



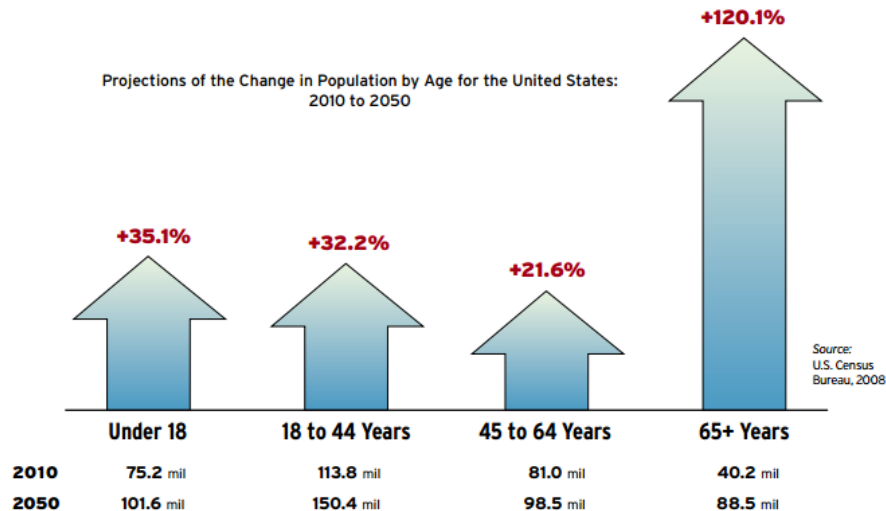
# **Miami-Dade Age Friendly Housing Workshop**

**September 21, 2016**

# Senior Tsunami

## The Doubling of the 65+ Population Over the Next 40 Years Will Shape Future Demand for Suitable Housing and Supportive Services

Between 2010 and 2050, the 65+ population is expected to rise from one in 7.7 to one in five persons – an increase in that age group of 120 percent, far outpacing the growth in younger age categories. In terms of sheer numbers, over the next four decades more than 48 million people will be added to the ranks of the 65+.



**There Could Be Even More:** Advances in healthcare and technology lead some experts to raise future estimates for the 65+ age group in 2050 to between 99.3 million and 107.7 million – considerably higher than the U.S. Census Bureau estimate of 88.5 million.

Source: Olshansky et al., 2009.

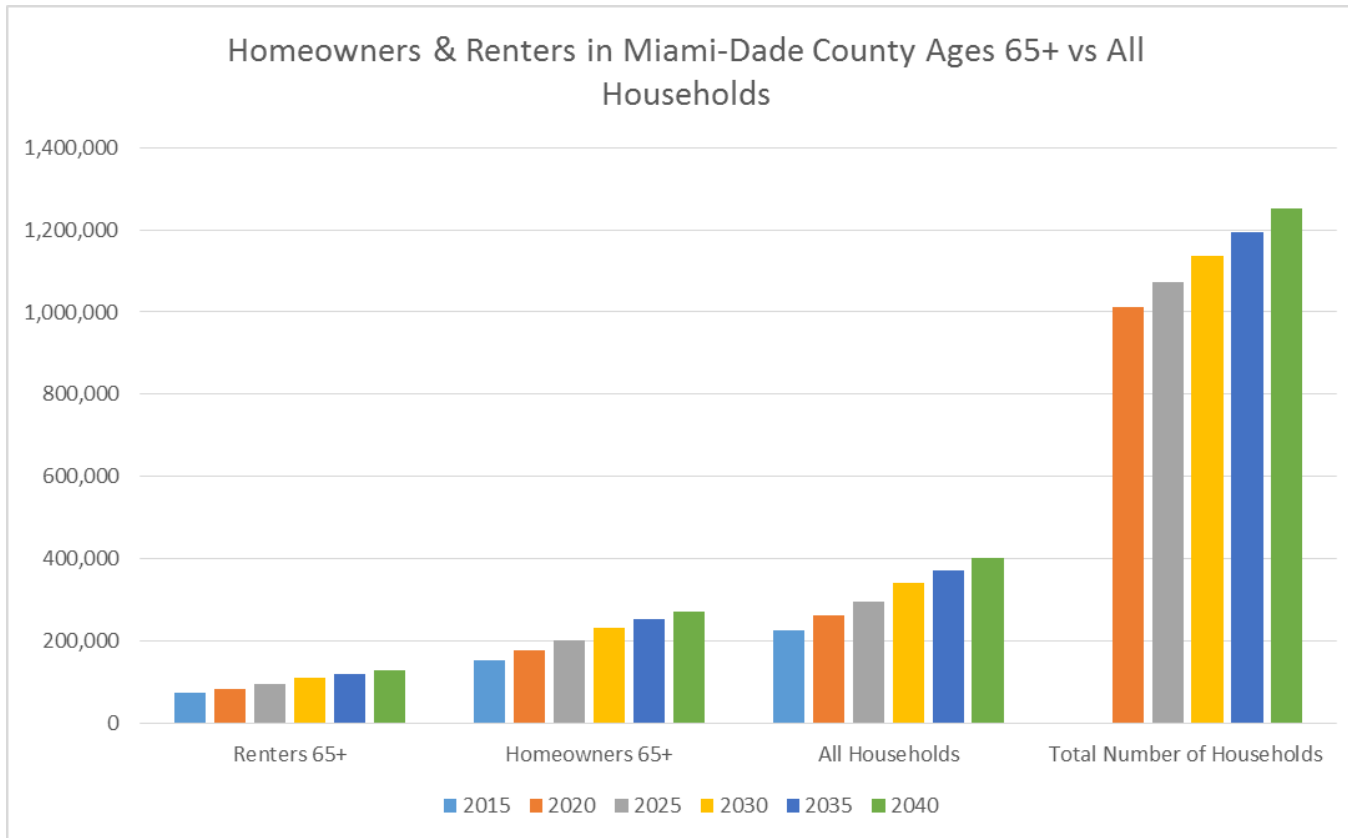
The 85+ population will grow faster than the 65+; **it will triple** from 5.8m in 2010 to 19m in 2050.

Florida has the highest proportion of residents age 60 and older in the nation – comprising 23.6 % of the state's population.

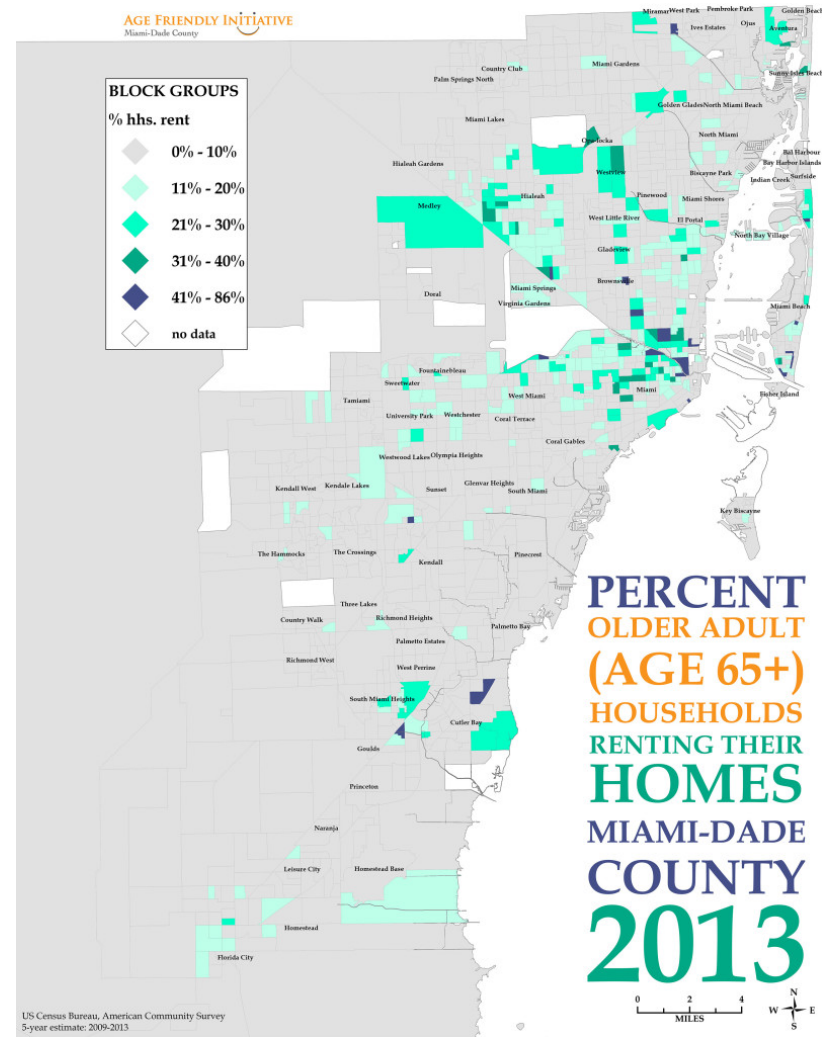
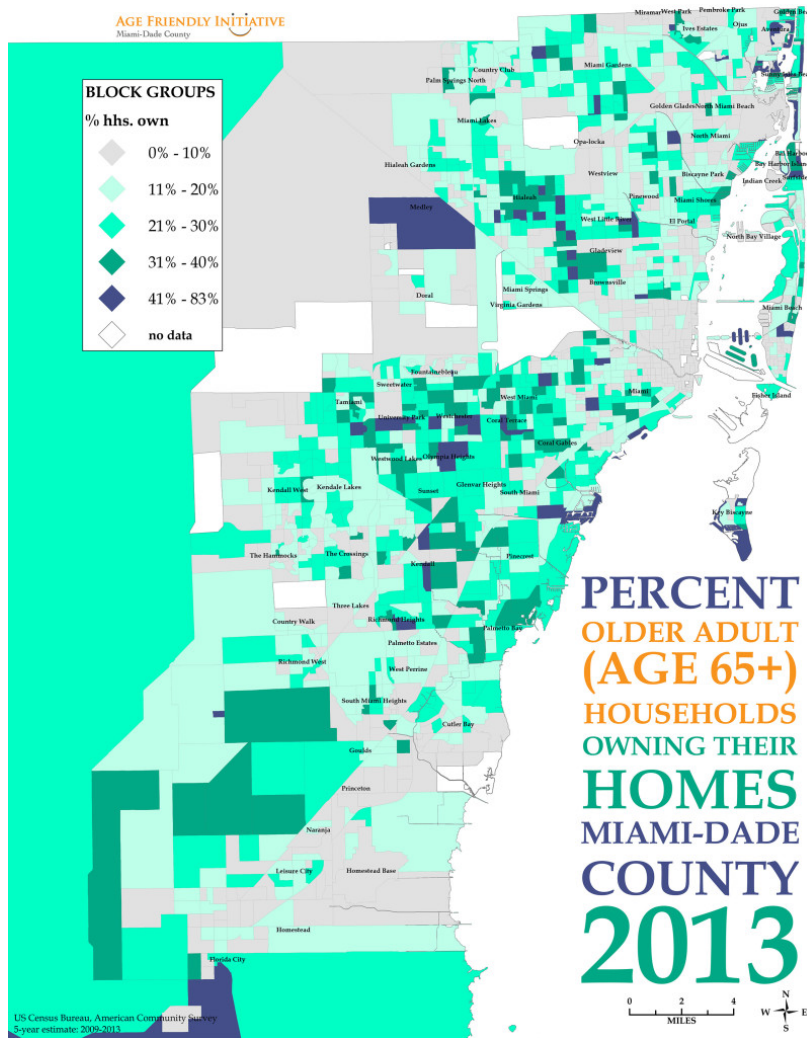


Source: Centers for Medicare and Medicaid Services, Medicare Beneficiary Survey, 2007

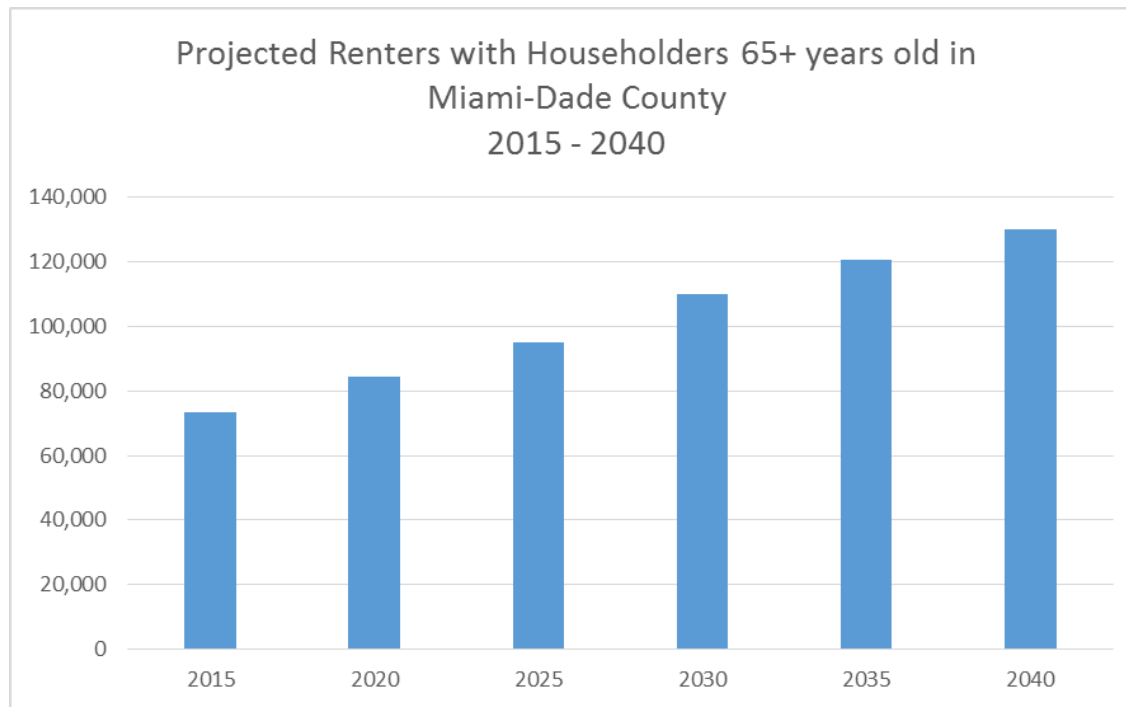
# Miami-Dade County Seniors Population



Over 20% of heads-of-households in Miami-Dade are 65+. Of these, 69% are owner occupied, and 31% are renter occupied



# Senior Renters on the Rise

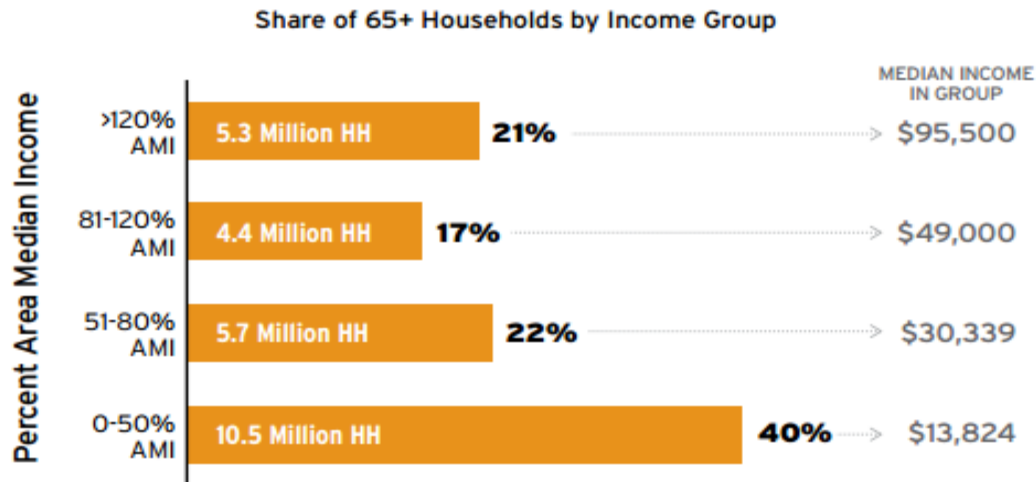


Between 2015 – 2040 it is expected that the number of senior households will increase by 78%.



# Income levels presents a challenge

**40 Percent of 65+ Households Have Very Low-Incomes of Less Than Half the Local Area Median Income (AMI) – A \$14,000 Income Is Typical for This Group**

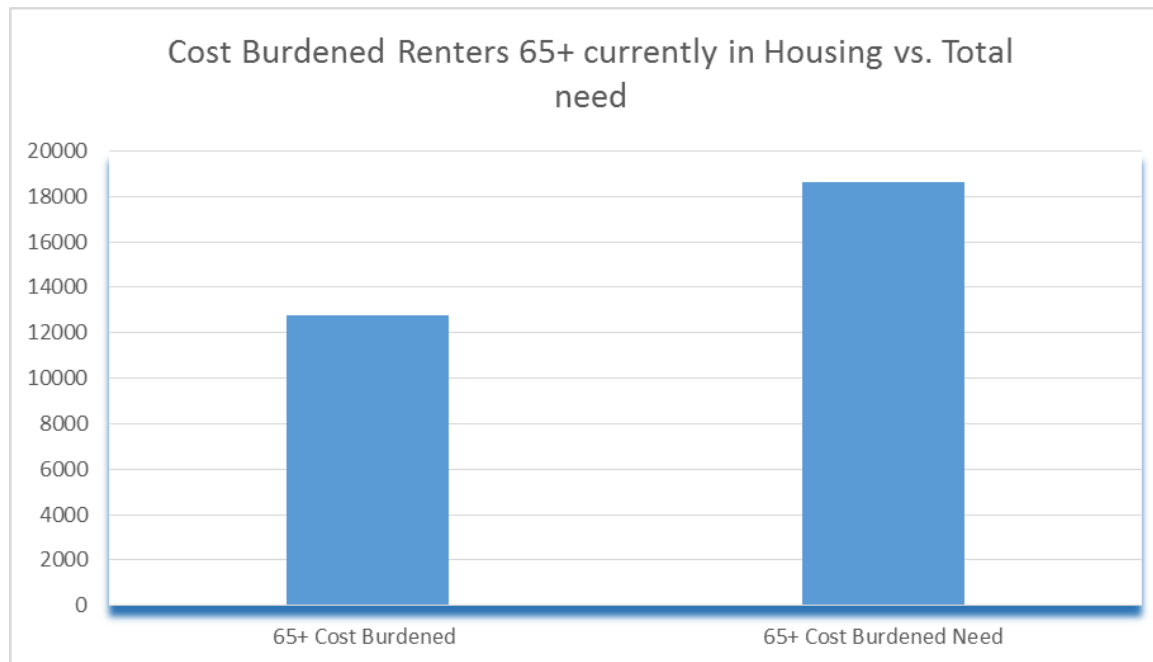


Typical income of households aged 80+ is \$25,000 less than half of household aged 50-64.

Source: Center for Housing Policy calculations of 2009 American Housing Survey



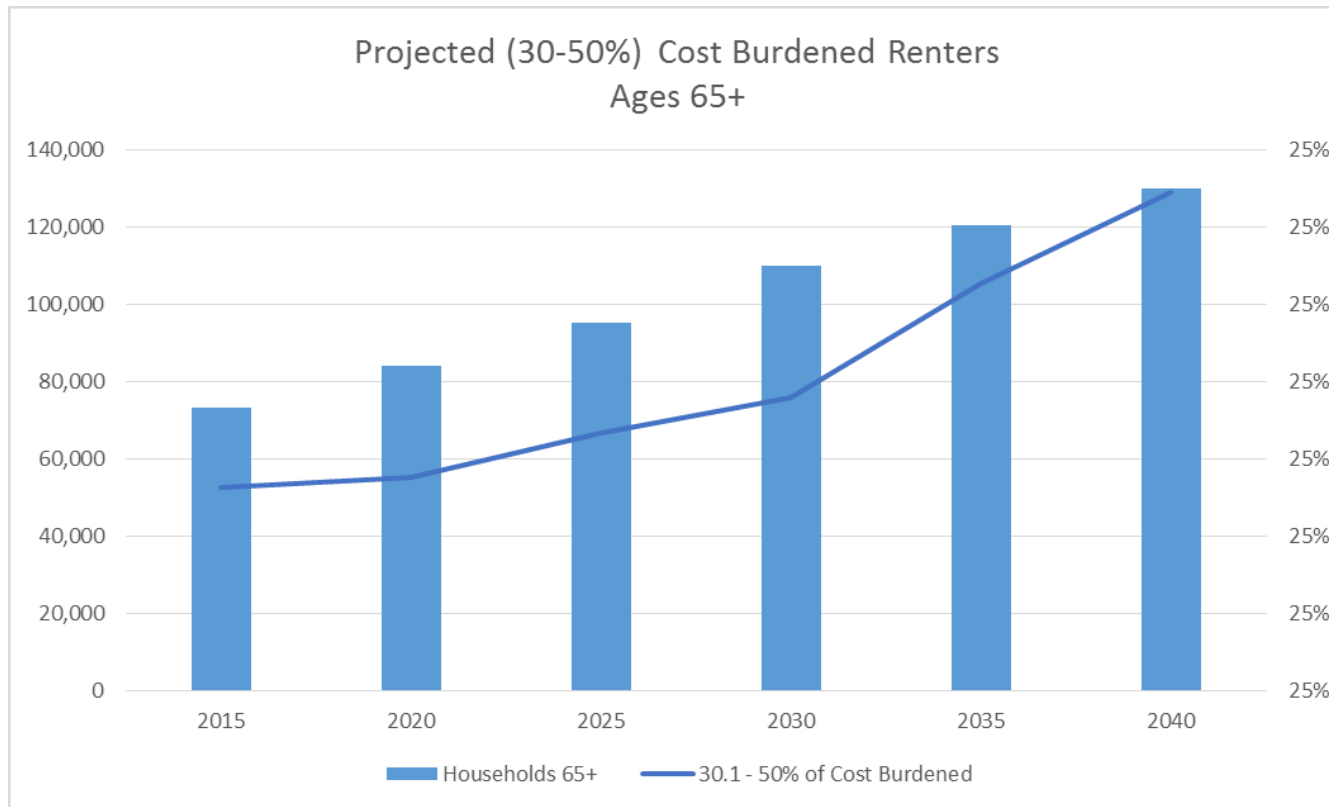
## Insufficient Housing to address the Need



Currently there are 46,082 cost burdened older renter household yet there are only 12,776 assisted housing units (out of a total of 42,465) that are serving this population.



# Housing will only get worse

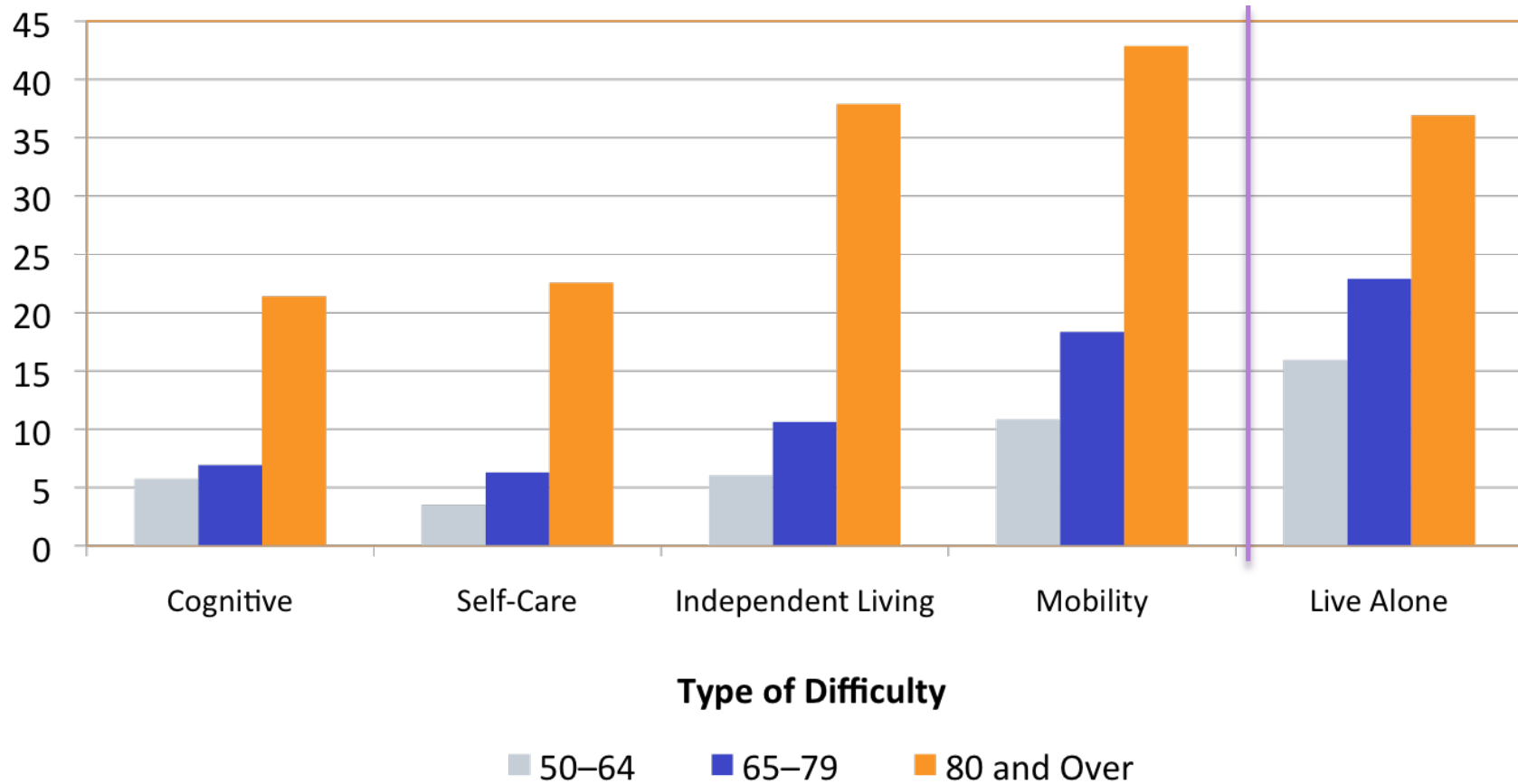


From 2015 – 2040 it is projected that the number of cost burdened elder households will increase by 77%.



# Aging Brings Increasing Risks of Disability and Isolation

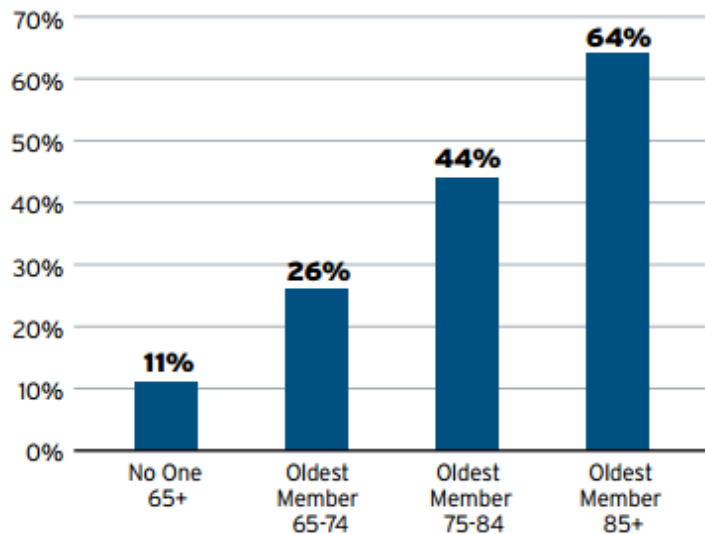
Share Facing Difficulty by Age Group (Percent)




Source: JCHS tabulations of US Census Bureau, 2012 American Community Survey.

# With Age Comes Disability...

Percent of Households with Disabilities by Age, 2009  
(Overall Rate for Older Households is 38% or 10 million)



 Older households- 38% include at least one member with a disability

 Linked with age- one in four household aged 65-74 rising to 2/3 for those 85+

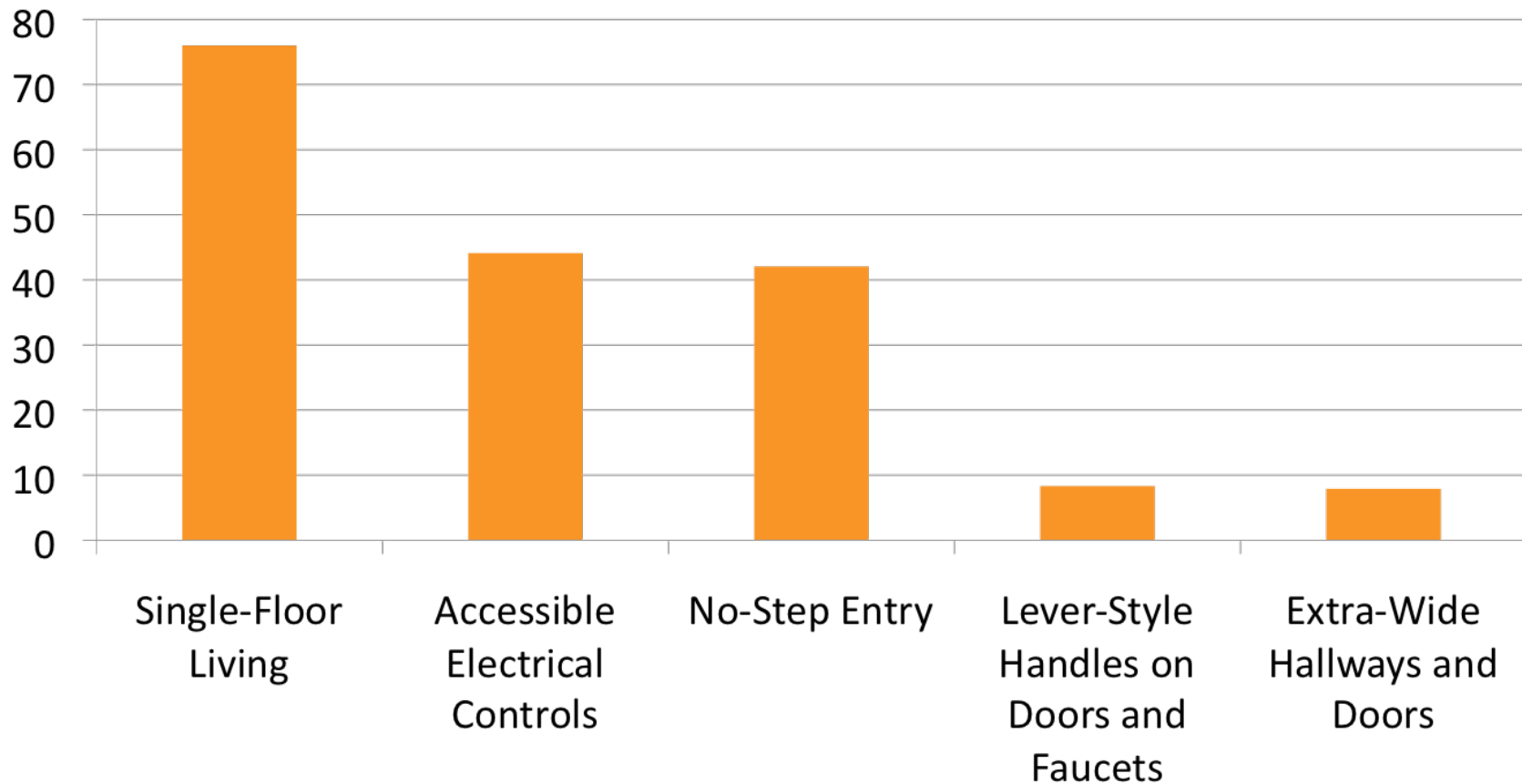
 Poorer households are more likely to have disabilities with 44% among the very low income groups

 Disability rates are also slightly higher for renters



# Single-Floor Living is The Most Common Accessibility Feature

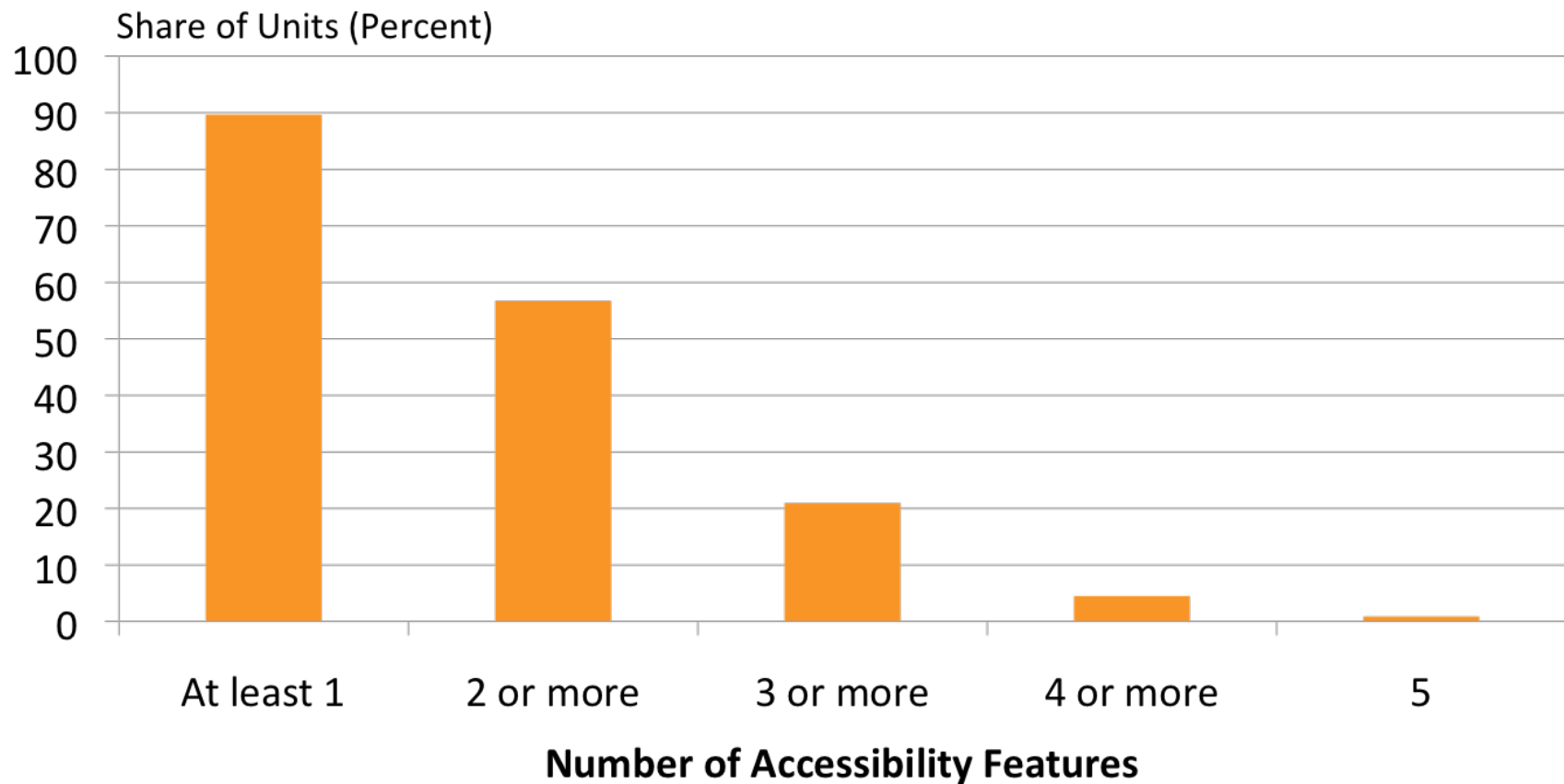
Share of Housing Units (Percent)



Notes: Single-floor living units have both a bedroom and bath on the entry level.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2011 American Housing Survey.

## But Very Few Homes Have at Least Three Accessibility Features

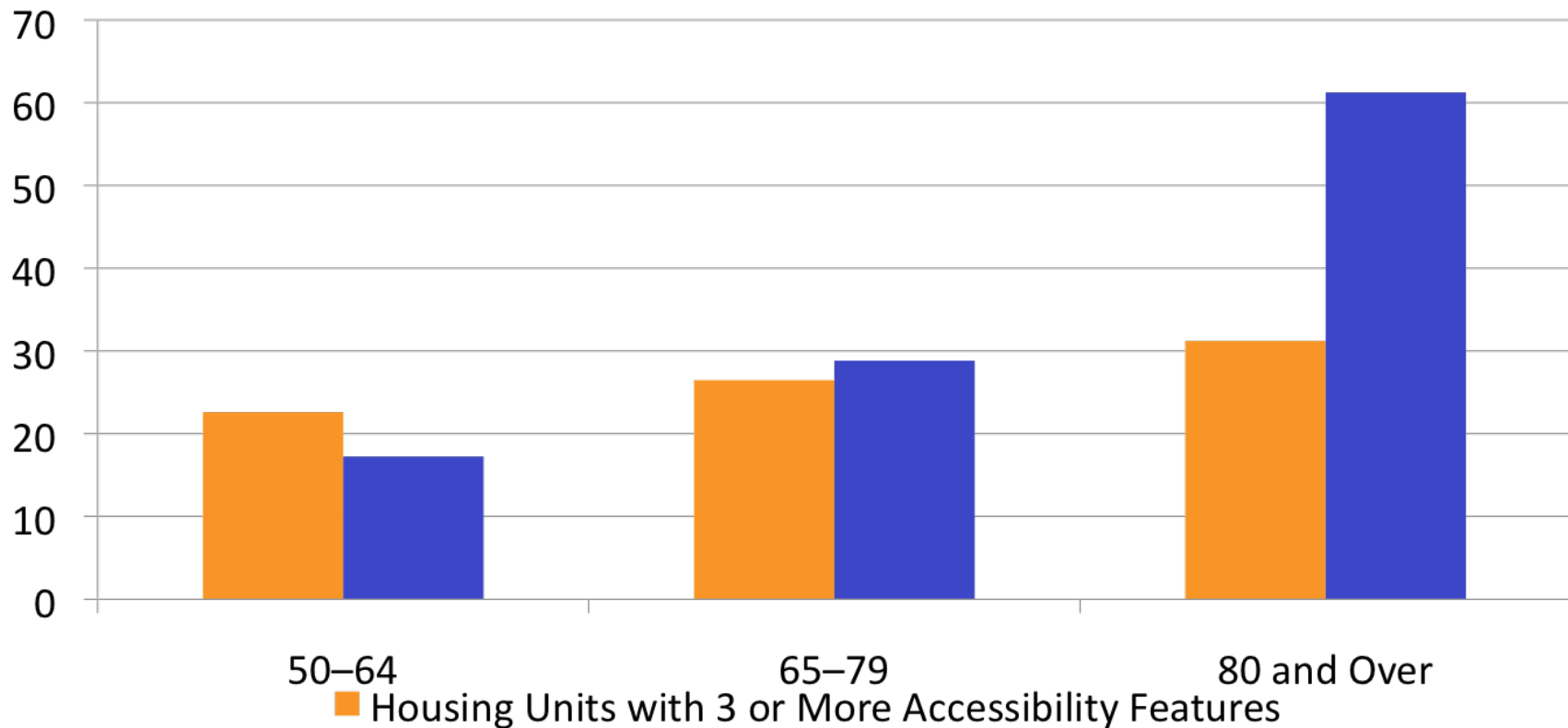


Notes: Accessibility features specifically include no-step entry, single-floor living, extra-wide hallways and doors, accessible electrical controls and switches, and lever-style handles on doors and faucets.

Source: JCHS tabulations of US Department of Housing and Urban Development, 2011 American Housing Survey.

## By Age 80, Adults Are Far More Likely to Have Disabilities than to Live in Accessible Homes




Shares of Housing Units and Population with Disabilities by Age Group (Percent)



Source: JCHS tabulations of US Department of Housing and Urban Development, 2011 American Housing Survey, and US Census Bureau, 2012 American Community Survey.



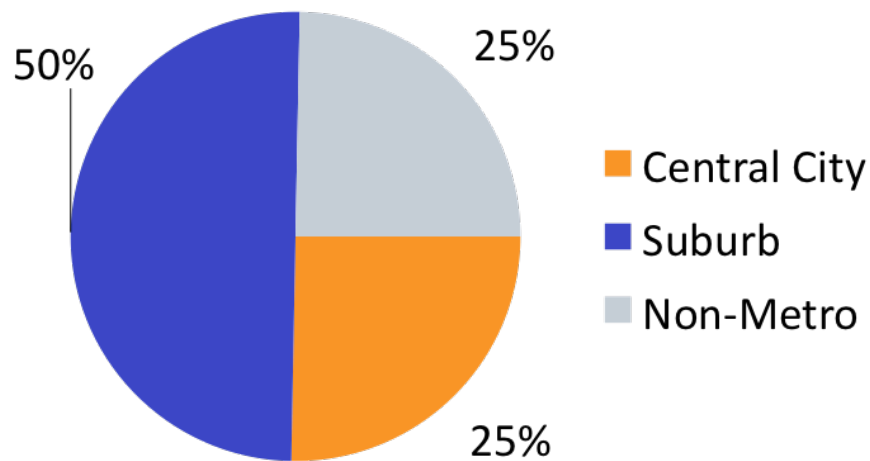
## Where do they live?

-  6% of 65+ live in units that have physically “inadequate” conditions- Hazardous bathrooms, steep staircases, narrow halls/doorways and date electrical systems.
-  The suburbs are home to more than half of the 65+. Renters are almost twice as likely to live in the central city.
-  While 70% of 65+ renters report having access to public transportation fewer than half of home owners do, and only 17% of households report regularly using it.

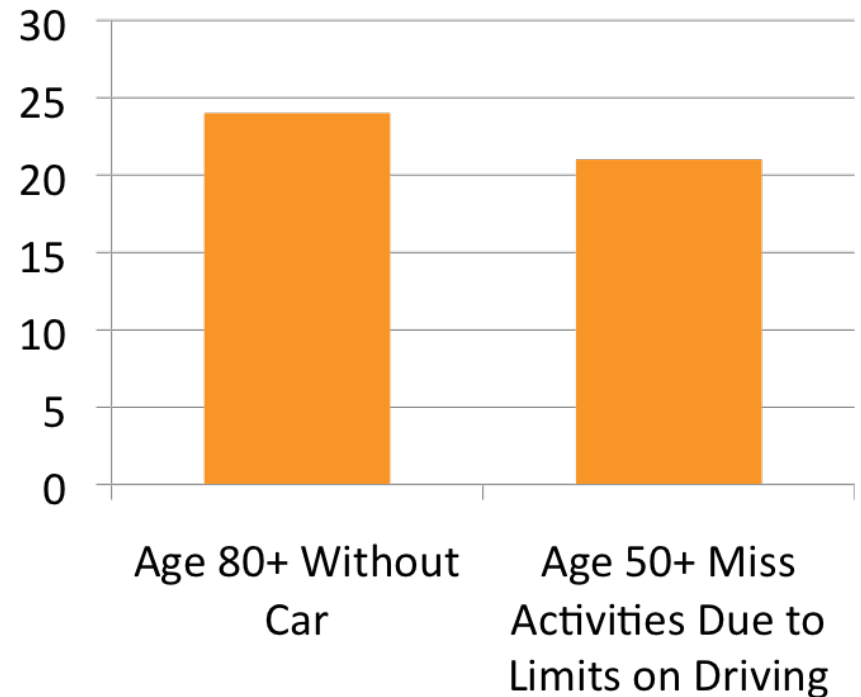


# With High Share of Older Households in Car-Dependent Suburbs and Non-Metro Areas, Aging Will Bring Heightened Risk of Isolation

Share of Households Age 50+






Share of Persons (Percent)



Source: JCHS tabulations of US Department of Housing and Urban Development, 2009 and 2011 American Housing Survey. AARP Research and Strategic Analysis, "Transportation Use and Options of Midlife and Older Adults," 2010.



## How They Want to Live...

-  Aging in place is the preference of most people. AARP recent survey of 1600 people age 45 and older found that **73%** strongly agreed that they want to stay in their current residence ; **67%** said they would like to remain in their communities as long as possible (Keenan 2010a)
-  In 2007 **4%** of 65+ Medicare population resided in long-term care facilities, i.e. nursing homes. Only 2% lived in community housing.
-  For those 85+ **15%** lived in long -term care facilities and **7%** lived in community housing



# ACCESSIBLE & ADAPTABLE

## FOCUS ON HOUSING

- We need to work on ensuring our new housing stock is **accessible**, and
- That current housing can be modified, or **adapted** to older adults' needs so they can stay in their homes and age in place.





# ENHANCING CONNECTIVITY

- Services supporting aging in community
- Walkable communities
- Accessible transit
- Housing options that allow people to remain in their communities
- Efforts to engage older adults in planning, community

# Resources

-  Center for Housing Policy, *Housing an Aging Population*, 2012.  
<http://www.nhc.org/2012-housing-an-aging-population>
-  Joint Center for Housing Studies of Harvard University, *Housing America's Older Adults*, 2014. [http://www.jchs.harvard.edu/research/housing\\_americas\\_older\\_adults](http://www.jchs.harvard.edu/research/housing_americas_older_adults)
-  Federal Reserve Bank of Atlanta, *Economy-Matters Annual Report 2015 Soaring Numbers of Elderly Reshaping U.S. Economy*.  
<https://www.frbatlanta.org/economy-matters/annual-report/2015/soaring-numbers-of-elderly-reshaping-us-economy.aspx>
-  The Florida Department of Elder Affairs (DOEA), *Florida State Plan on Aging 2013-2016*.  
[http://elderaffairs.state.fl.us/doea/purple\\_ribbon/DOEA%202013-2016%20State%20Plan%20on%20Aging.pdf](http://elderaffairs.state.fl.us/doea/purple_ribbon/DOEA%202013-2016%20State%20Plan%20on%20Aging.pdf)
-  University of Florida The Shimberg Center on Housing Studies, 2016  
<http://www.shimberg.ufl.edu/>





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