Meeting the Housing Needs of Older Adults in Montgomery County

Lisa Sturtevant & Associates, LLC

Neighborhood Fundamentals, LLC

CENTER FOR REGIONAL ANALYSIS

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT
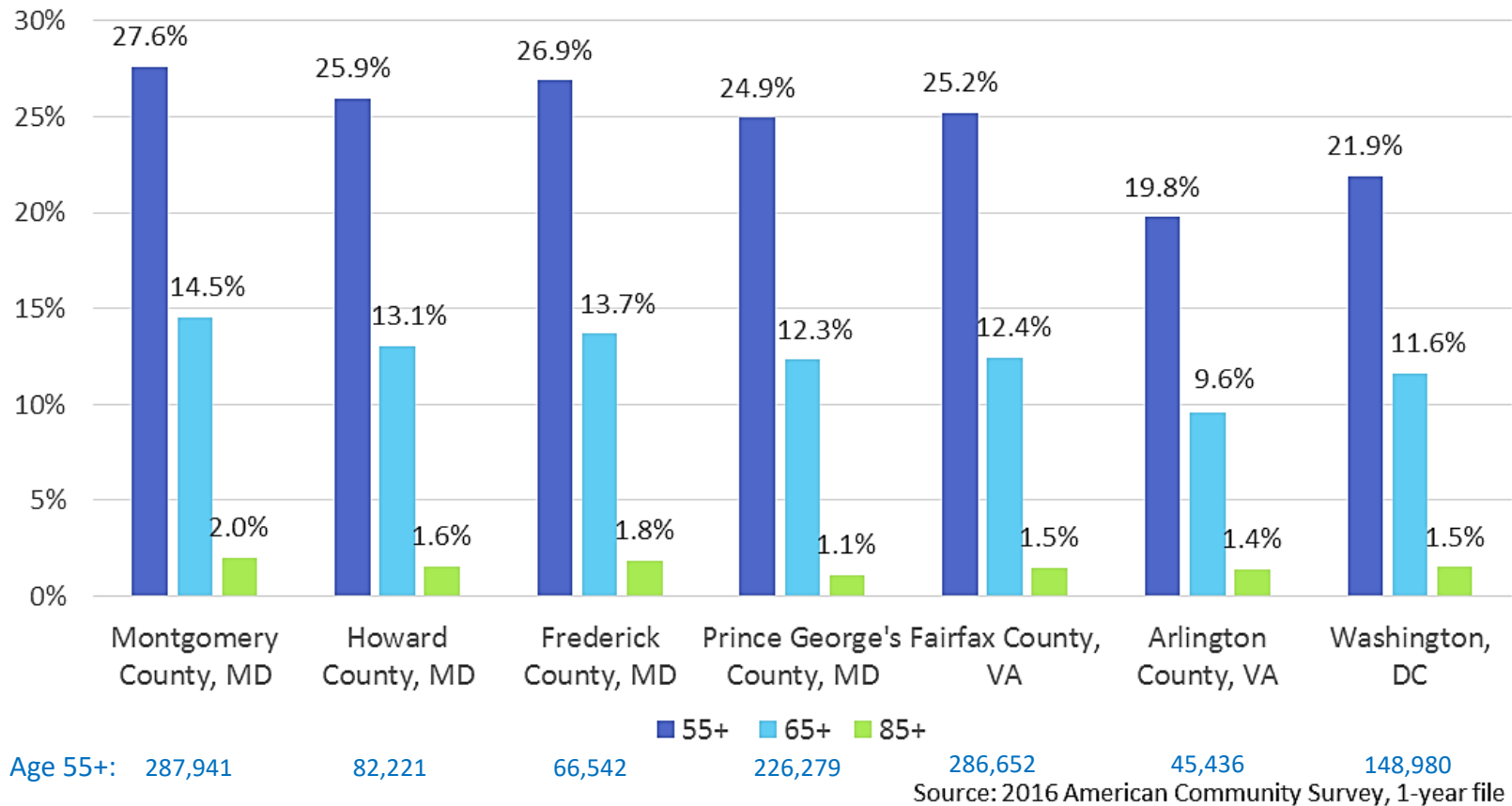
Study Approach

Objectives

- Document characteristics of 55+ residents

- Quantify housing supply serving 55+

- Assess current and future demand for housing for older adults

- Offer recommendations for meeting growing housing for seniors needs

Methods

- Population & housing data analysis

- Document review

- Interviews

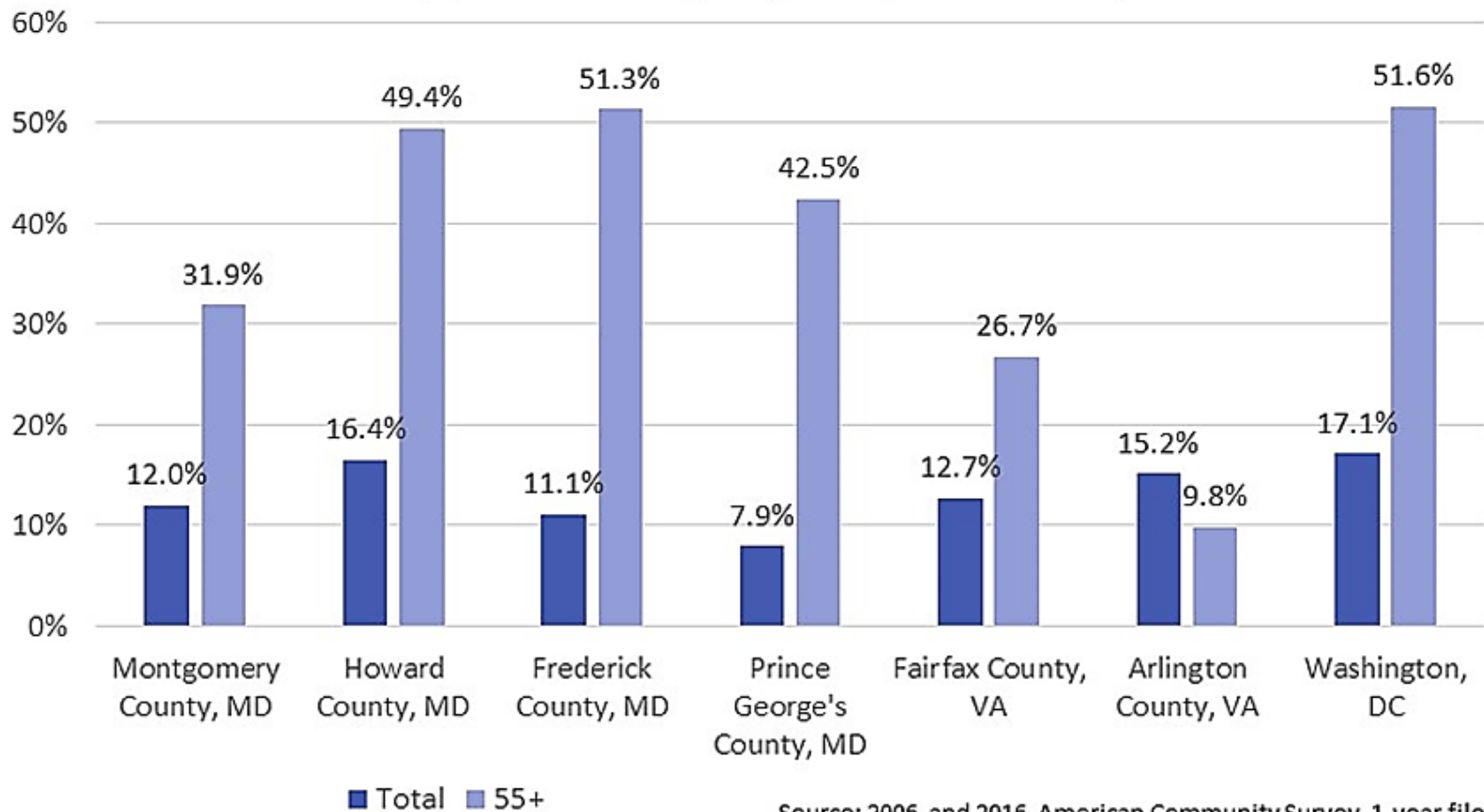- Evaluation of current programs

- Best practices review

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

Montgomery County: Leader in Percentage and Number of Older Adults in Region

Figure 1. Older Adult Population, 2016
55+, 65+ and 85+ population in Montgomery County and selected jurisdictions

Jurisdiction	55+	65+	85+
Montgomery County, MD	27.6%	14.5%	2.0%
Howard County, MD	25.9%	13.1%	1.6%
Frederick County, MD	26.9%	13.7%	1.8%
Prince George's County, MD	24.9%	12.3%	1.1%
Fairfax County, VA	25.2%	12.4%	1.5%
Arlington County, VA	19.8%	9.6%	1.4%
Washington, DC	21.9%	11.6%	1.5%

■ 55+ ■ 65+ ■ 85+

Age 55+:	287,941	82,221	66,542	226,279	286,652	45,436	148,980

Source: 2016 American Community Survey, 1-year file

Gains in 55+ Typically Outpace Rate of General Population Growth

Figure 2. Percent Change in Population, 2006-2016
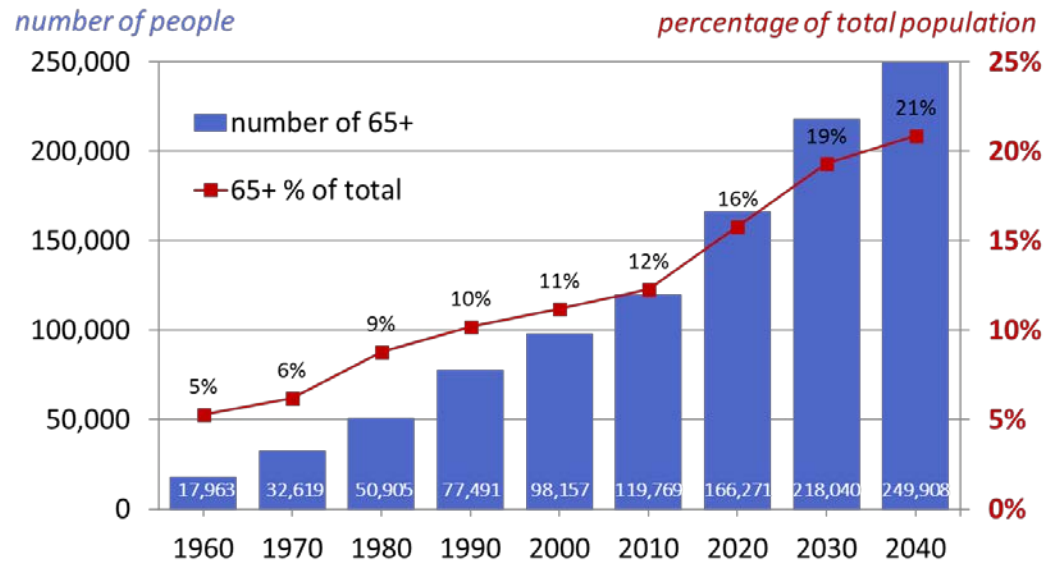Total and 55+ populations in Montgomery County and in selected juridictions

Source: 2006 and 2016 American Community Survey, 1-year files

Over the next 25 years, the County's older adult population will be substantially larger than it is today, *suggesting significantly growing housing and service needs for an aging population.*
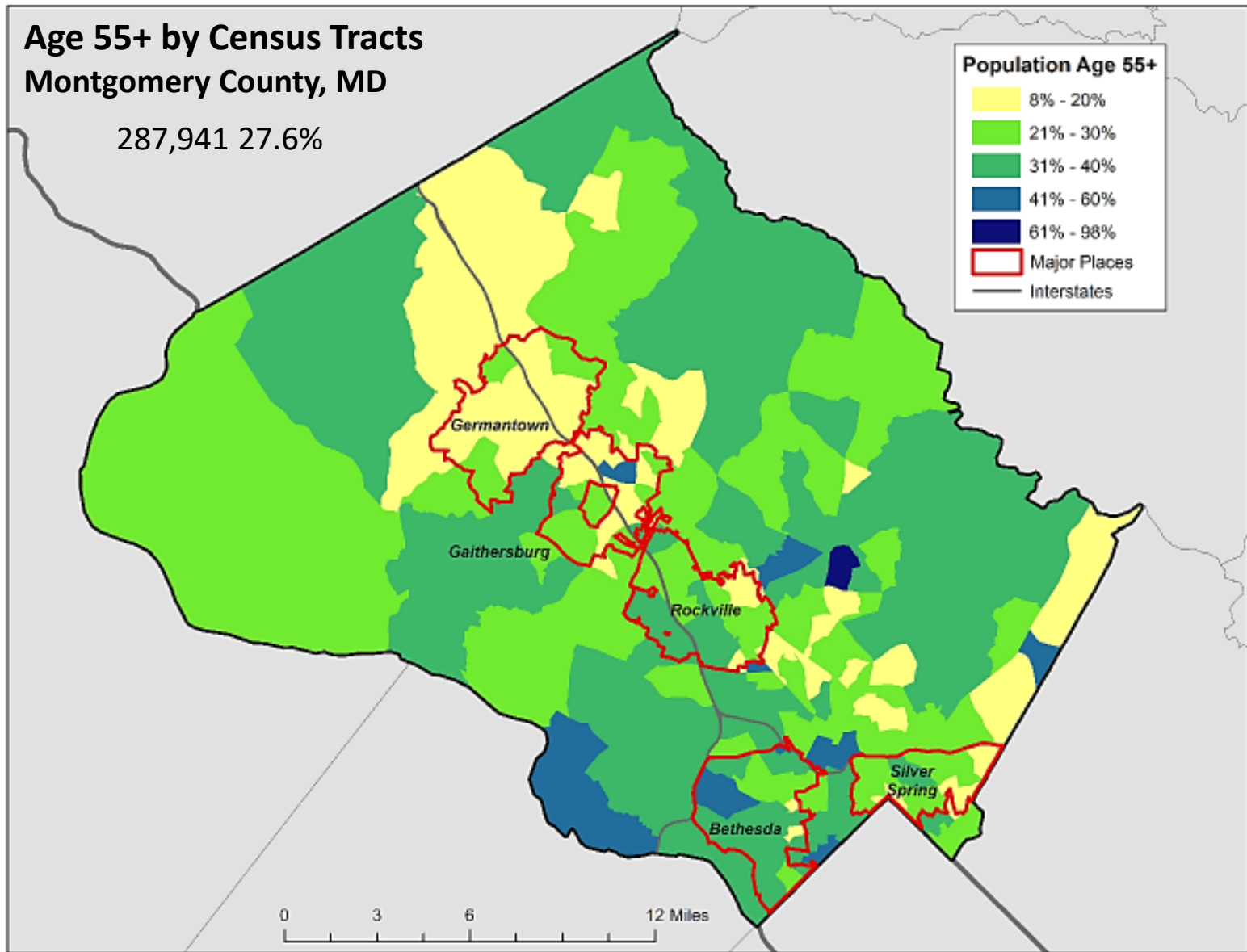
Forecast gain of 130,000 people age 65+ between 2010 to 2040

number of people   percentage of total population

- number of 65+
- 65+ % of total

Year	Number	%
1960	17,963	5%
1970	32,619	6%
1980	50,905	9%
1990	77,491	10%
2000	98,157	11%
2010	119,769	12%
2020	166,271	16%
2030	218,040	19%
2040	249,908	21%

Source: U.S. Decennial Census, 1960-2010; Maryland Department of Planning Population Forecast (August 2017).

Lisa Sturtevant & Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

Age 55+ by Census Tracts
Montgomery County, MD

287,941 27.6%

Population Age 55+
- 8% - 20%
- 21% - 30%
- 31% - 40%
- 41% - 60%
- 61% - 98%
- Major Places
- Interstates

Germantown

Gaithersburg

Rockville

Silver Spring

Bethesda

0   3   6   12 Miles

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-year estimates

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

Age 65+ by Census Tracts
Montgomery County, MD

151,609 14.5%
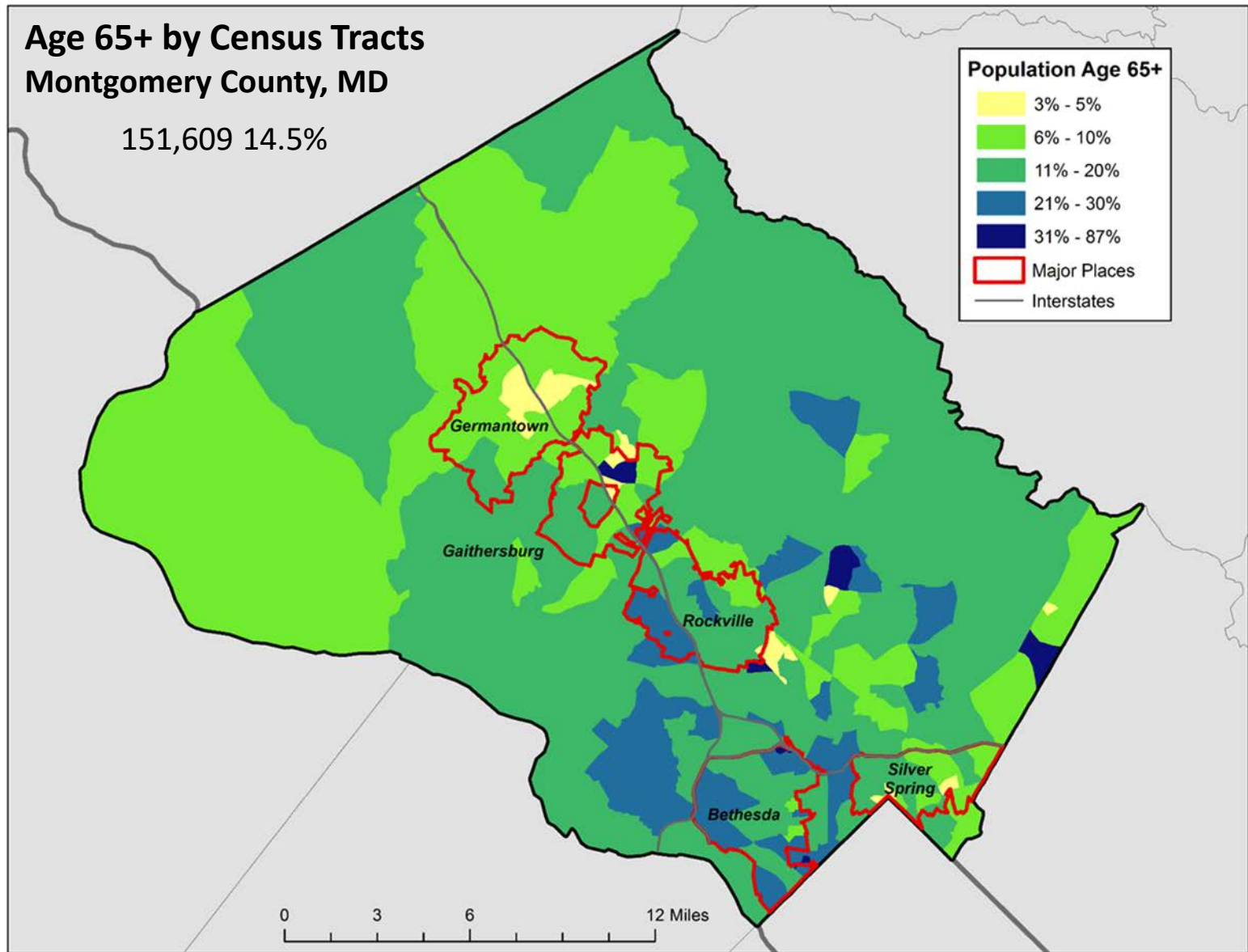
Population Age 65+
- 3% - 5%
- 6% - 10%
- 11% - 20%
- 21% - 30%
- 31% - 87%
- ▭ Major Places
- — Interstates

Germantown

Gaithersburg

Rockville

Silver Spring

Bethesda

0   3   6   12 Miles

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-year estimates

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

Age 85+ by Census Tracts
Montgomery County, MD

20,714 2%
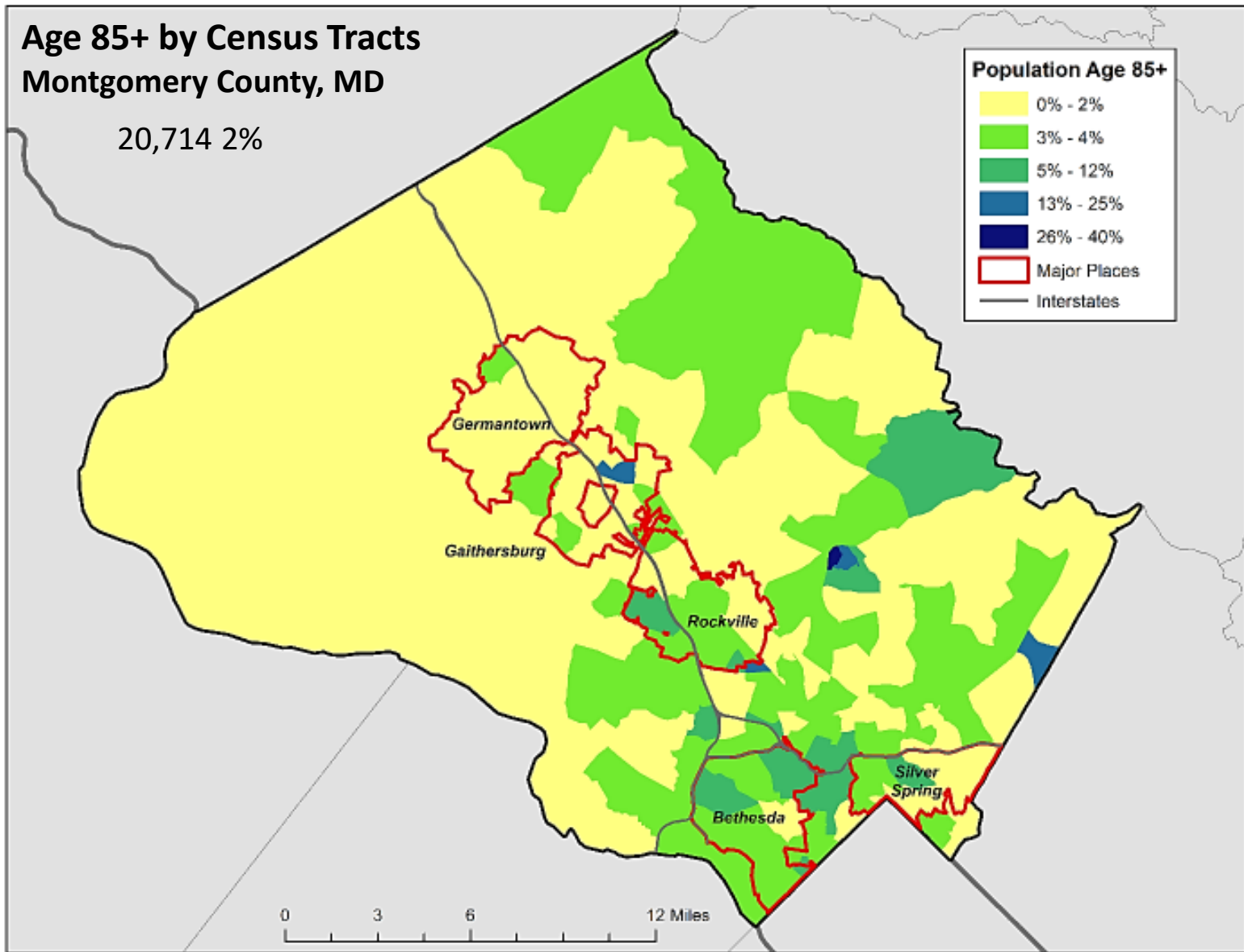
Population Age 85+
- 0% - 2%
- 3% - 4%
- 5% - 12%
- 13% - 25%
- 26% - 40%
- Major Places
- Interstates

Germantown

Gaithersburg

Rockville

Silver Spring

Bethesda

0   3   6   12 Miles

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-year estimates

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

The vast majority of older adults in Montgomery County would like to *age in place.*

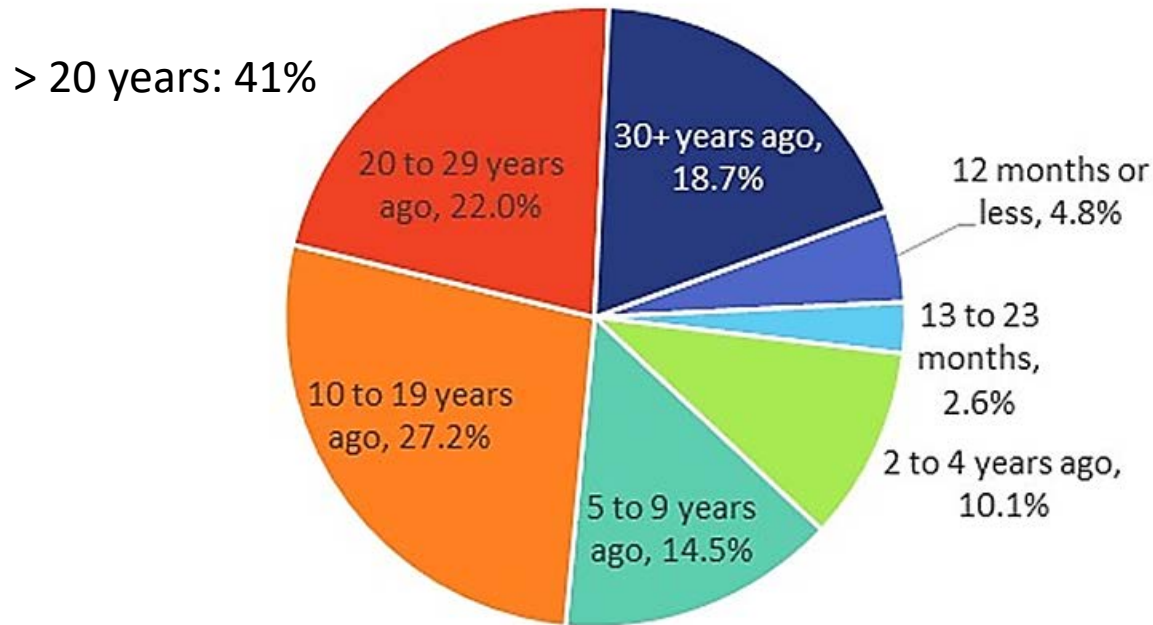**Do you Plan to Reside in Montgomery County for the Long-term?**

31% DEFINITELY
35% PROBABLY
18% MAYBE
11% PROBABLY NOT
4% DEFINITELY NOT
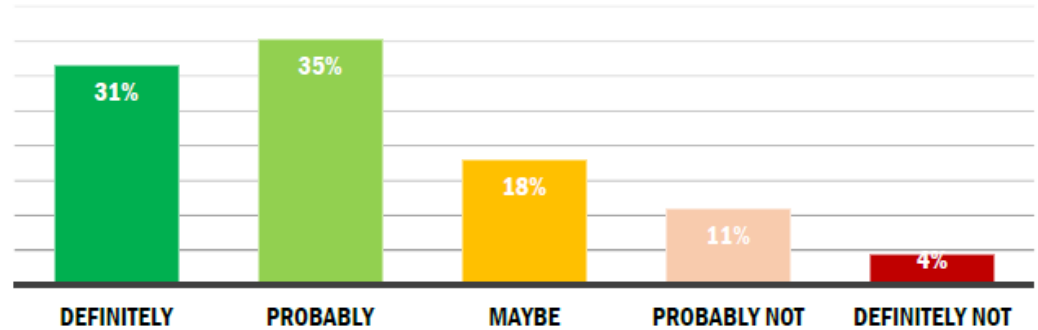
Montgomery County Age Friendly Community Survey (Nov 2015)

HURDLES TO AGING IN PLACE:

- **Housing affordability**

- **Older residents are aging in older housing stock:**

  - 40% of older adult households live in housing units that are at least 45 years old.

  - 80% live in housing that is at least 25 years old.

Most Older Adults are Long-Term County Residents

Figure 5. When Older Adult Residents Moved Into Their Current Home, 2011-2015
Montgomery County

> 20 years: 41%

- 30+ years ago, 18.7%
- 12 months or less, 4.8%
- 13 to 23 months, 2.6%
- 2 to 4 years ago, 10.1%
- 5 to 9 years ago, 14.5%
- 10 to 19 years ago, 27.2%
- 20 to 29 years ago, 22.0%

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file

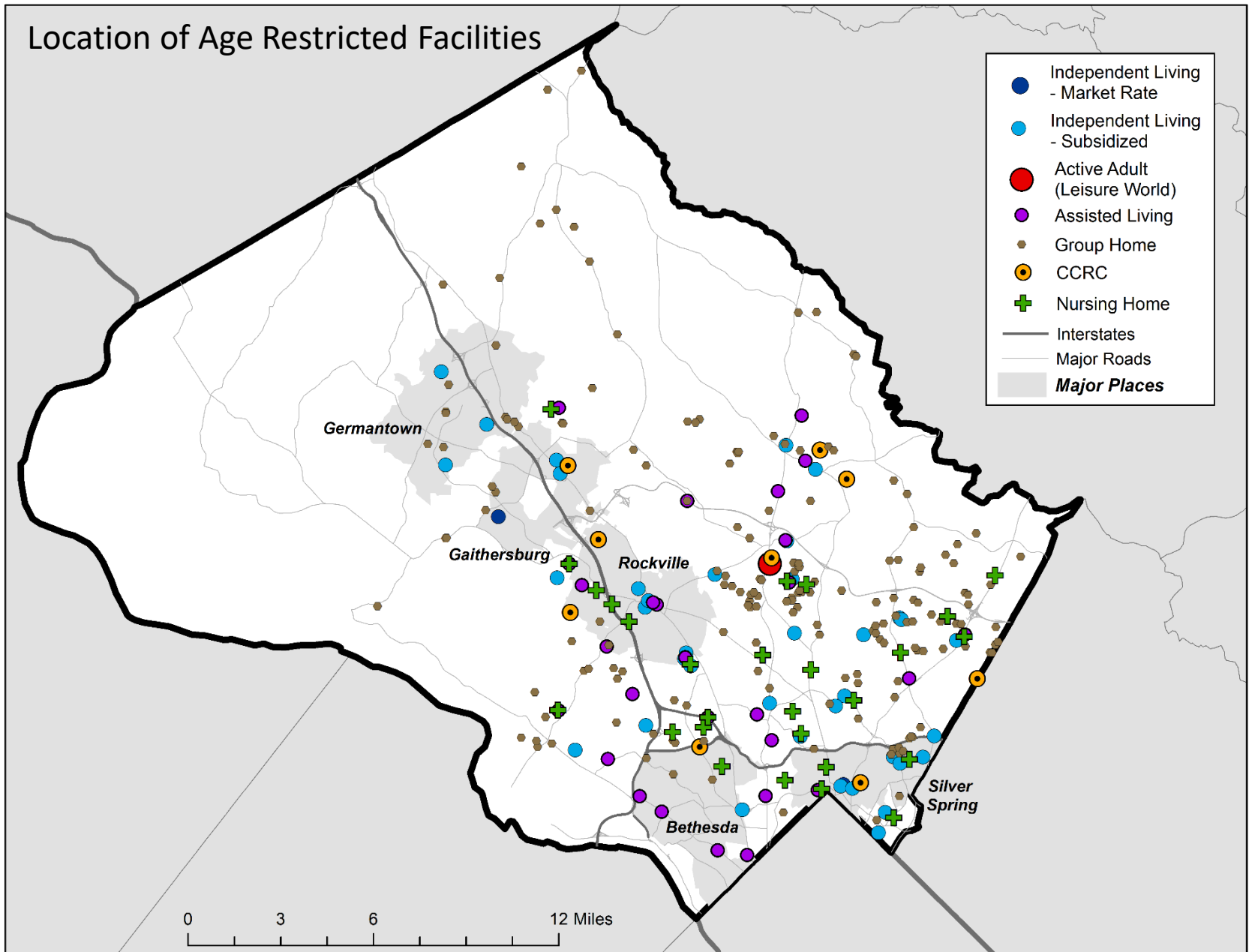The recovery of the local housing market is creating a *new wave of senior housing demand.*

The increase in home values helps boost demand for active adult and independent living options, or simply smaller housing options, as *home equity is often the primary financial asset that allows older adults to afford this lifestyle choice.*

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

11

Age-Restricted Housing and Older Adult Households in Montgomery County

Type	Housing Units/ Beds
Independent Living (39)	5,365
Active Adult (1)	5,660
Assisted Living (28)	2,022
Group Homes (178)	1,381
Nursing Homes (27)	3,699
CCRCs (8)	4,272
Total Age-Restricted	**22,399**
Total 55+ Households (2011-2015 est.)	**152,061**
Estimate of Share in Age-Restricted Housing	***15%***

Location of Age Restricted Facilities

Legend:
- Independent Living - Market Rate
- Independent Living - Subsidized
- Active Adult (Leisure World)
- Assisted Living
- Group Home
- CCRC
- Nursing Home
- Interstates
- Major Roads
- Major Places

Germantown

Gaithersburg

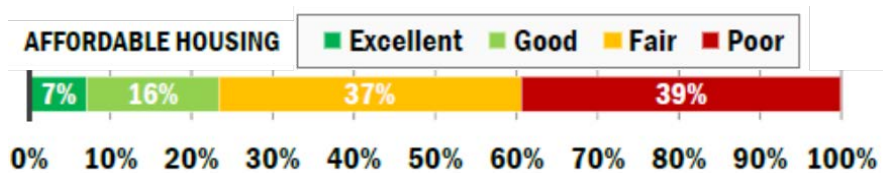Rockville

Silver Spring
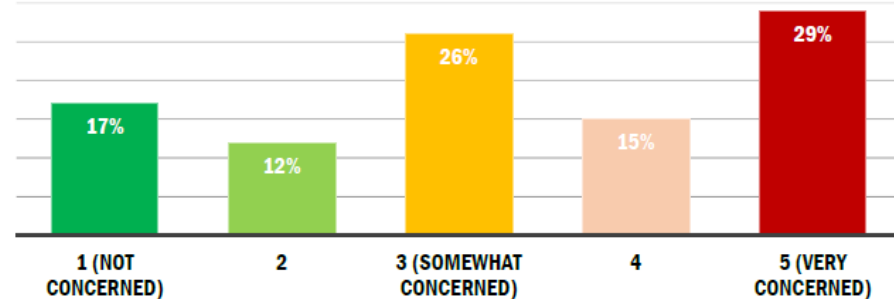
Bethesda

0   3   6   12 Miles

Sources: Montgomery County Department of Planning | M-NCPPC; Montgomery County Department of Housing and Community Development; others (see report Appendix)

Lisa Sturtevant & Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

13

Housing affordability is a challenge for many older adults in Montgomery County.

How Concerned are You about Your Ability to Afford a Good Quality of Life in Retirement (65+)?

- 1 (NOT CONCERNED): 17%
- 2: 12%
- 3 (SOMEWHAT CONCERNED): 26%
- 4: 15%
- 5 (VERY CONCERNED): 29%

AFFORDABLE HOUSING — Excellent · Good · Fair · Poor

- Excellent: 7%
- Good: 16%
- Fair: 37%
- Poor: 39%

Montgomery County Age Friendly Community Survey (Nov 2015)

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

14

Housing Cost Burden Among Older Adults in Montgomery County

Figure 9. Cost Burden and Severe Cost Burden Rates by Age of Household Head
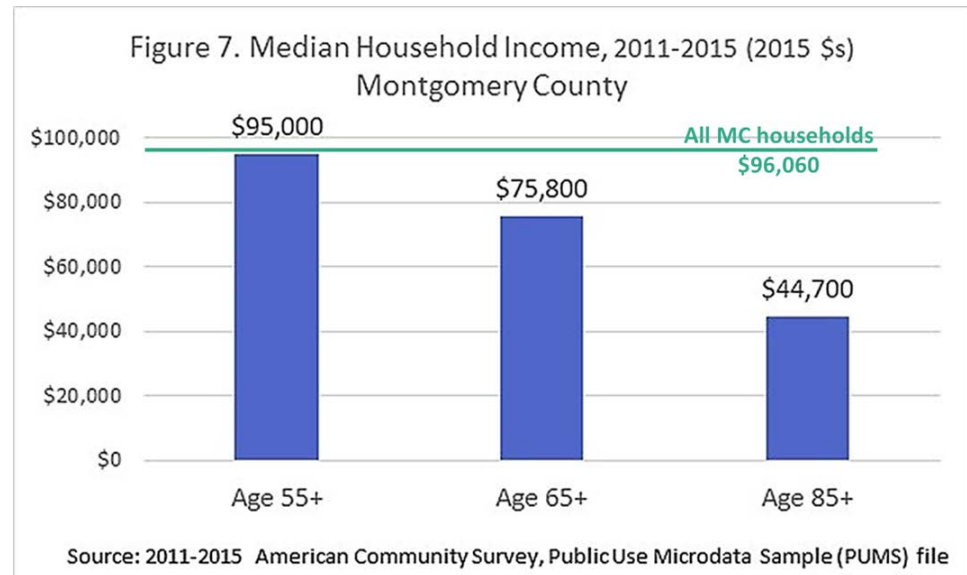Montgomery County
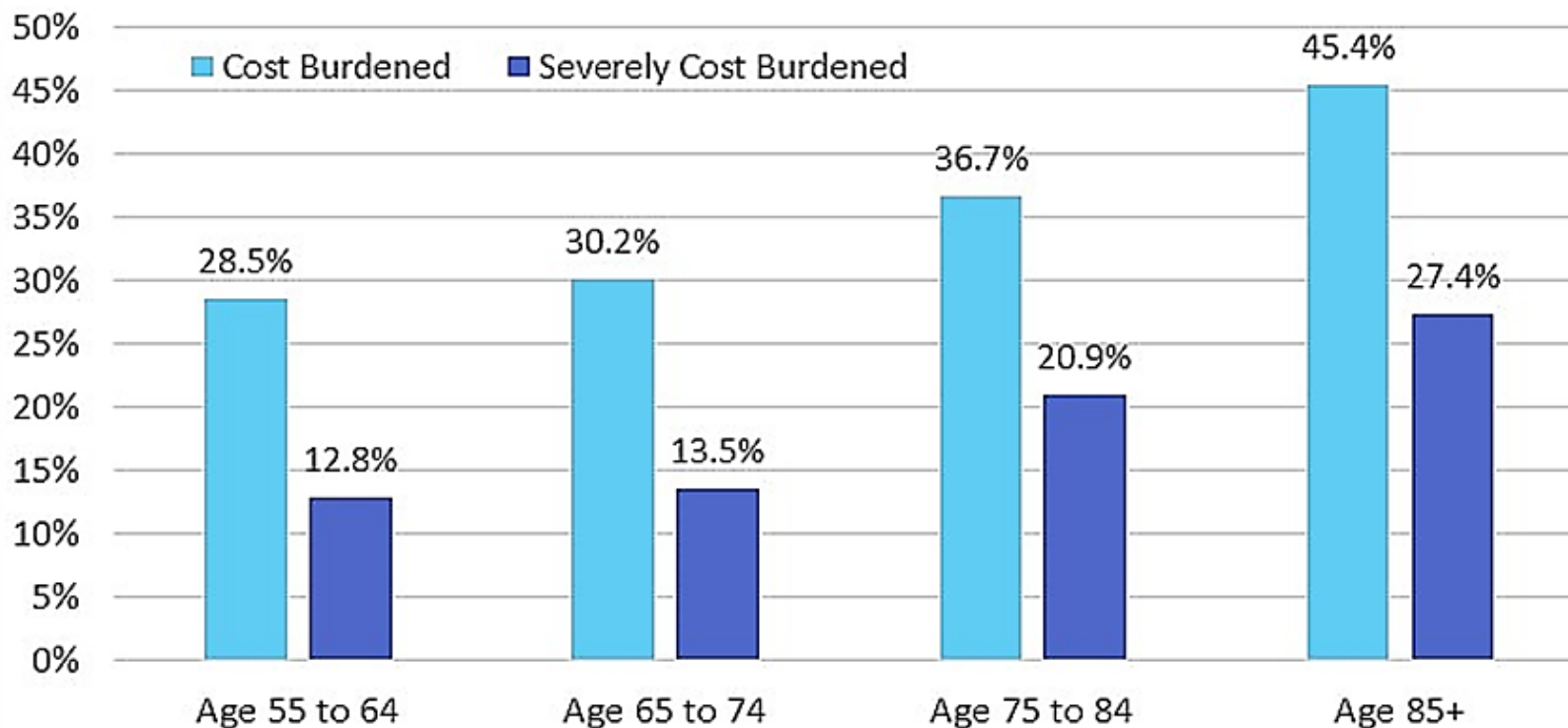
Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file

**Lisa Sturtevant & Associates, LLC**

The oldest seniors in Montgomery County face the greatest challenges and their numbers are growing.

Forecast gain of 23,800 85+ residents between 2015 to 2040

Figure 7. Median Household Income, 2011-2015 (2015 $s) Montgomery County

All MC households $96,060

- Age 55+: $95,000
- Age 65+: $75,800
- Age 85+: $44,700

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file

Lisa Sturtevant & Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

16

Housing that combines health services, like assisted living, are *increasingly difficult for all but higher-income older adults to afford*.

Figure 8. Household Income by Percent of Area Median Income, 2015
Older Adult Households in Montgomery County

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file;
U.S. Department of Housing and Urban Development FY2015 Income Limits
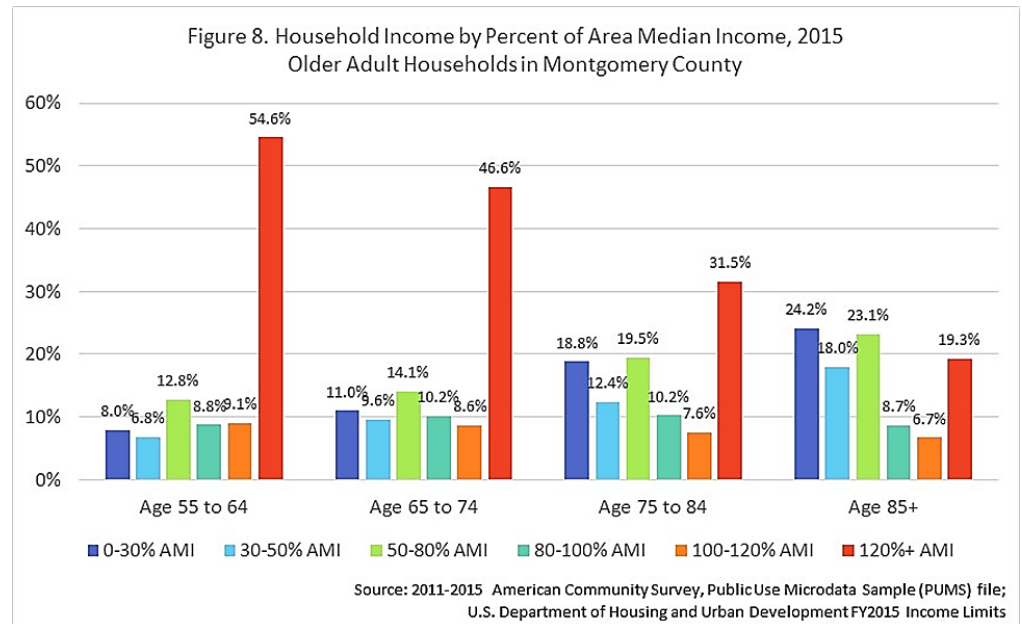
Recommendations

Production & Preservation

Financial Assistance

Accessibility & Livability

Other Services & Programs

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

Production & Preservation

I-1. Make changes to the Moderately Priced Dwelling Unit Program (MPDU)

I-2. Co-locate Senior Housing with Appropriate Public Facilities

I-3. Use Community-Serving Real Estate to Produce Housing for Older Adults

I-4. Address Housing Needs of Older Adults in Planning Processes

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

Production & Preservation

I-5. Improve the Viability of Accessory Apartments

I-6. Allow More Diverse Housing Types in Residential Zones

I-7. Remove Zoning and Regulatory Barriers to Group Homes and Other Types of Age-Restricted Housing Facilities

I-8. Maintain Commitment to Senior Housing in Housing Initiative Fund Allocations

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

20

Financial Assistance

II-1. Create Set Asides for Older Adults in the Housing Choice Voucher Program and Rental Assistance Program

II-2. Improve Effectiveness of Homeowner and Renter Property Tax Exemptions and Credits

II-3. Fund Emergency Assistance to Old Adults at Risk of Eviction and/or Homelessness

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

Accessibility & Livability

III-1. Provide More Education to Developers About Accessibility

III-2. Offer Additional Incentives to Increase Accessibility and Visitability

III-3. Connect Seniors with Accessible Units

III-4. Provide Resources for a Service Coordinator within Naturally Occurring Retirement Communities (NORCs)

III-V. Expand Support for the Villages

Lisa Sturtevant
& Associates, LLC

Other Programs & Services

IV-1. Create a "One-Stop Shop" for Senior Housing Programs and Services

IV-2. Explore Funding Possibilities through the State's Medicaid Waiver Program

Lisa Sturtevant
& Associates, LLC

RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT
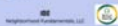
RESEARCH + SPECIAL PROJECTS
A DIVISION OF THE MONTGOMERY COUNTY PLANNING DEPARTMENT

www.MCFacts.org

Meeting the Housing Needs of Older Adults in Montgomery County

Staff contact:
Pamela Zorich
Research Coordinator
Pamela.Zorich@montgomeryplanning.org
301-560-5639