

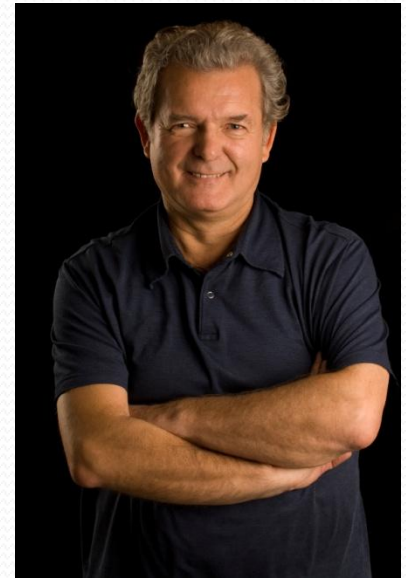
# The Baby Boom Comes of Age

Preparing for Growth in Senior  
Population: 2010 to 2025



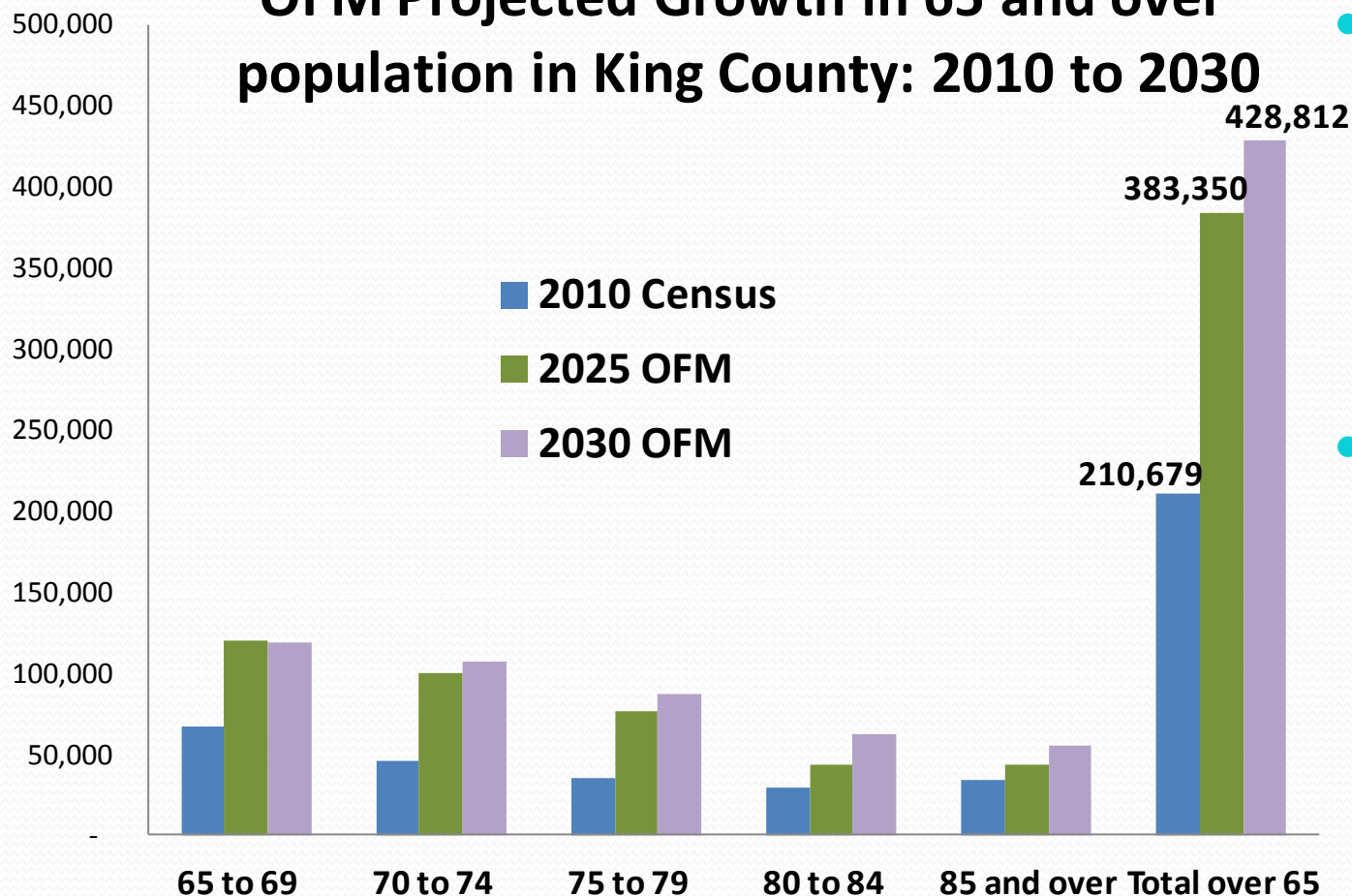
# What's Happened and What's Coming!

- Senior residents (over 65 years) in King County increased by about 29,000 (16 percent), from 2000 to 2010
- Still pre-baby boom (b. 1936 – 45)
- 11 % of the population is now 65 years or older
- By 2020, 18 – 20% of the population will be 65 or older.



# Looking to 2025 and beyond

## OFM Projected Growth in 65 and over population in King County: 2010 to 2030



- There will be an increase in all the 55 – 90 year old groups through 2025.
- Total population over 65 will more than double by 2030

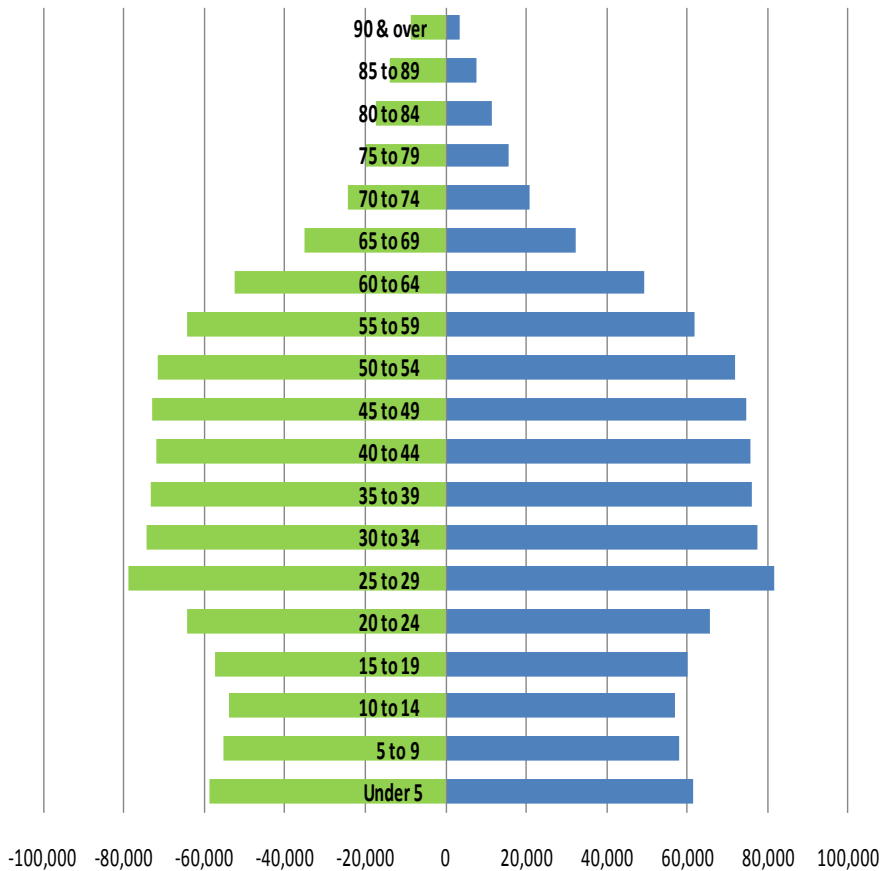
# Current and Future Older Adults

- Baby boom generation was born from 1945 – 1964.
- In 2010 they were 45 to 64 years of age.
- All who survive will turn 65 between 2010 and 2030.
- The 2010 census shows “leading edge” – much more to come
- Over 228,000 adults in the 55 to 64 age groups who, if they survive, will turn 65 by 2020.
- Seniors are living longer
- OFM predicts an increase of 115,700 in 65+ age groups by 2020, with another 102,000 by 2030.

	2010 Census	2020 OFM	10 Year Chg
Under 5	120,294	131,056	10,762
5 to 9	113,295	125,987	12,692
10 to 14	110,789	114,651	3,862
15 to 19	117,514	115,521	(1,993)
20 to 24	129,822	136,193	6,371
25 to 29	160,656	166,342	5,686
30 to 34	152,061	175,293	23,232
35 to 39	149,158	160,298	11,140
40 to 44	147,632	127,380	(20,252)
45 to 49	147,837	132,636	(15,201)
50 to 54	143,295	136,280	(7,015)
55 to 59	126,272	135,917	9,645
60 to 64	101,945	130,482	28,537
65 to 69	67,317	111,495	44,178
70 to 74	45,430	88,346	42,916
75 to 79	35,200	54,774	19,574
80 to 84	28,948	32,008	3,060
85 and over	33,784	39,756	5,972
<b>Total</b>	<b>1,931,249</b>	<b>2,114,415</b>	<b>183,166</b>
<b>Total over 65</b>	<b>210,679</b>	<b>326,379</b>	<b>115,700</b>

# Age “pyramids” are now shaped like Christmas ornaments!

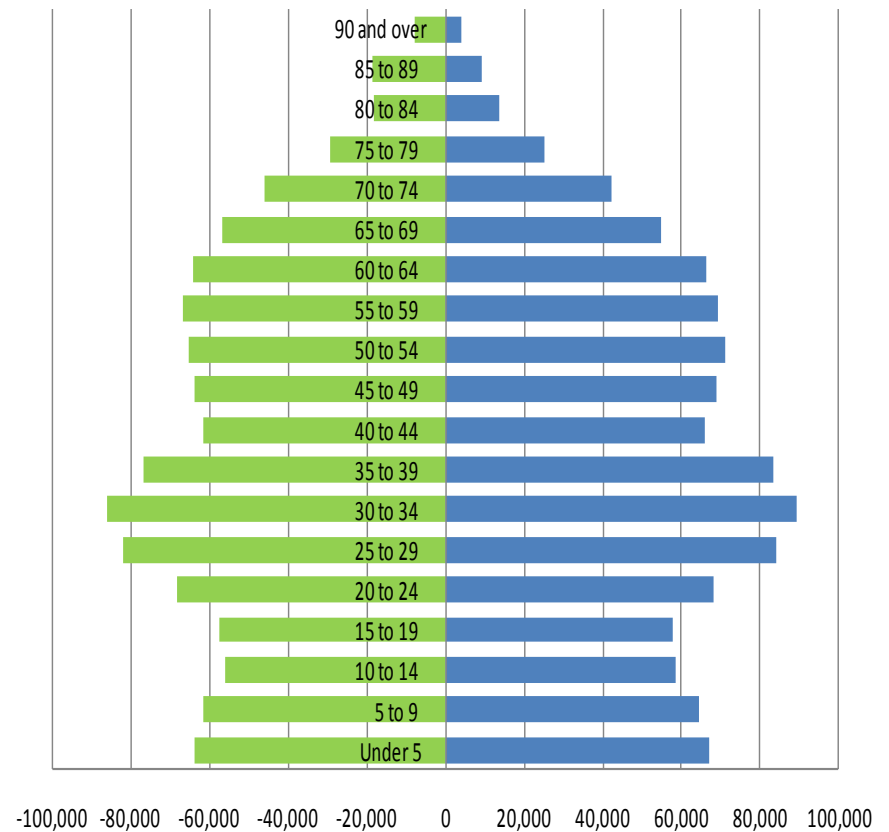
## Distribution by Age and Sex: King County, 2010



Please ignore negative sign before numbers. In order to display female and male population in an age cohort chart such as this, one set of numbers must be assigned a negative value.

■ MALE ■ FEMALE

## OFM Forecast of Age Distribution for 2020



Please ignore negative sign before numbers. In order to display female and male population in an age cohort chart such as this, one set of numbers must be assigned a negative value.

■ Male ■ Female

# Questions and Uncertainties:

- How many middle and older adults will move out of King County between ages 40 and 70?
- Will improved health mean longer active lives for the “young” seniors?
- Will it mean higher survival for “older” seniors as well?
  - So far, many elderly are living longer. In King County, the population over 85 increased by 38 percent during the 2000 to 2010 decade, following a rise of 44 percent in the 1990s.
- Will new generation of seniors be richer or poorer than the current generation of seniors?



# GROWTH RATE OF ELDERLY HOUSEHOLDS WILL ACCELERATE

- As the age cohort graph shows, the growth will accelerate this decade
- Seniors as a proportion of the population will continue to grow through the 2020's.
- If fewer move away, and more survive, increase in seniors could be even more dramatic than currently forecast.



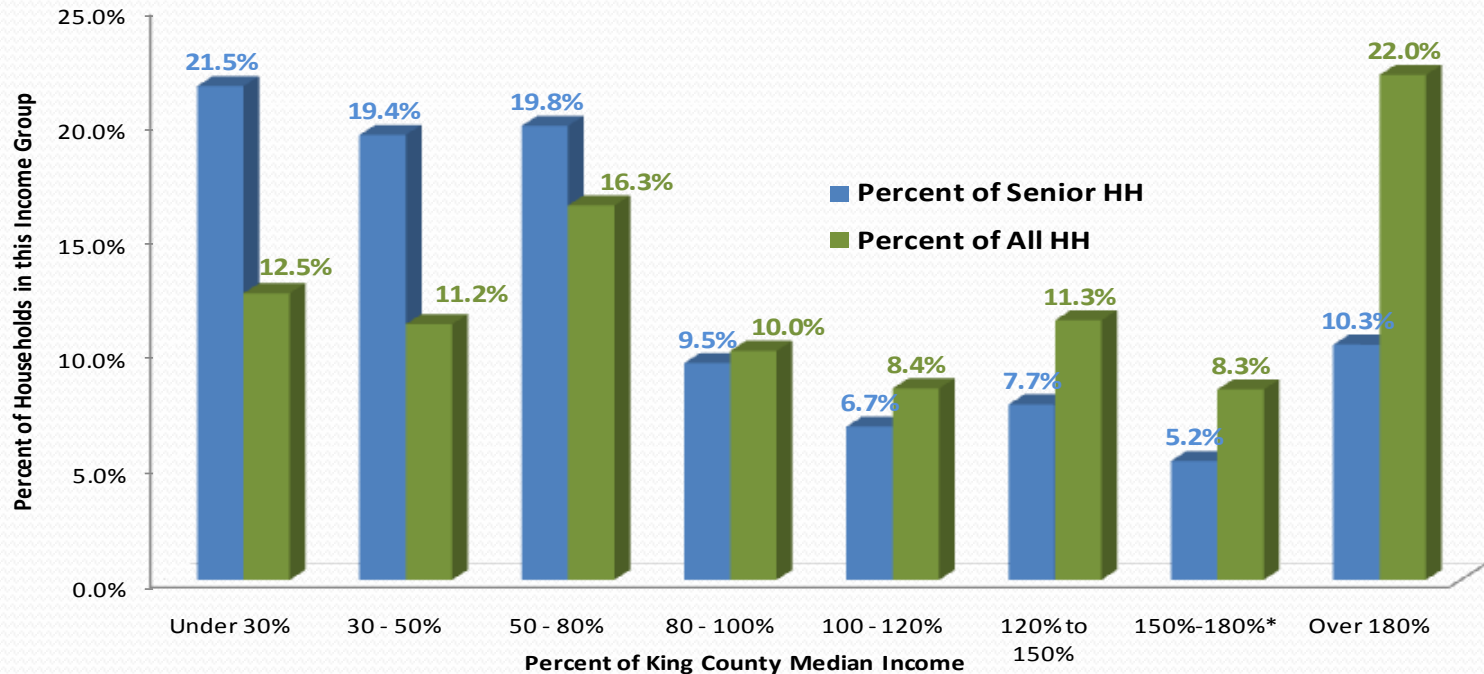
# SENIOR HOUSEHOLDS HAVE LOWER INCOMES THAN THE GENERAL POPULATION

- Median income for all senior households was \$43,500 in 2009.
- This was less than two-thirds of the median income for all households in King County (\$68,000).
- About half of all seniors are single-person households, and most of the rest are two-person households.
- An income of \$43,500 would put them at about 75% of area median income (AMI) for a one-person household



# Income of Current Seniors

**Income Distribution Among Senior Households Compared to Income Distribution of All King County Households\***



\*Based on 2007 - 2009 American Communities Survey data for King County, WA

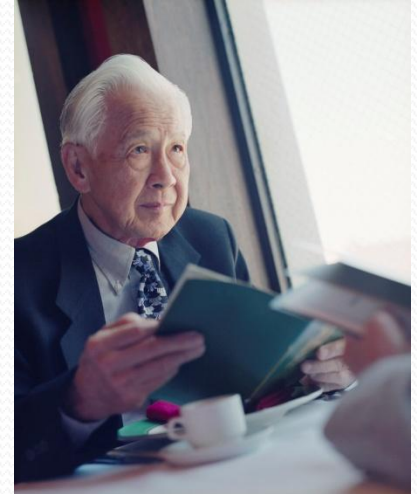
- 61 percent of senior households had incomes less than 80 percent AMI (about than \$55,000 income).

# Affordability Challenges for Senior Housing

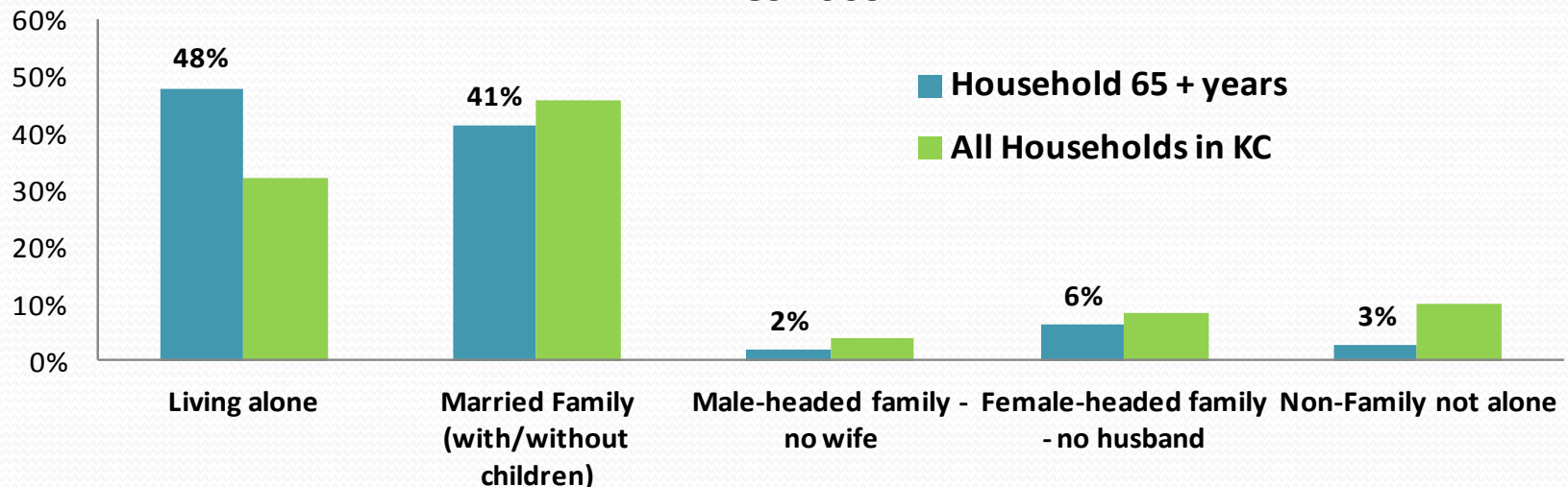
- **41% of senior households** earn \$35,000 or less (about 50% AMI)
  - These households could afford **\$875 per month** or less in total housing costs.
- 22 percent of senior households earn less than \$20,500 (30 % AMI)
  - They could afford **\$512 per month** or less
- Some seniors may own their own homes with no mortgage payments, but have relatively low incomes
  - They may still find it difficult to manage property taxes, utilities, and home maintenance costs.
  - They are also likely to have higher health costs than younger households.
- Any household with income below 50 percent of median income will find it difficult to find adequate housing and pay rising health care costs.

# Type and Size of Senior Households

- 48% of senior household are single person households
- 41% are married couples (could have children or other living with them)
- 3% are living with an unrelated (non-family) person
- 8% live with family but not a spouse

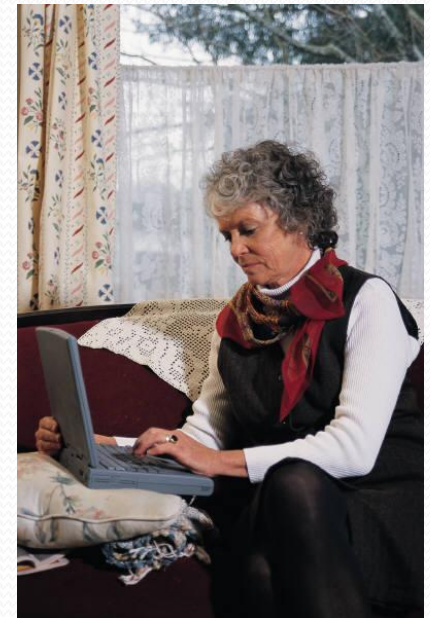


**Household Types for Seniors and All King County Households:  
ACS 2009**



# PERCENTAGE WITH A DISABILITY MAY GROW AS SENIORS INCREASE AND AGE

- In 2009, 9.3 percent of all King County non-institutionalized residents had some type of disability.
- Among King County residents under 64 years, just 6 percent had some level of disability.
- 36% of those 65 years and older reported having some type of disability, compared to nearly 40% in 2002.
- As the number and proportion of seniors grow, the proportion of residents with a disability is likely to increase.





# Senior Housing Needs



- Increased numbers of senior means that the housing stock will have to respond in ways that are unprecedented in recent County history
- Many seniors say they wish to remain in their current homes
- But nearly half of all seniors are single-person households
- If seniors choose to move, they are likely to need smaller units
- Some may need room for other family members (children, grandchildren) as well.



# Things that help seniors stay healthy, stay in their homes, and succeed in retirement

- Public health initiatives for healthy aging
- Financial literacy training to equip individuals to manage their assets
- In-home health, nutrition and social services
- Links to mental health, substance abuse treatment
- Social interaction with community and friends
- **Safe, accessible neighborhoods and homes**
- **Walkable neighborhoods with access to public transportation**
- **Local, accessible services**
- Property tax relief programs
- Home repair / neighborhood tools and senior help programs
- Weatherization and accessibility programs
- **Capital improvements to existing affordable senior housing**
- Mobile home communities preservation

# Seniors deserve choice

- With fewer resources, older adults may feel like they won't be able to live as they prefer.
- New, creative approaches are needed as well as “tried and true” solutions
  - Aging in their own homes, with many services coming to them as they age
  - Accessory dwelling units in family homes
  - Creating more accessibility and safety in existing homes, in new homes, and in neighborhoods
  - Senior-only service-enriched rental or ownership units in urban neighborhoods
  - Multi-generational communities with intentional care and inclusion of older adults
  - “Co-housing” communities



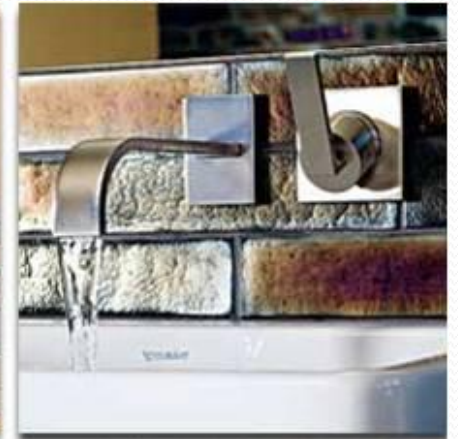
# Choice includes:

- Ownership or rental
- Structure types:
  - Single family (shared?)
  - Multi-family (multi-level)
  - Attached townhouse style units (possibly ground floor flat units for seniors with upper floors for younger families)
  - Cottages with supportive community
  - Accessory dwelling units
- Independent or service-enriched with flexible levels of service
- Multi-generational or senior-only
- Affordability through subsidies, rental vouchers or modest, market rate homes





# Universally-designed homes and neighborhoods will be essential



# Thanks!



???





# Choice also includes level of financial support needed or available

- Subsidized or **guaranteed affordable units** in
  - senior buildings with on-site or easy access to increasing levels of service or
  - multi-generational buildings
- Subsidized / **reduced costs of health** or other services
- Subsidized / **reduced costs of property taxes** or utilities
- Housing Authority **rental vouchers**
- Modest, market-rate or near **market-rate housing choices** with good access to services