



Housing in an Aging Society: Implications for Services and Planning

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3 Strategies to Improve Planning & Service Delivery

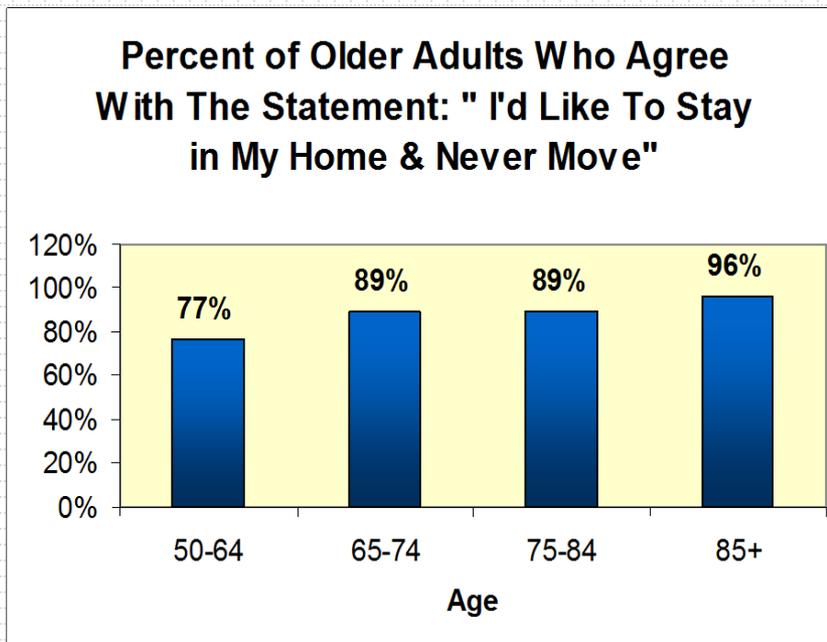
- **Enhance the Ability to Age in Place**
- **Expand Services in Subsidized Housing**
- **Promote Universal Design**

What is Aging in Place?

The Ability to:

- Remain in One's Own Home and/or**
 - Reside in a Residential Setting Within One's Own Community**
- For as Long as Possible!***

Strong Preference for Aging in Place

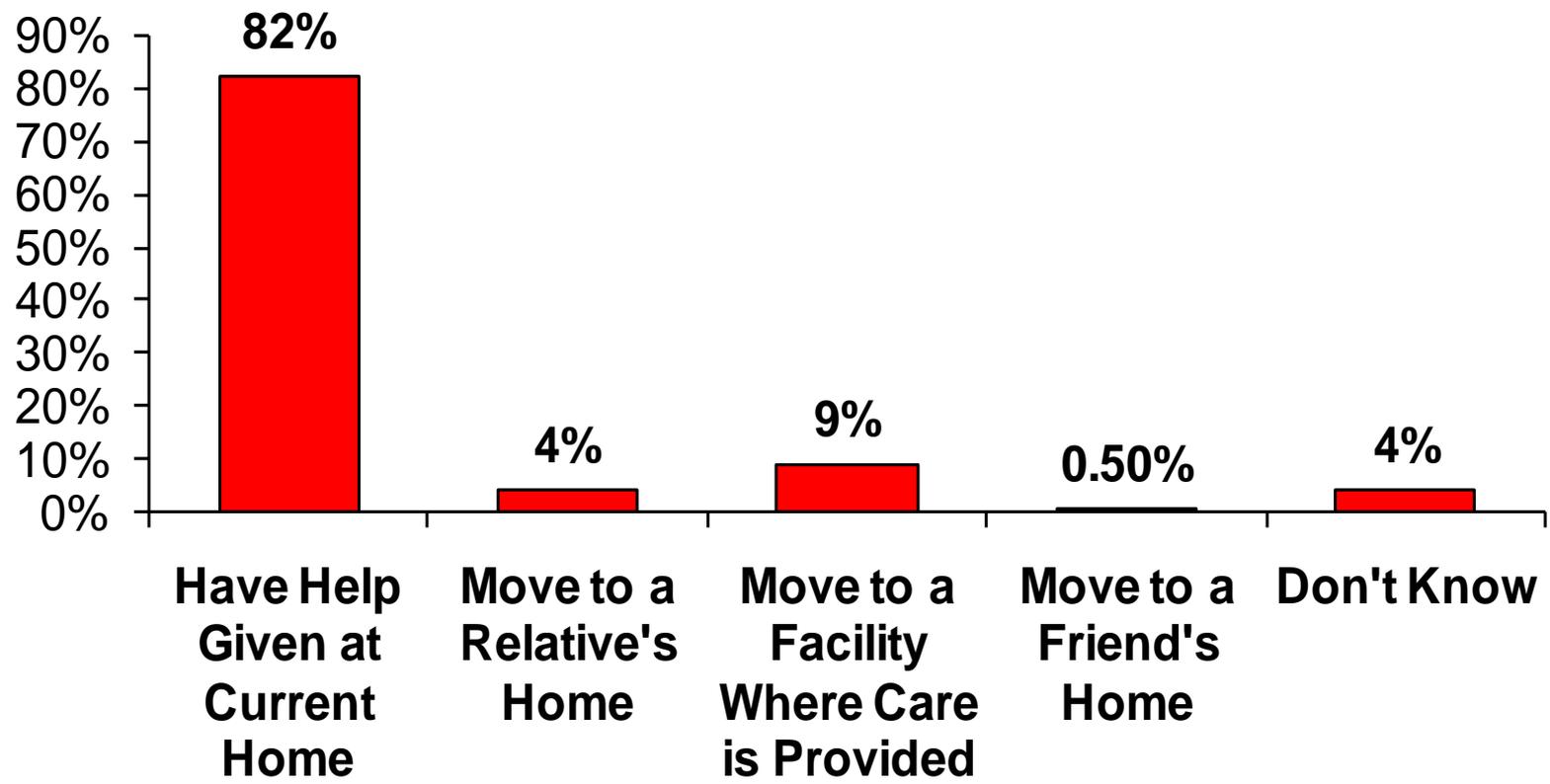


Source: AARP

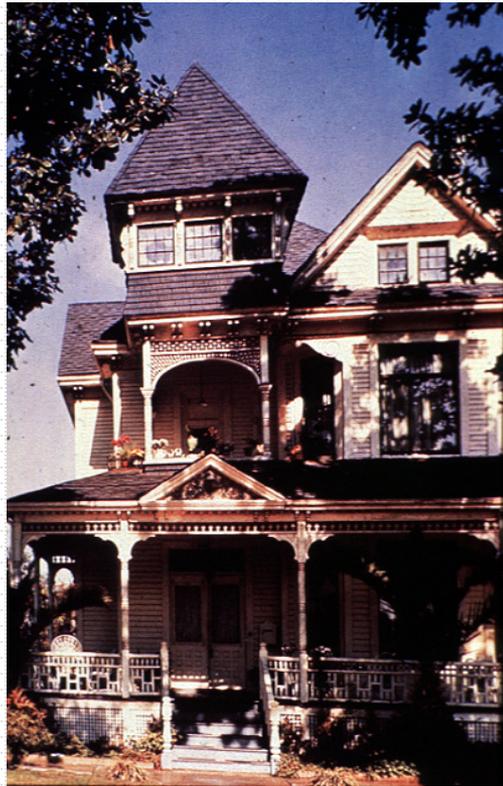
Reasons:

- Psychological Attachments
- Familiarity
- Ties To Neighbors & Neighborhood

Preferences if Older Adults Need Help Caring for Themselves



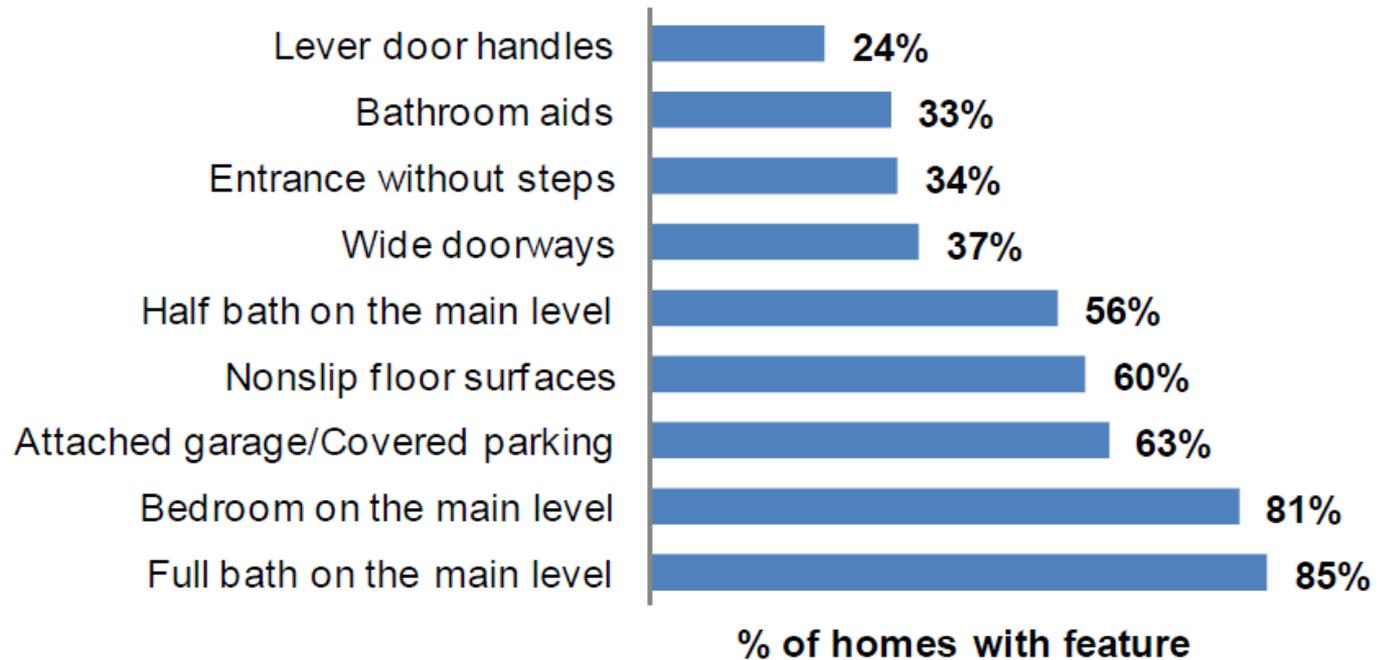
Barriers to Aging in Place



“Peter Pan Housing”

Figure 1

Many homes for 50+ adults lack accessibility features



Source: AARP. *Beyond 50.05: A Report to the Nation on Livable Communities*, 2005.

Common Problems in Housing

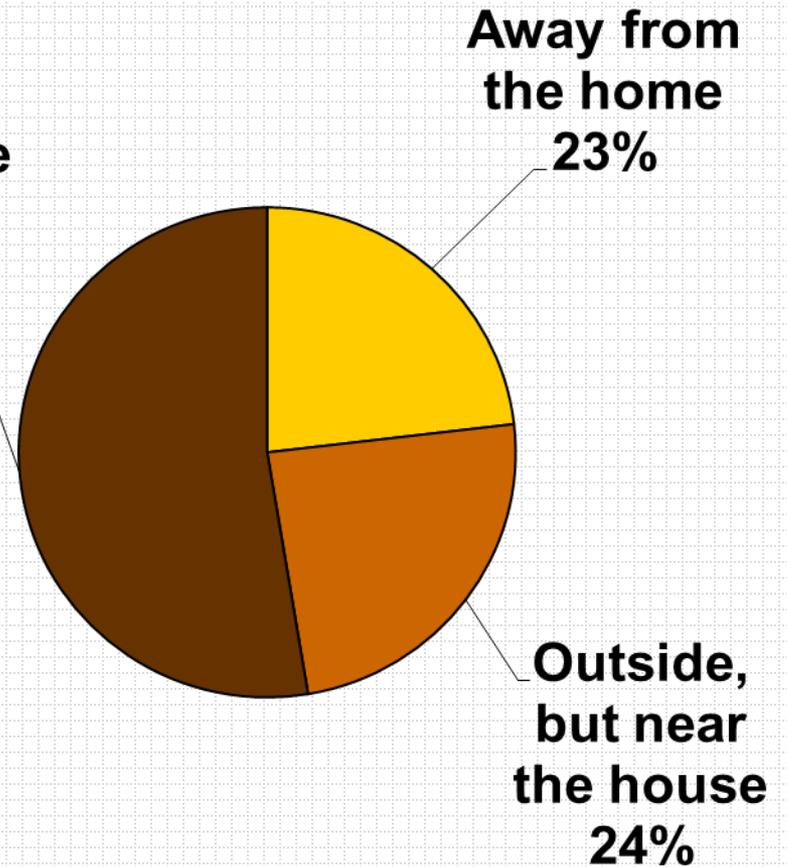


- **Makes It Difficult to Carry out Tasks**
- **Hinders Caregiving**
- **Puts Older People at Risk**

Falls

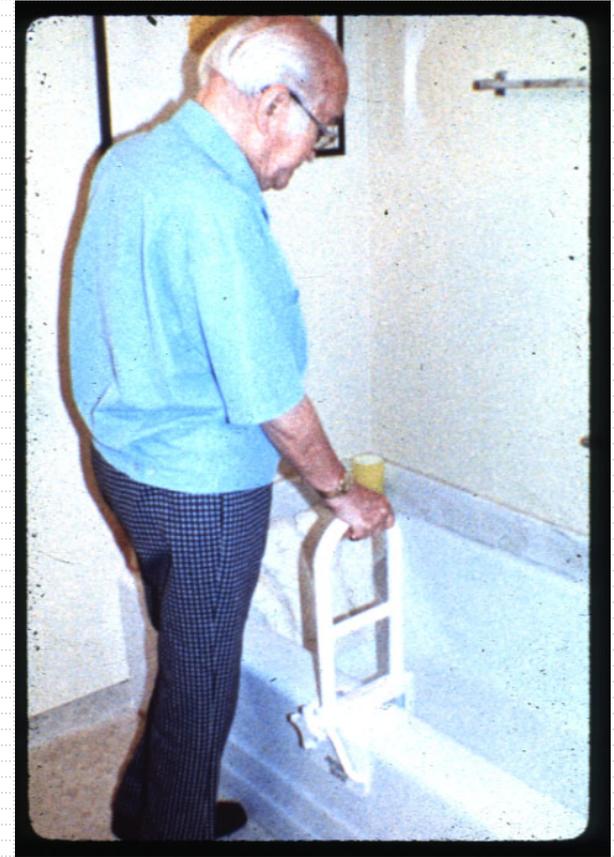


**Inside the house
53%**



Source: National Health Interview Survey, 1997-1998 (Kochera, 2002)

Home Modifications



- **Promote Independence**
- **Make Caregiving Easier**
- **Reduce costs of health care**

Funding For Home Mods

- **Primarily Out of Pocket**
- **Housing**
 - **CDBG: Funds Programs But Focuses on Repairs**
- **Health Care: More Promising**
 - **Medicare: Reimburses for Durable Medical Equipment**
 - **Medicaid Pays for a Few HM**
 - **Medicaid Waiver: Home Care Services & Some Home Mods**

Better Use of Subsidized Housing



Government Subsidized Housing

Current Beneficiaries- ~1.7 Million Older Adults

- **Section 202 Housing**
~320,000 older adults
~3,500 complexes

- **Section 8 Project-Based Rental Assistance**
~557,000 older adults

- **Public Housing**
~358,000 older adults

- **Other Programs**
: (Sections 221d3; 236; LIHTC)
~300,000

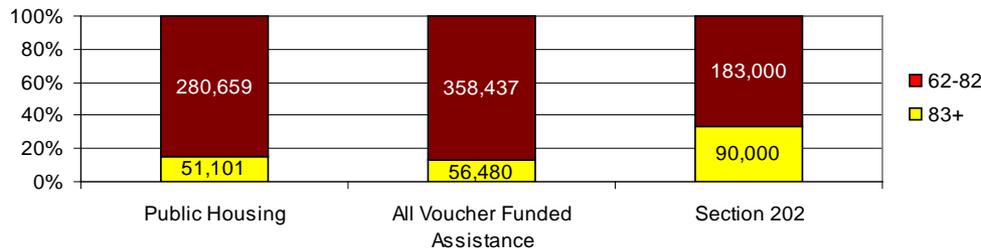
- **Rural Housing Service**
~190,000 older adults

Residents in Subsidized Housing

■ Residents Aging in Place

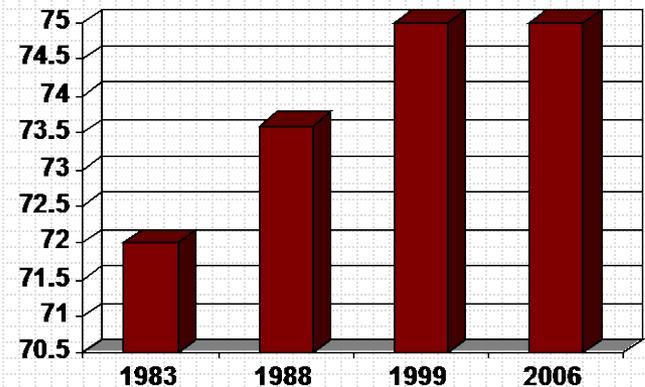
- **Typical resident: single woman in her mid-70s with an annual income < \$10,000**
- **Mean Age of 202 Residents Has Increased**
- **Approximately 200,000 Older Renters in 3 Programs are 83+**

Number and Percentage of Older Household Members Ages 62-82 and 83+ in Subsidized Units



Source: HUD Resident Characteristics Report, 2009

Mean Age, Section 202 Residents





Why Make Subsidized Housing More Supportive?

- **High concentration of low income, frail persons who need assistance**
- **Economies of Scale in Delivering Services**
- **Residents have few other options**
- **Can be a base to deliver Services to Neighborhood**



How to Make Subsidized Housing More Supportive

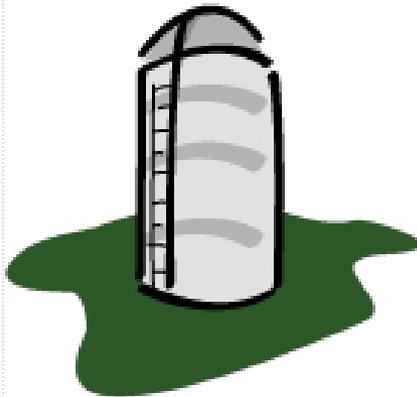
- **Connect with PACE**
- **Utilize HUD's Assisted Living Conversion Program to make it more supportive and accessible**
- **Closer links with community services:**
 - **Service Coordinator Program**
 - **Adult Services**



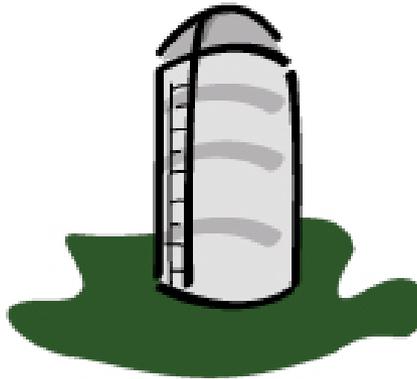
Barriers to Integrating Housing and Services

- Patchwork of Services Not Well Connected to Housing
- Housing/Health/Service silos—(at federal, state, local levels)
- Regulatory Barriers/Eligibility Requirements Differ

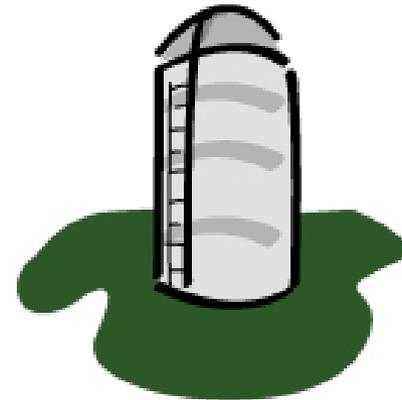
Health Silo



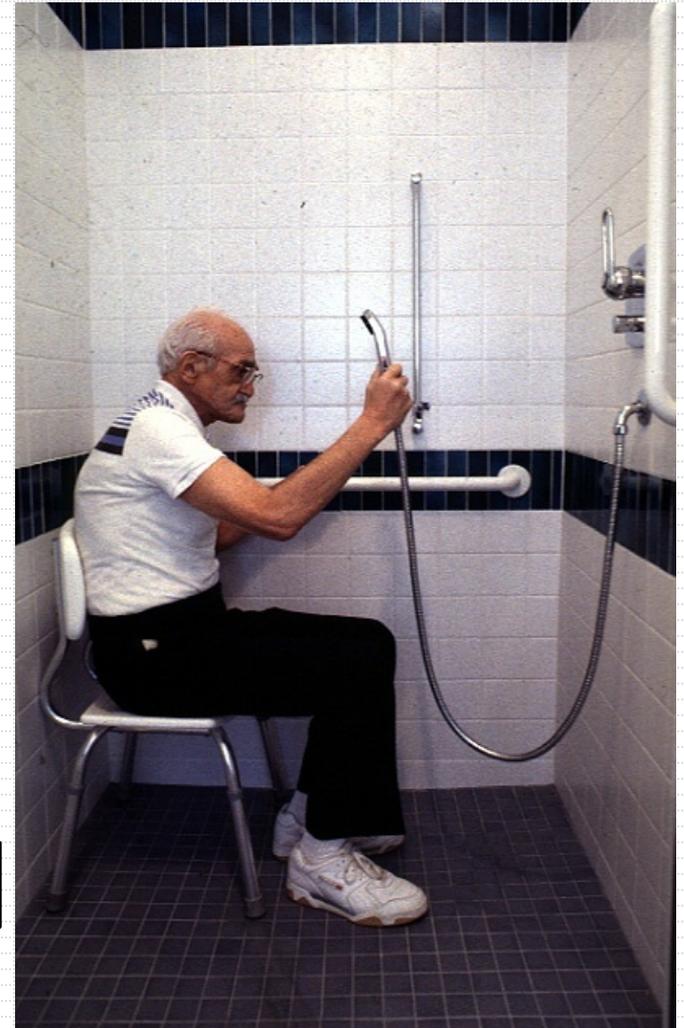
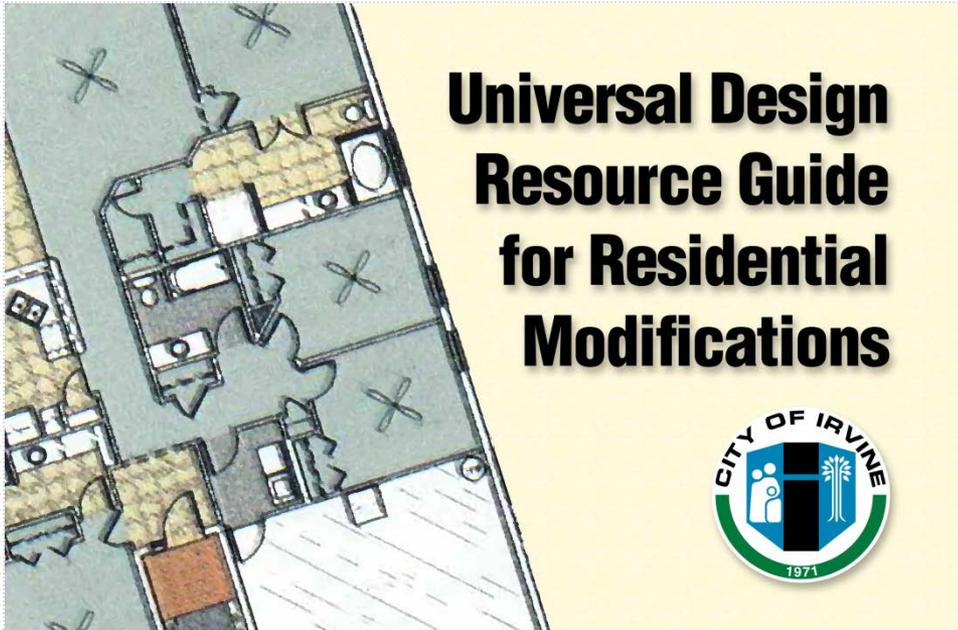
Housing Silo



Services Silo



Promote Universal Design



CA Model Universal Design Code 2005

UD Features in Housing

- ***Goal: Usable by all persons regardless of size, age or ability:***
 - **All Floors Accessible**
 - **Support Bars in Shower/ Bathroom**
 - **Bathrooms Large Enough for Walkers/Wheelchairs**
 - **Variable Height Counters**
 - **Problem: Code is Voluntary**



Conclusions

- **Homes and Housing are the Long Term Care & Health Delivery Sites of the Future!**
- **Improving Housing and Linking it to Services will:**
 - * **Enhance Aging in Place**
 - * **Promote Independence**
 - * **Make Caregiving Easier**
 - * **Help Older Persons Stay in the Community**

