Meeting the Housing Needs of Older Adults in Montgomery County

Presentation to the Montgomery County Planning Board (5/24/2018)
Study Approach

• Assessment of housing needs
  • Current
  • Future

• Assessment of housing supply

• Evaluation of current programs

• Recommendations

• Data analysis
  • Census (ACS)
  • M-NCPPC, DHCD data
  • Other data sources

• Document review
• Interviews
• Best practices review
Key Study Findings

• 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.

• More seniors in Montgomery County will be renters in the years to come.

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

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

• With African American, Asian and, particularly Hispanic, seniors more likely to reside in multigenerational families, increases in multi-generational households are expected as the population continues to diversify.
Key Study Findings (cont.)

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

• Access to neighborhoods near amenities and services is increasingly important to aging in place.

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

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

• Federal funding for housing programs that serve older adults is on the decline.
Supply of Age-Restricted Housing

Independent Living
39 projects - 4 market rate, 35 subsidized
5,365 units

Assisted Living (16+ units)
28 facilities
2,161 units

Group Homes (<16 units)
178 facilities
1,381 units
Supply of Age-Restricted Housing

Skilled Nursing Facilities
  27 facilities
  3,699 beds

Continuing Care Retirement Communities (CCRCs)
  8 CCRS with
  2,638 independent living units
  503 assisted living units
  808 nursing home beds
Sources: Montgomery County Department of Planning | M-NCPPC; Montgomery County Department of Housing and Community Development; others (see report Appendix)
Age-Restricted Housing and Older Adult Households in Montgomery County

<table>
<thead>
<tr>
<th>Type</th>
<th>Housing Units/ Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Independent Living</td>
<td>5,365</td>
</tr>
<tr>
<td>Active Adult</td>
<td>5,660</td>
</tr>
<tr>
<td>Assisted Living</td>
<td>2,022</td>
</tr>
<tr>
<td>Group Homes</td>
<td>1,381</td>
</tr>
<tr>
<td>Nursing Homes</td>
<td>3,699</td>
</tr>
<tr>
<td>CCRCs</td>
<td>4,272</td>
</tr>
<tr>
<td><strong>Total Age-Restricted</strong></td>
<td><strong>22,399</strong></td>
</tr>
<tr>
<td><strong>Total 55+ Households</strong> (2011-2015 est.)</td>
<td><strong>152,061</strong></td>
</tr>
<tr>
<td>Estimate of Share in Age-Restricted Housing</td>
<td>15%</td>
</tr>
</tbody>
</table>
Characteristics of the Older Adult Population in Montgomery County

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

Source: 2016 American Community Survey, 1-year file
Characteristics of the Older Adult Population in Montgomery County

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

Source: 2006 and 2016 American Community Survey, 1-year files
Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-year estimates
Characteristics of the Older Adult Population in Montgomery County

Figure 3. Race/Ethnicity, 2011-2015
Montgomery County Residents

<table>
<thead>
<tr>
<th>Race/Ethnicity</th>
<th>All</th>
<th>Age 55+</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>46.6%</td>
<td>62.7%</td>
</tr>
<tr>
<td>Black or African American</td>
<td>12.8%</td>
<td></td>
</tr>
<tr>
<td>Asian or Pacific Islander</td>
<td>14.5%</td>
<td>13.8%</td>
</tr>
<tr>
<td>Other or Multiracial</td>
<td>1.9%</td>
<td></td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>18.3%</td>
<td>8.9%</td>
</tr>
</tbody>
</table>

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file
Note: White, Black or African American, Asian or Pacific Islander, and Other or Multiracial are all non-Hispanic.
Characteristics of the Older Adult Population in Montgomery County

Figure 4. Household Size, 2011-2015
Montgomery County

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file
Characteristics of the Older Adult Population in Montgomery County

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

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

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file
Characteristics of the Older Adult Population in Montgomery County

Figure 6. Housing Unit Type, 2011-2015
Montgomery County

<table>
<thead>
<tr>
<th>Age 55+</th>
<th>Age 65+</th>
<th>Age 85+</th>
</tr>
</thead>
<tbody>
<tr>
<td>58.3%</td>
<td>55.0%</td>
<td>51.8%</td>
</tr>
<tr>
<td>14.3%</td>
<td>12.4%</td>
<td>5.1%</td>
</tr>
<tr>
<td>9.5%</td>
<td>7.4%</td>
<td>6.1%</td>
</tr>
<tr>
<td>17.2%</td>
<td>25.1%</td>
<td></td>
</tr>
</tbody>
</table>

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file
Characteristics of the Older Adult Population in Montgomery County

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

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

All MC households $96,060

Source: 2011-2015 American Community Survey, Public Use Microdata Sample (PUMS) file
Characteristics of the Older Adult Population in Montgomery County

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

Housing Cost Burden Among the Older Adult Population in Montgomery County

Figure 9. Cost Burden and Severe Cost Burden Rates by Age of Household Head
Montgomery County

<table>
<thead>
<tr>
<th>Age</th>
<th>Cost Burdened</th>
<th>Severely Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 55 to 64</td>
<td>28.5%</td>
<td>12.8%</td>
</tr>
<tr>
<td>Age 65 to 74</td>
<td>30.2%</td>
<td>13.5%</td>
</tr>
<tr>
<td>Age 75 to 84</td>
<td>36.7%</td>
<td>20.9%</td>
</tr>
<tr>
<td>Age 85+</td>
<td>45.4%</td>
<td>27.4%</td>
</tr>
</tbody>
</table>

Source: 2011-2015 American Community Survey, PublicUse Microdata Sample (PUMS) file
Housing Cost Burden Among the Older Adult Population in Montgomery County

Figure 10. Housing Cost Burden Rates by Income
Older Adult (55+) Households
Montgomery County

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Cost Burdened</th>
<th>Severely Cost Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30% AMI</td>
<td>84.0%</td>
<td>68.9%</td>
</tr>
<tr>
<td>30 to 50% AMI</td>
<td>72.1%</td>
<td>42.1%</td>
</tr>
<tr>
<td>50 to 80% AMI</td>
<td>47.7%</td>
<td>14.9%</td>
</tr>
<tr>
<td>80 to 100% AMI</td>
<td>19.6%</td>
<td>3.7%</td>
</tr>
</tbody>
</table>

Montgomery County Population Forecasts – Older Adult Households

Figure 11. Household Forecasts, 2015 to 2040
By Age of Household Head
Montgomery County

Source: Maryland Department of Planning, updated with 2015 American Community Survey 1-year estimates; Lisa Sturtevant & Associates
Montgomery County Population Forecasts – Older Adult Households

<table>
<thead>
<tr>
<th>Income Group</th>
<th>All 55+</th>
<th>55 to 64</th>
<th>65 to 74</th>
<th>75 to 84</th>
<th>85+</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30% AMI</td>
<td>8,912</td>
<td>553</td>
<td>2,260</td>
<td>6,164</td>
<td>3,664</td>
</tr>
<tr>
<td>30-50% AMI</td>
<td>7,084</td>
<td>475</td>
<td>1,968</td>
<td>4,070</td>
<td>2,729</td>
</tr>
<tr>
<td>50-80% AMI</td>
<td>11,361</td>
<td>888</td>
<td>2,903</td>
<td>6,395</td>
<td>3,511</td>
</tr>
<tr>
<td>80-100% AMI</td>
<td>7,069</td>
<td>607</td>
<td>2,093</td>
<td>3,352</td>
<td>1,320</td>
</tr>
<tr>
<td>100-120% AMI</td>
<td>6,440</td>
<td>630</td>
<td>1,776</td>
<td>2,489</td>
<td>1,018</td>
</tr>
<tr>
<td>120%+ AMI</td>
<td>34,629</td>
<td>3,784</td>
<td>9,591</td>
<td>10,326</td>
<td>2,928</td>
</tr>
<tr>
<td>Total*</td>
<td>75,495</td>
<td>6,937</td>
<td>20,591</td>
<td>32,796</td>
<td>15,171</td>
</tr>
</tbody>
</table>

Source: Maryland Department of Planning, American Community Survey PUMS; Lisa Sturtevant & Associates
Recommendations

Production & Preservation

Accessibility & Livability

Financial Assistance

Other Services & Programs
Production & Preservation

I-1. Make changes to the MPDU Program
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
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 HIF Allocations
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
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
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