



Aging in Indiana

The Challenge of the Silver Tsunami





The Challenge of the Silver Tsunami Agenda

- About the project
- About the report
- Methodology
- Demand
- **Key findings:** Supply and Demand
- Owner-occupied perspectives and needs
 - Survey
 - Data
 - Area Agencies on Aging Interviews
- **Key findings:** Home Modifications



Study Authors

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Indiana Housing & Community Development Authority





Study goals

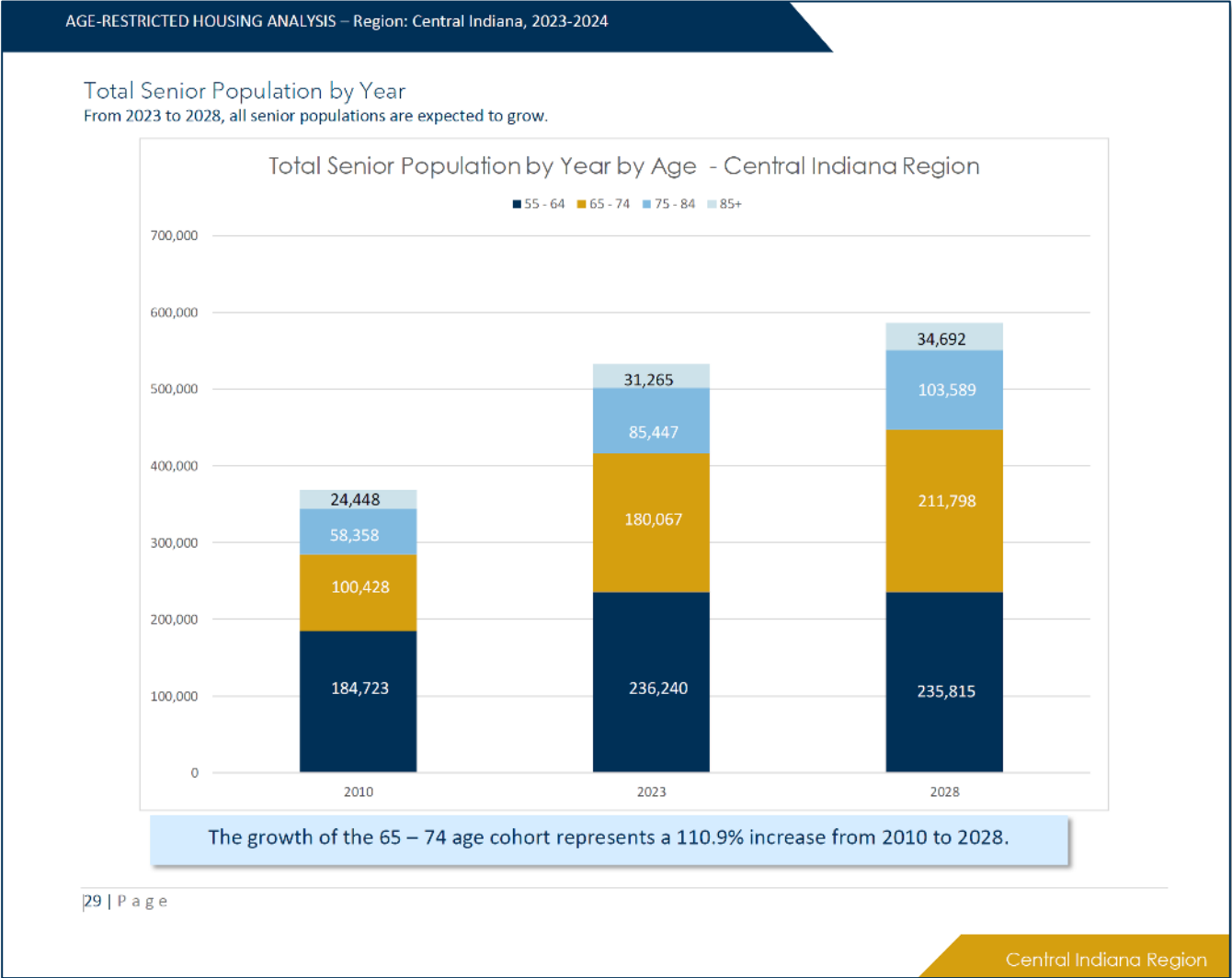
- Add to the body of knowledge on age-restricted housing and aging in place in Indiana
- Provide IHCD and FSSA-DA with relevant data and trend analysis on
 - Population
 - Tenure
 - Age-restricted housing supply and demand
 - Home modifications needs for aging in place



Report structure

Audience with varied backgrounds and level of housing knowledge:

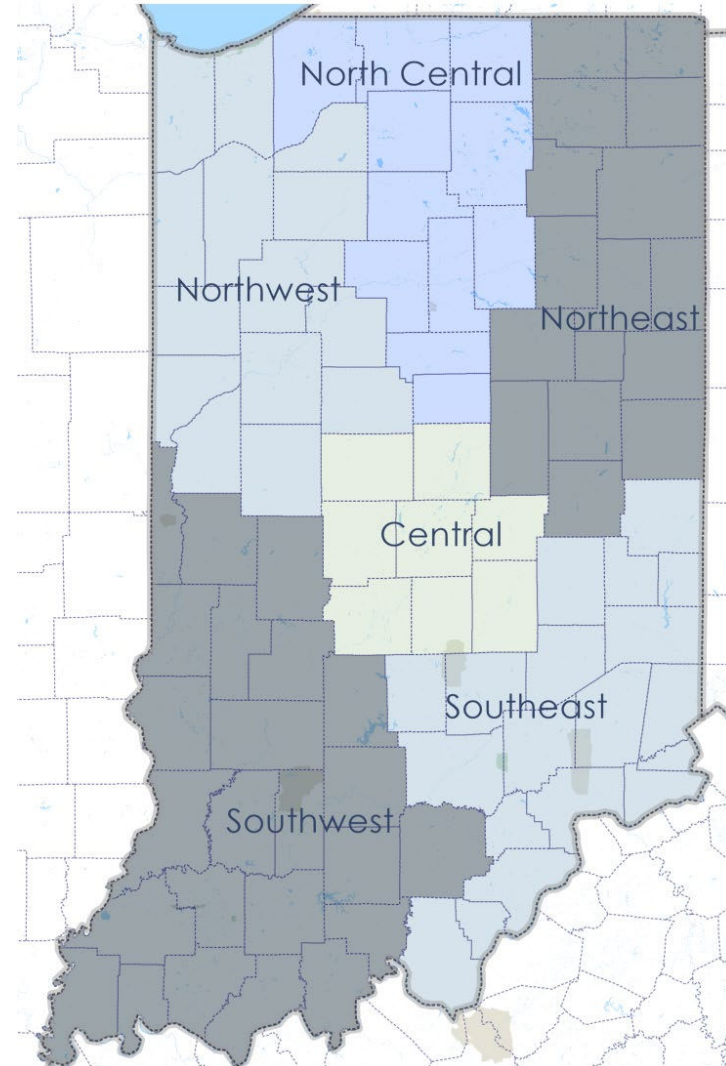
- IHADA (Indiana Housing and Community Development Authority)
- Family and Social Services – Division of Aging
- Local county officials
- Developers





Geography

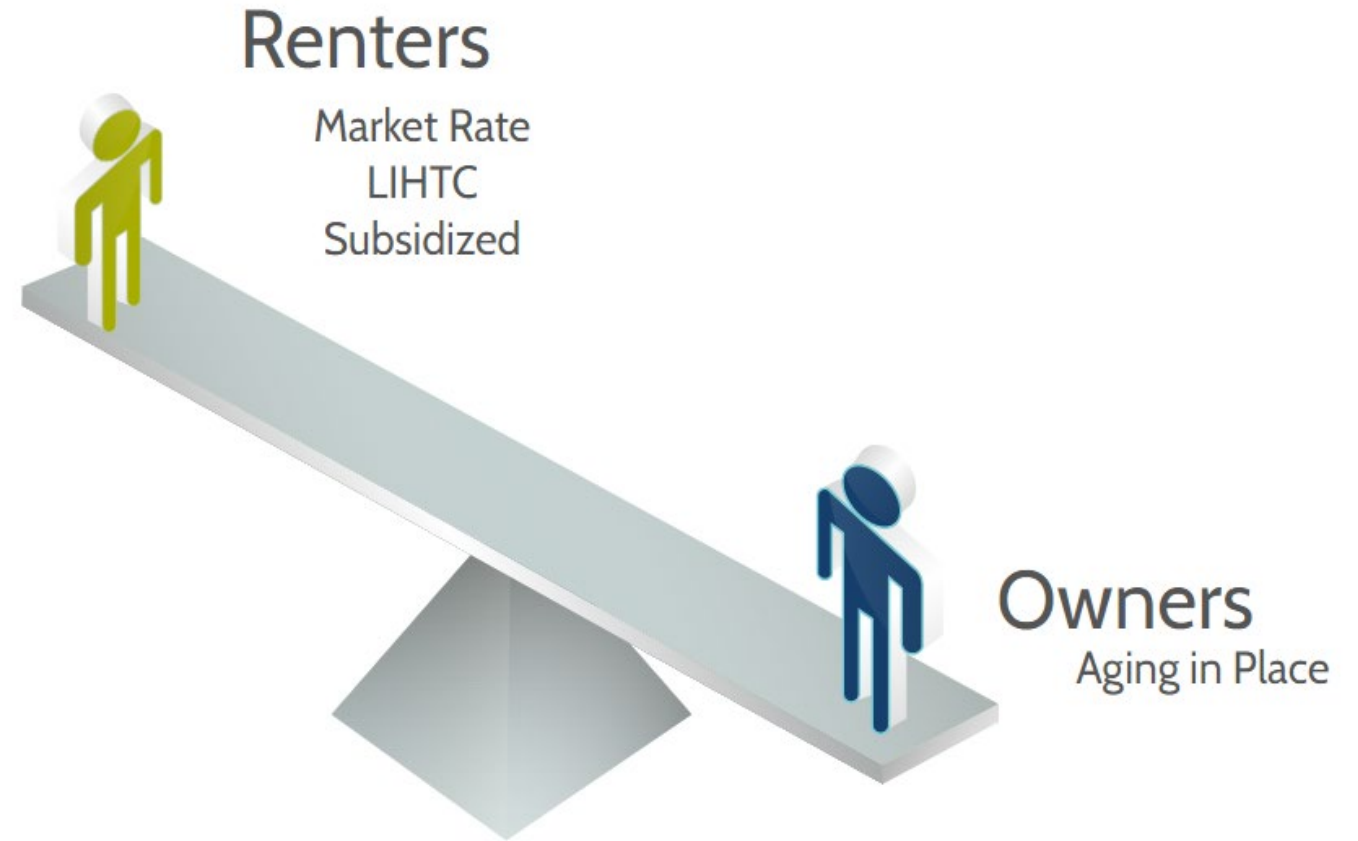
- 92 counties sorted into 6 regions
- Population 6,004 to 68,460
- Total population 6.8m





Scope of Demand

- Tenure
- Income
- Age and need for services





Methodology Supply

Renter Methodology

Identify and Survey Housing Supply



Subsidized



LIHTC



Market Rate



Assisted Living

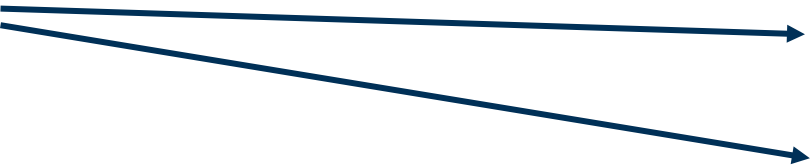


Skilled Nursing



Research Planning

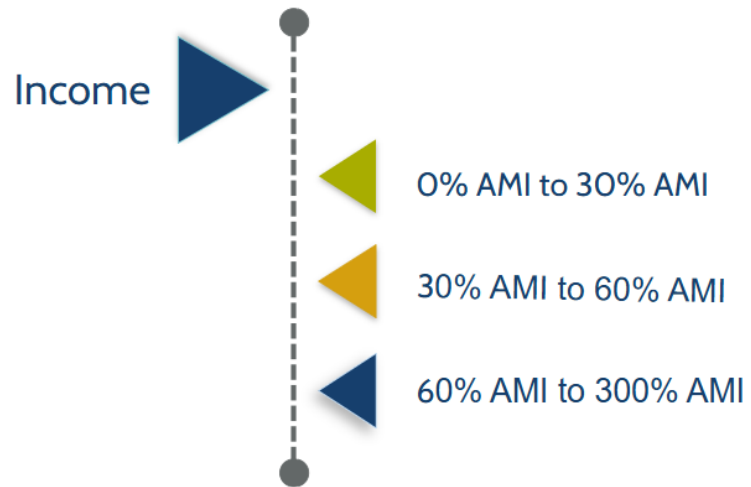
! Address, not county



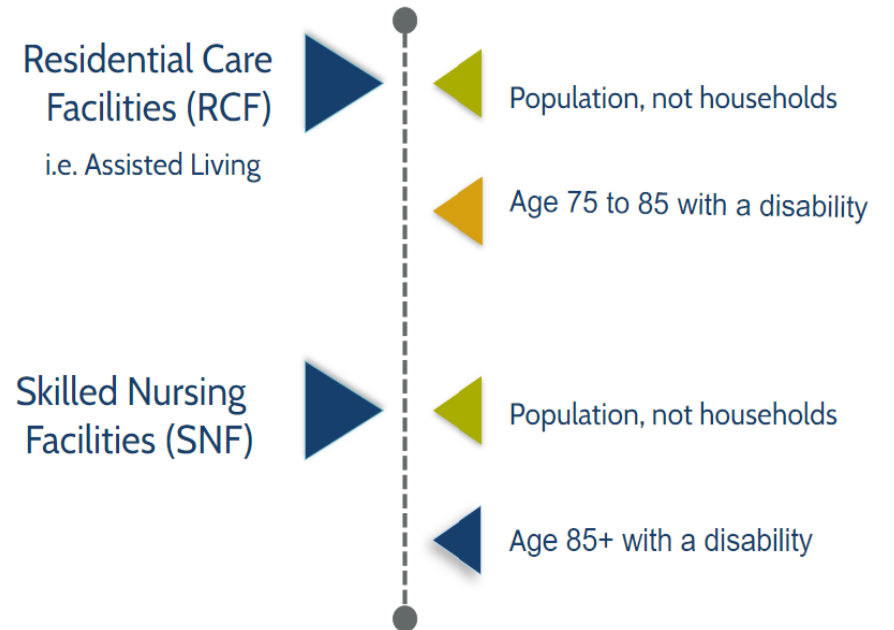


Methodology - Demand

Senior Renters



Assisted Living and Skilled Nursing





Age-Restricted Housing Supply and Demand Analysis





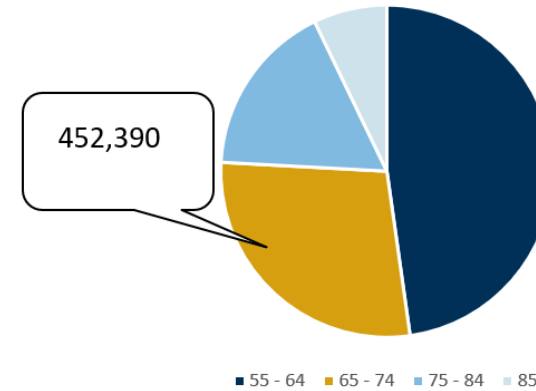
Boomers dominate the tsunami

Population Growth

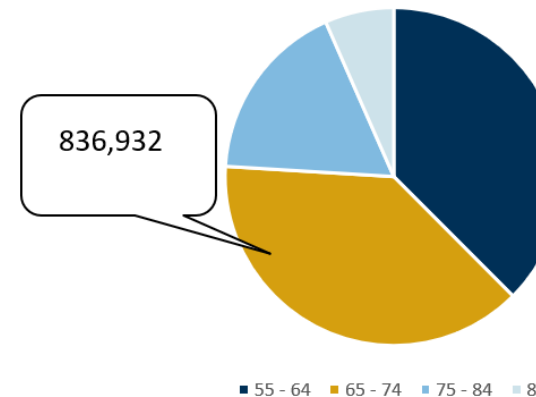
- From 2010 to 2028, the age group 65 to 74 increases by 96.1% or 5.3% annually (4.2 m increase)
- Indiana increases by 85.0% or 4.7% annually (384,452)
- Total population change is 7.3% or 0.4% annually



Senior Population by Age Group - 2010

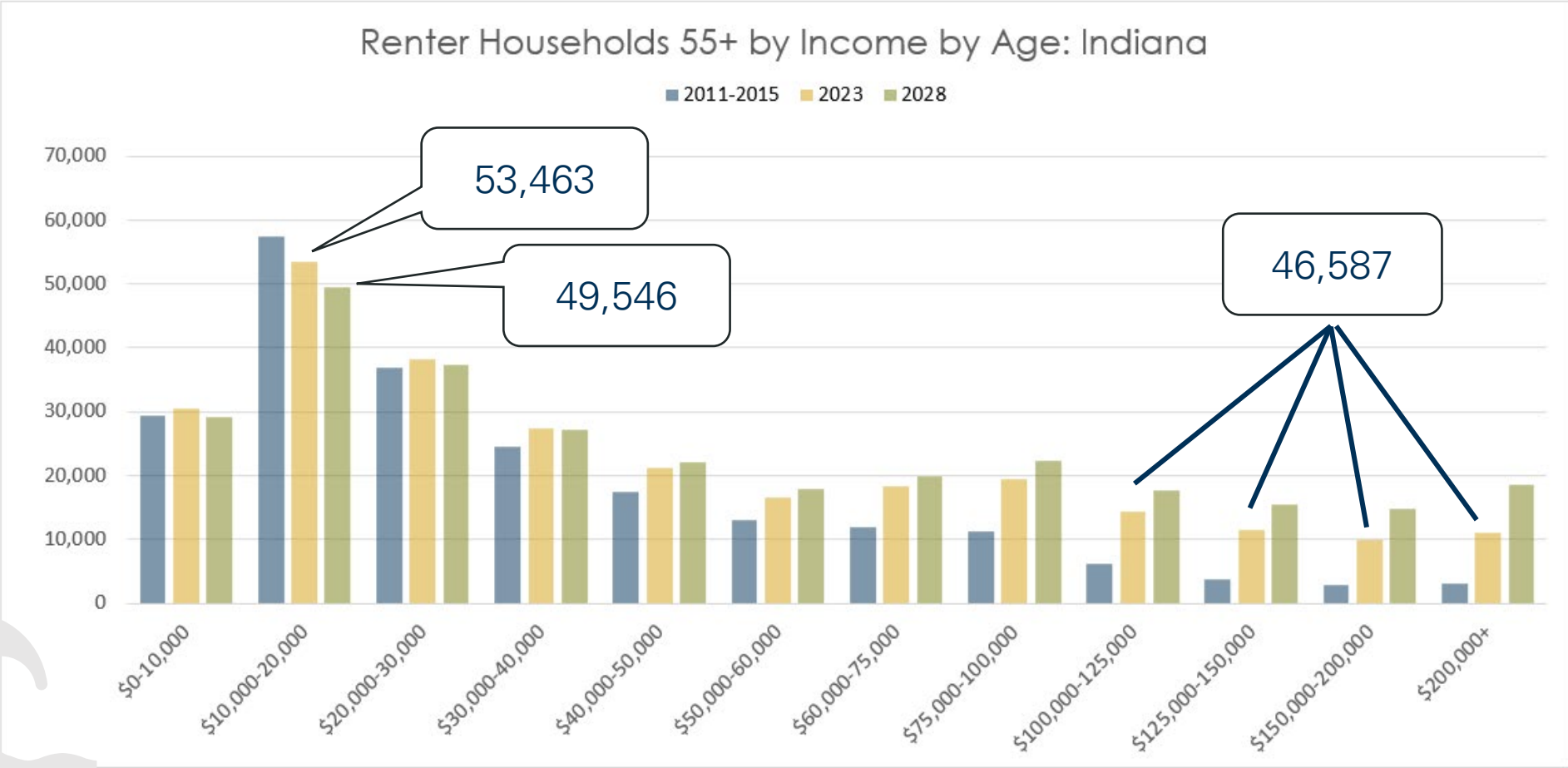


Senior Population by Age Group - 2028





Renter Household 55+ by Income by Age





Survey of senior properties

721 independent properties:

45,867 units

752 licensed properties:

80,264 beds



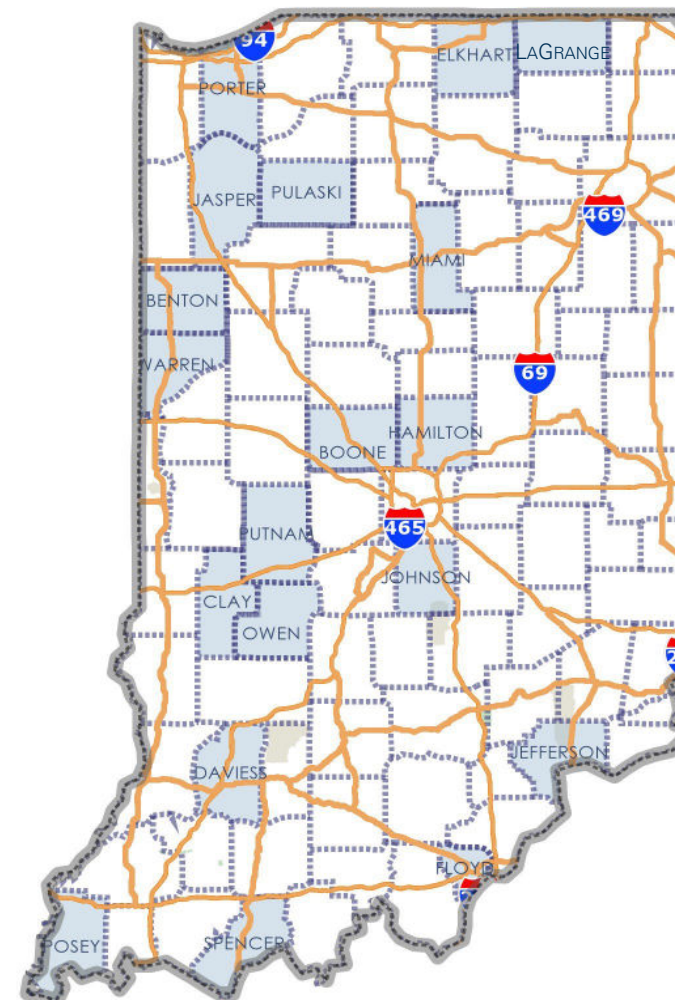


Age-Restricted Rental Housing Deserts

Recognizing the need to highlight areas lacking age-appropriate housing, MMA, Inc. chose the term *Age-Restricted Housing Desert*

- Fewer than 1 rental unit* per 10 renter households 55 and older meets the definition of *Age-Restricted Housing Desert*
- 19 Indiana counties meet this definition
- Includes Boone, Hamilton, Johnson, and Elkhart Counties

*Sum of subsidized, LIHTC, and market rate senior housing





Substantial demand for all senior rental housing

Subsidized: 1 unit exists for every 4 needed.
In 2028, the projected shortfall is almost 58,560 units.



LIHTC: 1 unit exists for every 5 needed.
In 2028, the projected shortfall is 54,630 units.

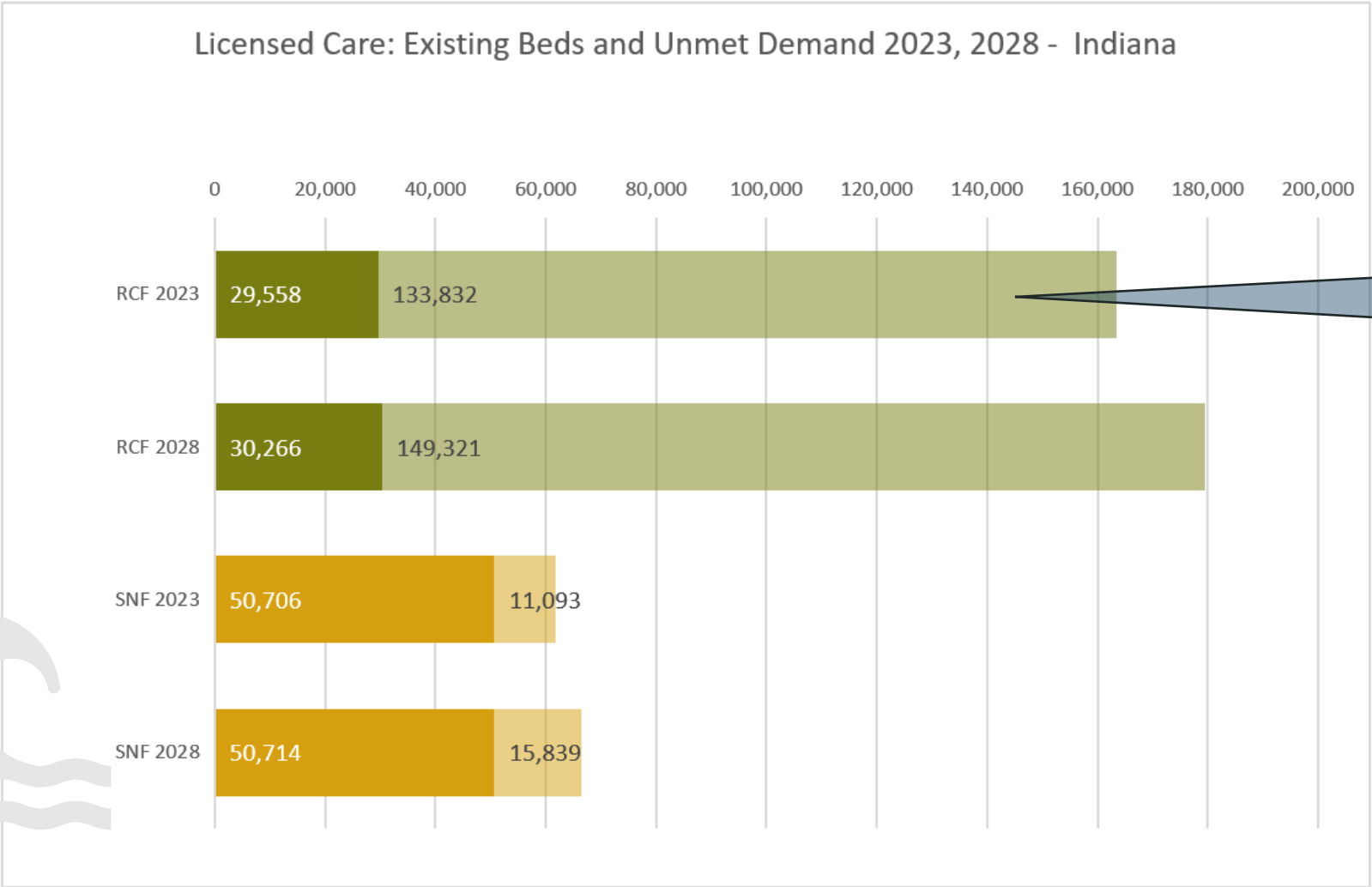


Market Rate: 1 unit exists for every 10 needed.
In 2028, the projected shortfall is 152,550 units.





Demand for RCF and SNF



65,200 need Medicaid Waivers





Filling the Gap - Enhanced Senior Living

MMA surveys found properties labeled *Assisted Living* that were not licensed.



Instead, they offer assistance with laundry, meals, and transportation.

Third-party providers come to the property to administer licensed services.





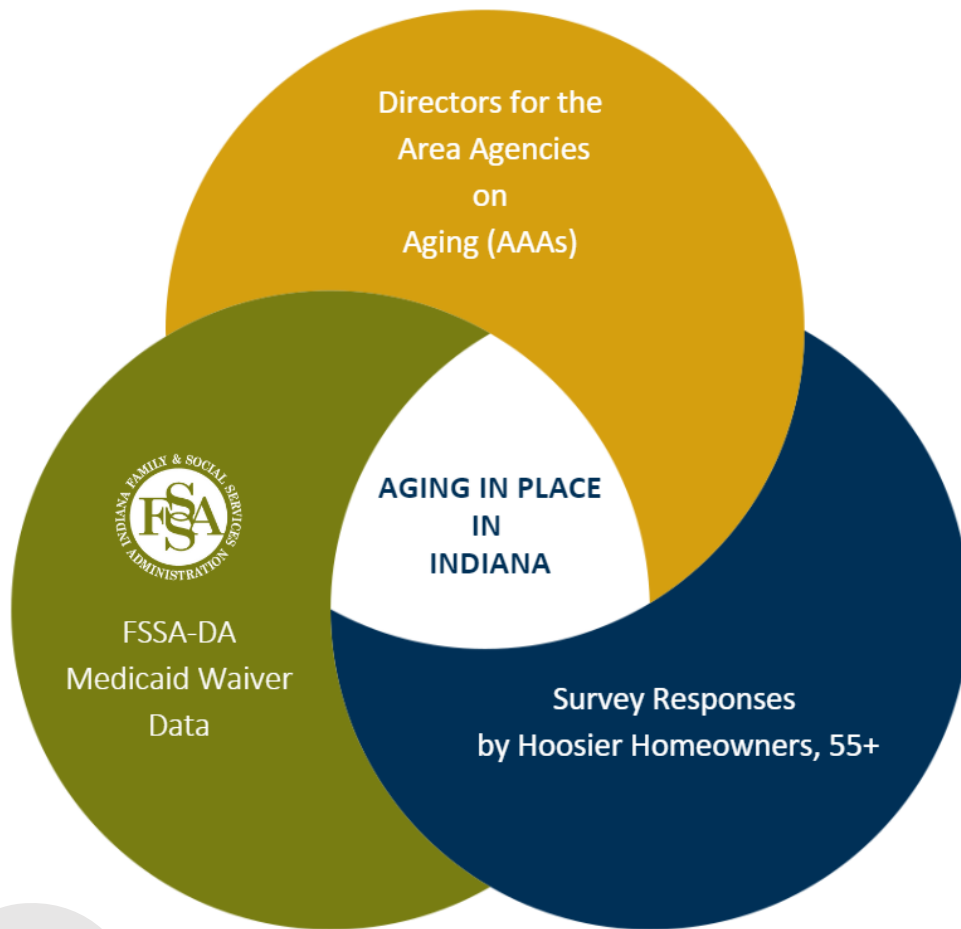
Key Findings: Aging Populations

- Boomers dominate population growth trends
- Substantial portion of renter households 55+ earn \$10,000 to \$20,000
- Substantial demand for all types of senior rental housing



Owner-occupied Improvements Analysis





Owner-Occupied Improvements Analysis

Interviews with the 16 Directors of Indiana's Area Agencies on Aging (AAA)

Survey of a representative sample of Indiana homeowners (55+)

Analysis of FSSA-DA Aged and Disabled Waiver Data





Methodology - Home Modifications

Owner Methodology






The Survey

Are Indiana's Homes and Seniors Ready for the Tsunami?



Hoosier homeowners aged 55+ were surveyed by  to ascertain perspectives on aging in place and home modification needs.

Responses were evaluated against the responses published in previous national studies to gain understanding how Indiana compares.



Survey Design - Questions and Respondent Criteria



Requested and received permission from University of Michigan to use the validated questions from the National Poll on Healthy Aging.





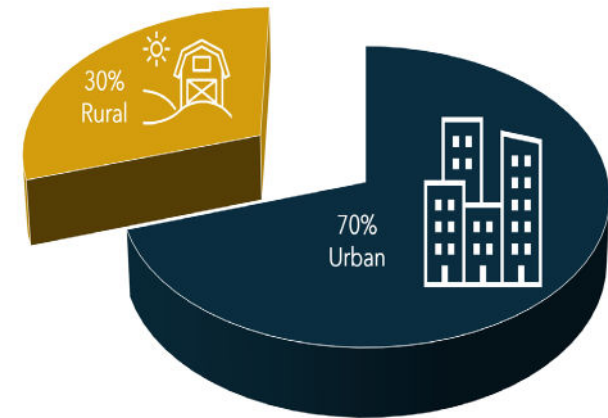
Survey Design - Criteria



Survey respondent criteria:

- Resident of Indiana
- Respondent aged 55 or older
- Homeowner

Different from U of M criteria.





Survey Respondents

State of Indiana

n=390

Rural: 117
Urban: 273

North Central Region

Rural: 22
Urban: 34

Northeast Region

Rural: 29
Urban: 32

Northwest Region

Rural: 11
Urban: 49

Central Region

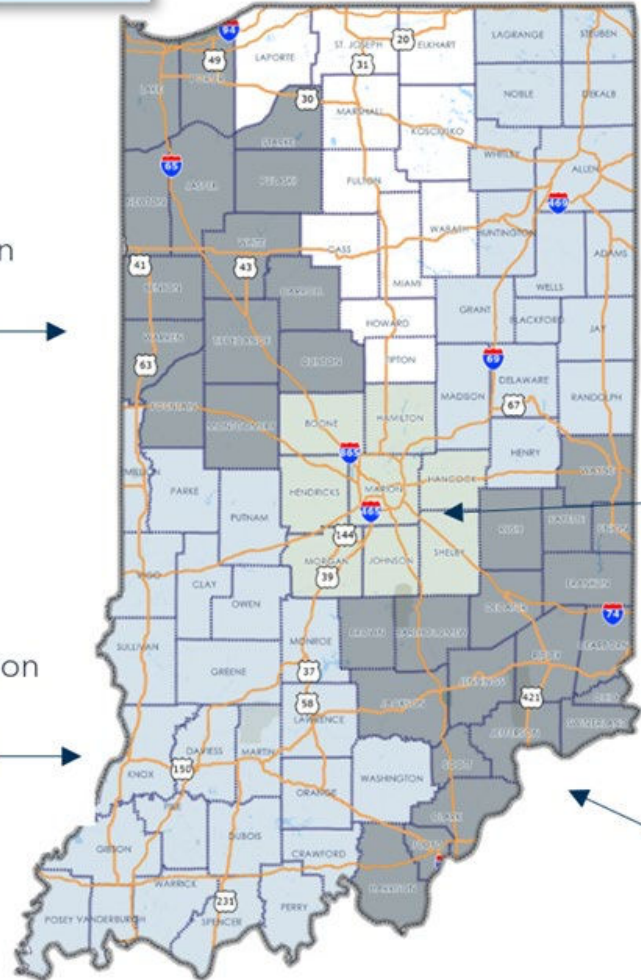
Rural: 14
Urban: 97

Southwest Region

Rural: 22
Urban: 38

Southeast Region

Rural: 19
Urban: 23



Sample size: n=390

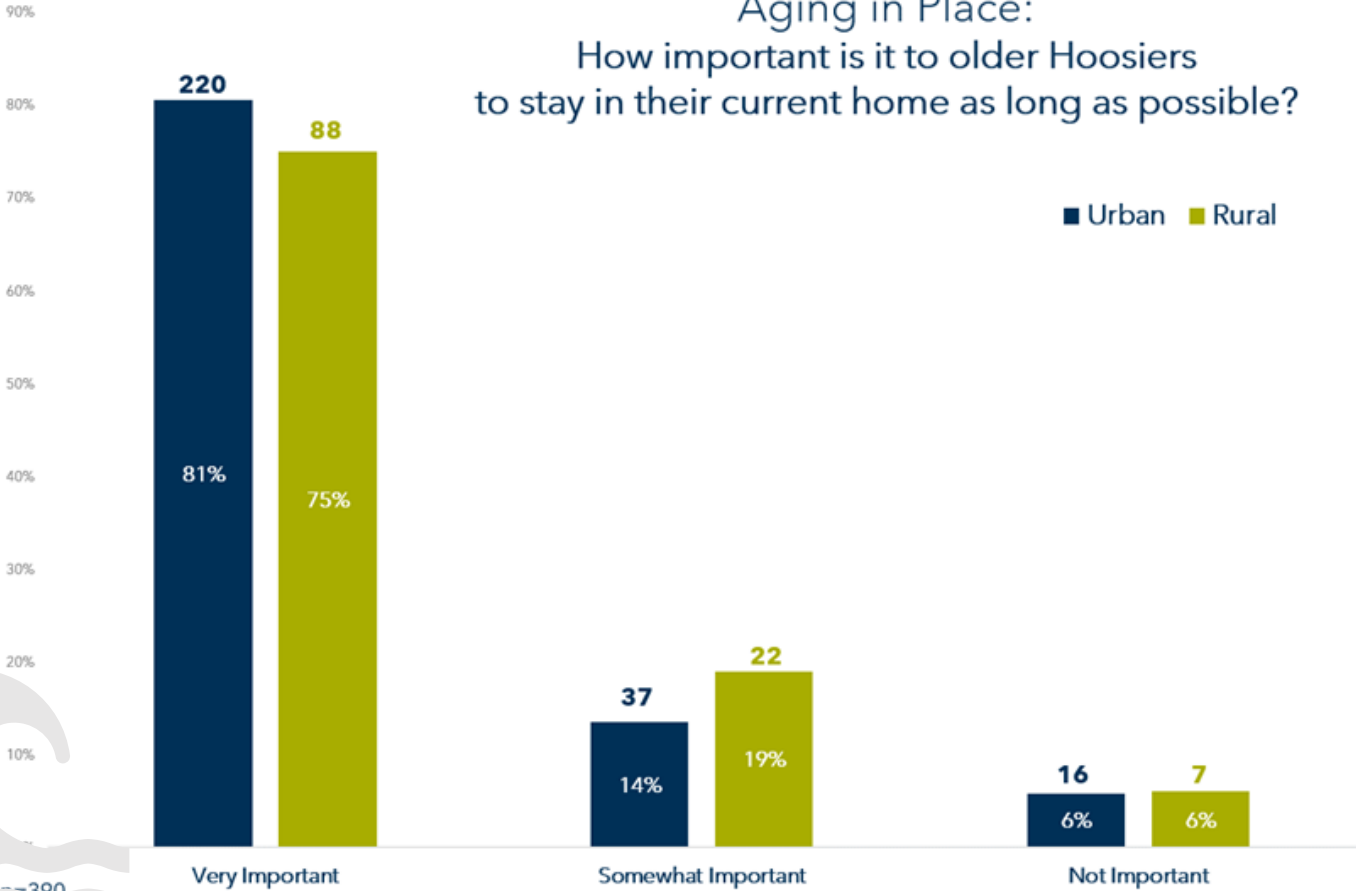
Urban and Rural Quotas according to Census Designation

Geographic Quotas according to the AAA boundaries and the regions



Survey Results - Aging in Place

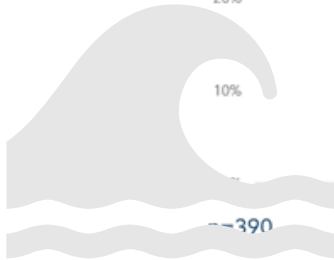
Aging in Place:
How important is it to older Hoosiers
to stay in their current home as long as possible?



Approximately 95% of older Hoosiers say it is important to stay in their home as long as possible—regardless of urban or rural setting.

National Poll on Healthy Aging Comparison

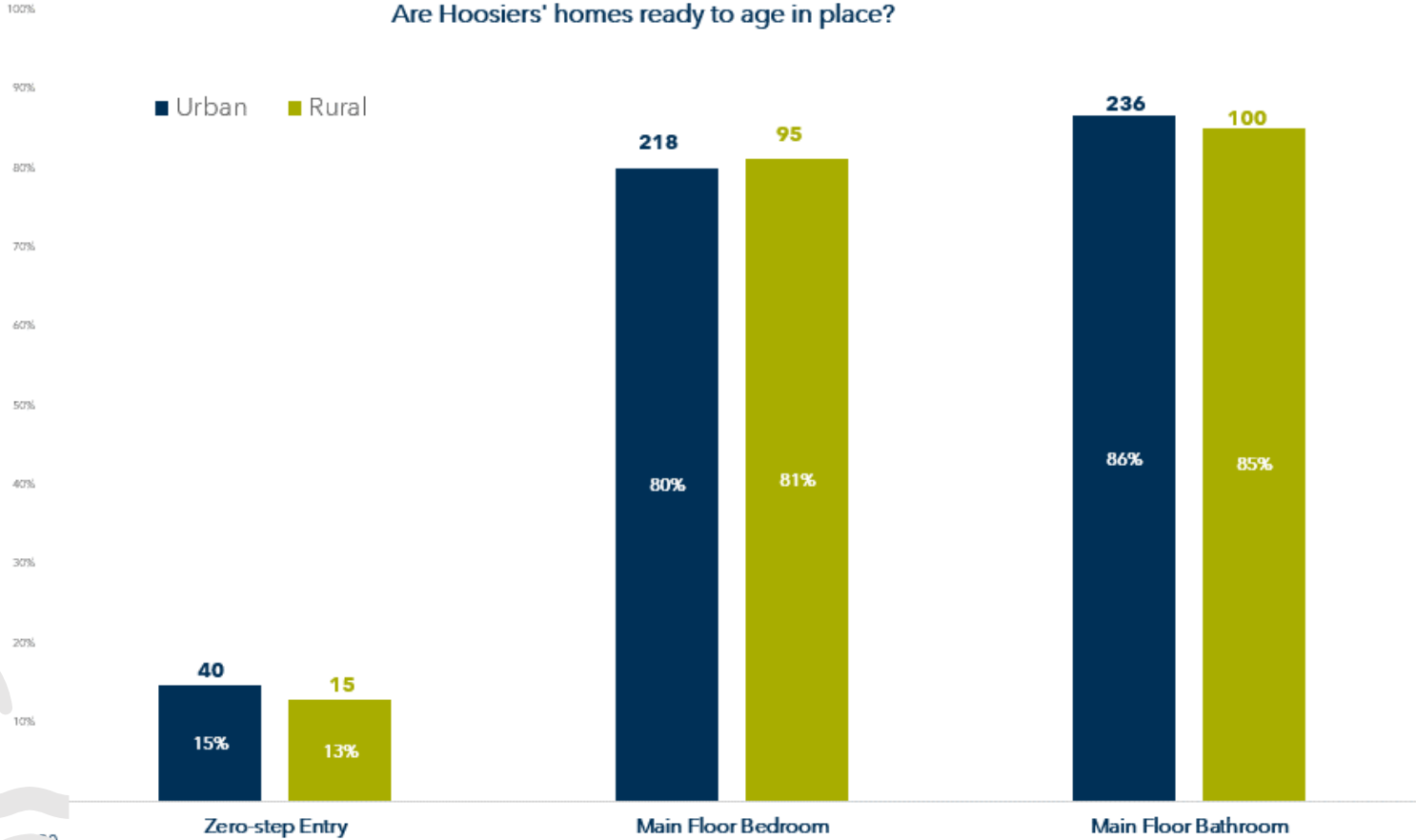
88% of respondents said it was important to stay in their homes as long as possible.





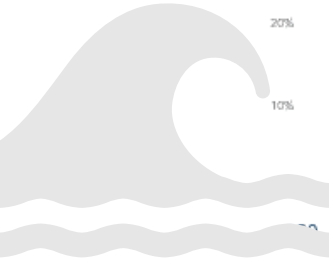
Survey Results - Home Readiness

Home Readiness:
Are Hoosiers' homes ready to age in place?



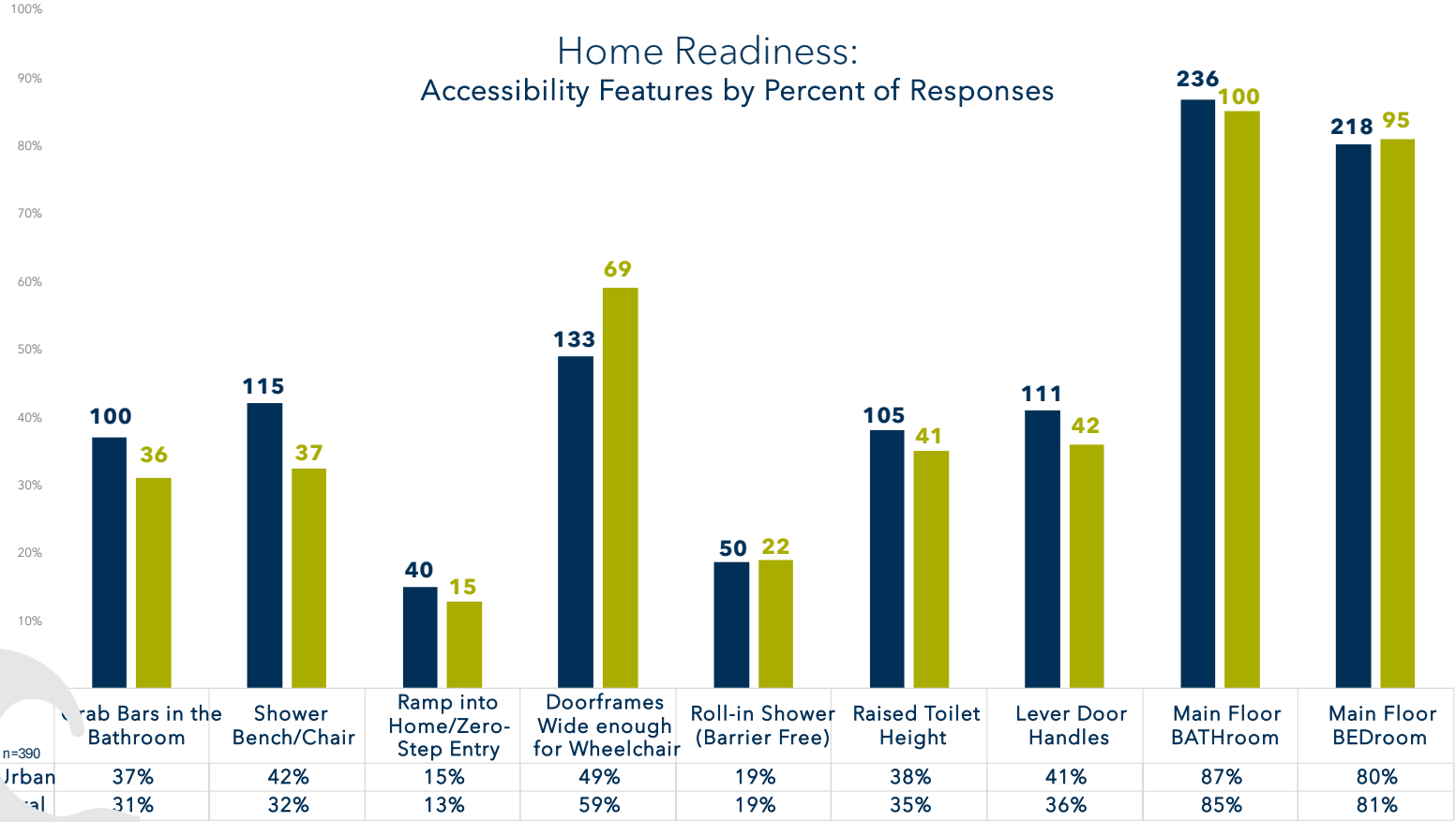
National Poll on Healthy Aging Comparison

- Zero-step entry 19%
- Main Floor Bedroom 78%
- Main Floor Bathroom 88%



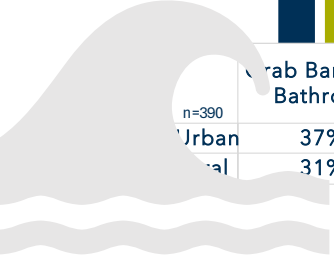


Survey Results - Home Readiness



National Poll on Healthy Aging Comparison

Varied but within range on all criteria except for zero-step entry..





Survey Results - Moved in the Last Five Years

Out of the 390 older Hoosiers (aged 55+) surveyed **12% (47)** had moved in the last five years.

National Poll on Healthy Aging Comparison

Older Hoosiers moved at a lower rates than national respondents.





The Interviews

- Interviews averaged 60 minutes
- 16 Area Agency on Aging Directors
- 22 hours of discussion





Interview Results – Most Common Modifications

- Renovating Bathrooms – Extensive Projects including Barrier-Free Showers
- Adding Ramps





Interview Results

- Low inventory of accessible housing. Low inventories of affordable housing.
- Finding age-ready housing means moving away from social support and loved ones for many rural residents.
- Older Hoosiers are often resistant to change—creating another layer of challenge for finding appropriate housing options.
- AAAs face challenges finding Medicaid-approved contractors to complete projects.





The Data



Data from FSSA Division of Aging*:

3,686 results
Almost \$36 million in approvals

- Service Authorizations for Environmental Home Modification Install
- Funding from Aged and Disabled-Money Follows the Person
- Start or End Date in Calendar Year 2023

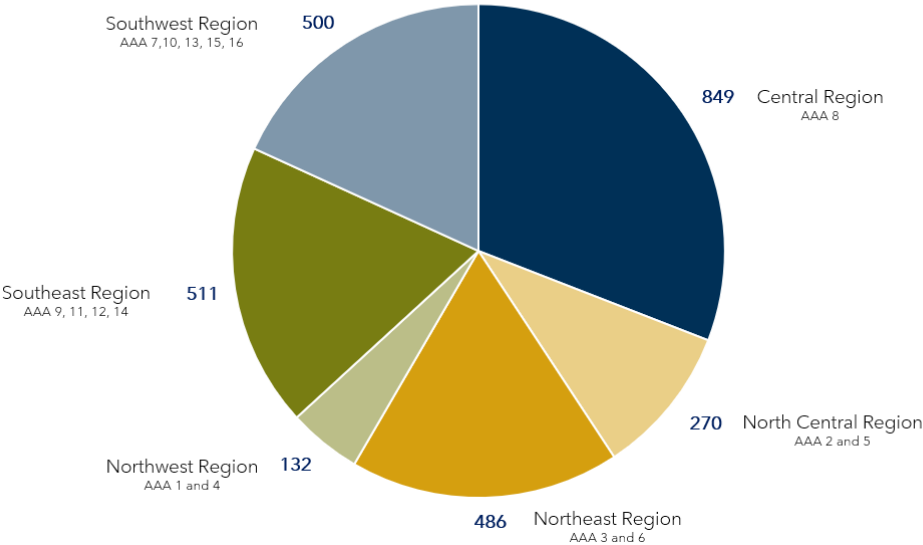


*Data provide on behalf of FSSA Division of Aging by emagine, an Indianapolis-based technology firm.

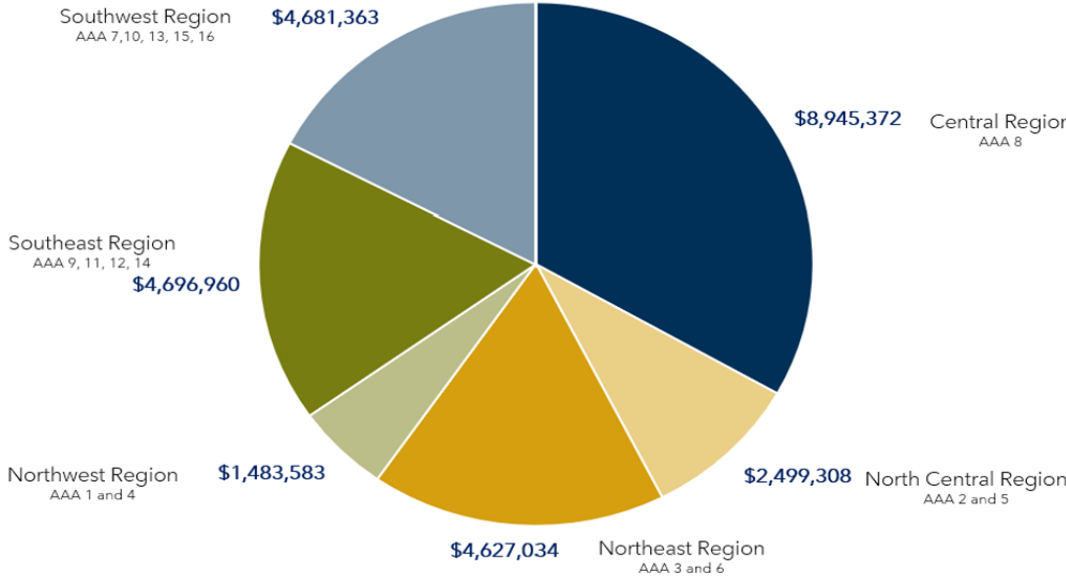


Data Results - Aged and Disabled Waiver Approvals by Region

Home Modifications by Number of Requests -- Approved 55+
Funding Source: Aged and Disabled Waiver
Start Date or End Date: Calendar Year 2023



Home Modifications by Dollar Amount -- Approved 55+
Funding Source: Aged and Disabled Waiver
Start Date or End Date: Calendar Year 2023





Key Findings: Owner-Occupied Perspectives and Needs

- Older Hoosiers perspectives were significantly different than national averages.
- Age-readiness of Indiana's homes is considerably lower than national or regional averages on one key metric (zero-step entries).
- Accessible housing options, resident education, and planning for aging in place can address some issues.



Thank you!



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