p>13.3% of units are vacant</p> <p>Median US neighborhood: 8.8%</p>

Explore AARP's Livable Communities

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

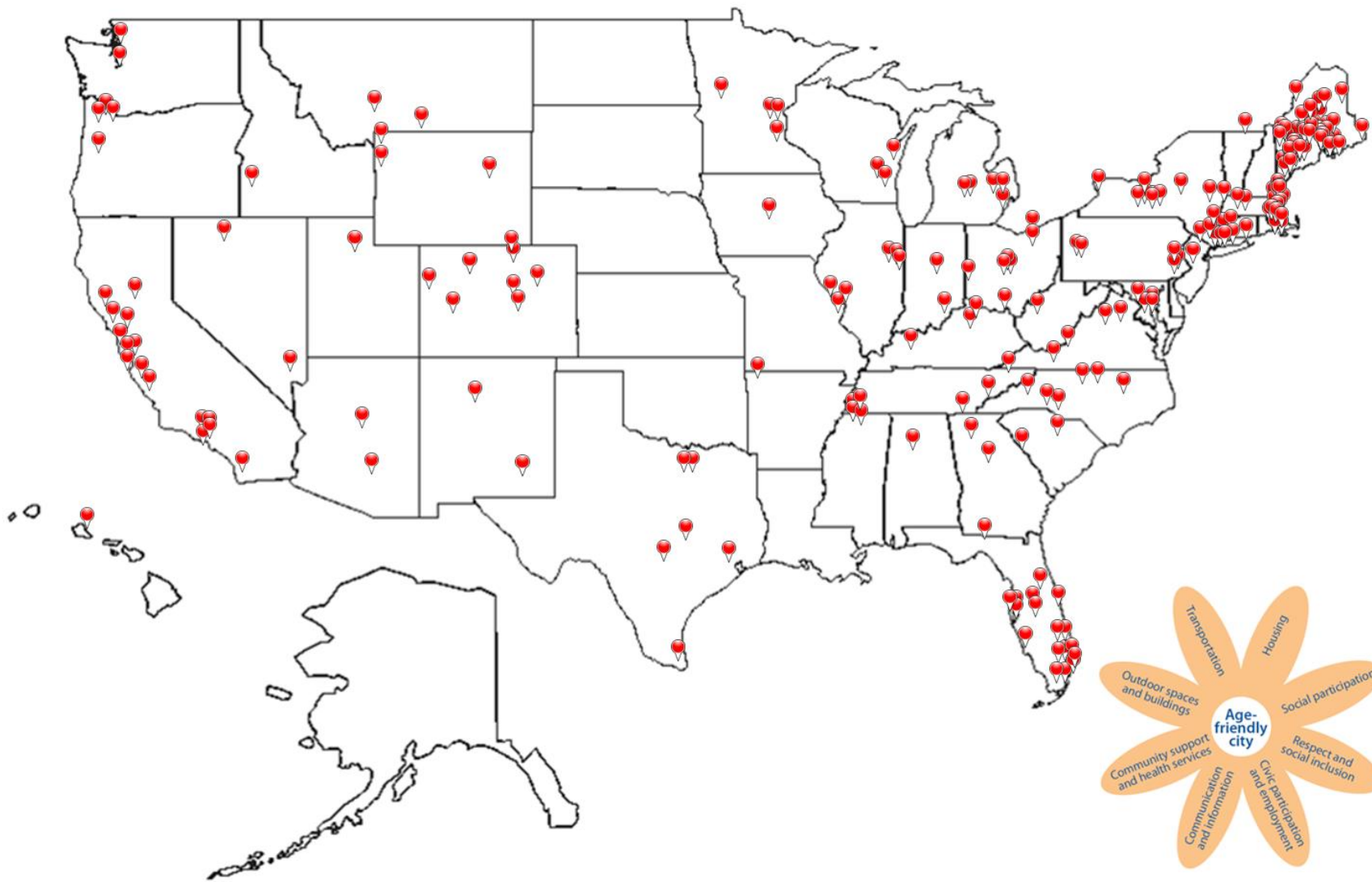


Large Communities 500,000+

Rank	City
1	San Francisco, CA
2	Boston, MA
3	Seattle, WA
4	Denver, CO
5	Milwaukee, WI
6	New York, NY
7	Portland, OR
8	Austin, TX NEW
9	Philadelphia, PA
10	Washington, DC

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



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www.aarp.org/futureofhousing





FINDING SOLUTIONS

Strategies to address the housing needs of older adults



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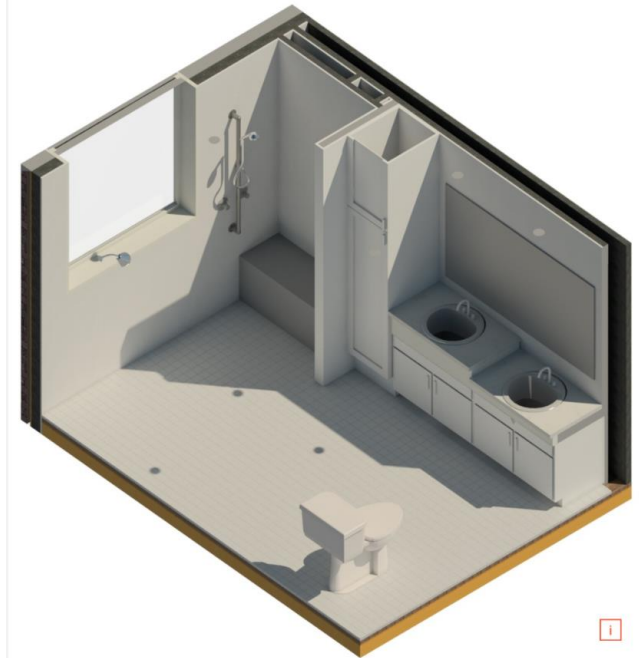
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FUTURE OF HOUSING: DESIGN CHALLENGE - ACCESSIBLE HOME DESIGN TOOLKIT



- 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 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)

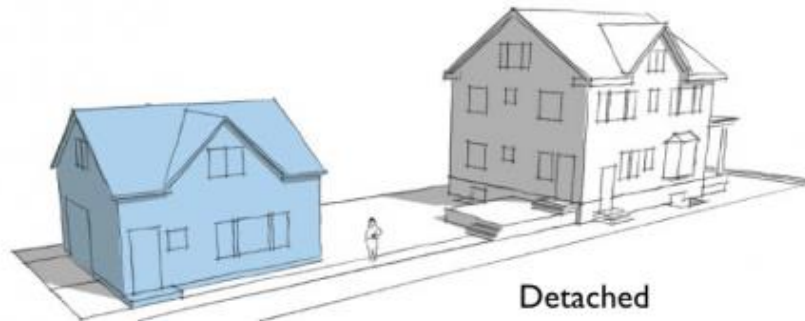
What is an ADU?



Internal



Attached



Detached

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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