

1

---

---

---

---

---

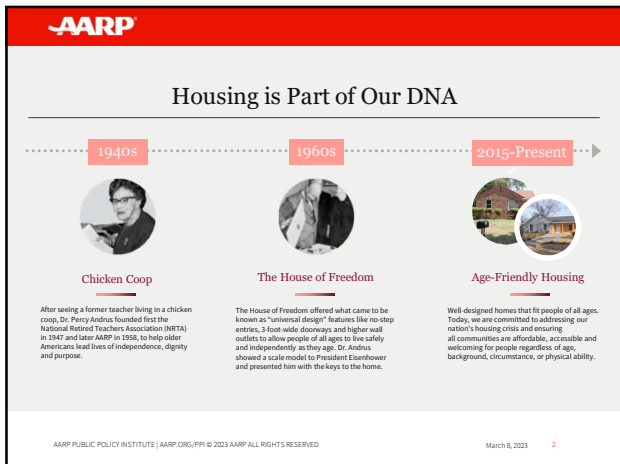
---

---

---

---

---



2

---

---

---

---

---

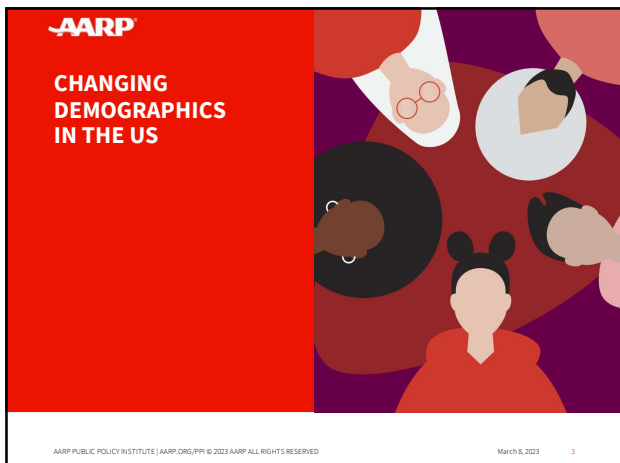
---

---

---

---

---



3

---

---

---

---

---

---

---

---

---

---

**AARP**

### PERCENT OF POPULATION AGE 65+ (2030-2034)

The US is aging

**An Aging Nation**  
Projected Number of Children and Older Adults

For the First Time in U.S. History Older Adults Are Projected to Outnumber Children by 2034

Category	2020	2034
Projected percentage of population	15.2%	23.4%
Projected number (millions)	49.2	82.1

Projected number (millions): 2000 (71.6), 2005 (77.0), 2010 (76.5), 2015 (76.5), 2020 (71.6), 2025 (77.0), 2030 (76.5), 2034 (82.1)

Source: The White House Center for Public Service, University of Virginia, 2018

United States Census Bureau, U.S. Department of Commerce, Bureau of Economic Analysis, "Projections of the Total U.S. Population, 2019-2060" (2020)

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 4

4

---

---

---

---

---

---

---

---

---

---

**AARP**

### US HOUSEHOLDS

More people are **living alone**

**64 million**  
Americans live in a household with two or more generations

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 5

5

---

---

---

---

---

---

---

---

---

---

**AARP**

### US HOUSEHOLDS

The US population is getting more **racially and ethnically diverse**

**The middle class is shrinking**

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 6

6

---

---

---

---

---

---

---

---

---

---

**AARP**

**CHALLENGES**



AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED

March 8, 2023 7

7

---

---

---

---

---

---

---

---

---

---

**AARP**

**COMMUNITY, HEALTH, AND HOUSING CHALLENGES**

- Communities aren't prepared
- Population growth and demographic changes
- Growing housing cost burden
- Limited access to community amenities and services
- Limited mobility with age
- Unsafe travel environment
- Lack of housing options
- Health disparities
- COVID-19



AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED

March 8, 2023 8

8

---

---

---

---

---

---

---

---

---

---

**AARP**

**WHAT DO OLDER ADULTS WANT?**

Aging in place

**Two-thirds (67%) of all adults – and 78% of those 50-plus – want to stay in their current communities for as long as possible.**

**Six in ten (60%) adults – and 73% of those 50-plus want to stay in their current homes for as long as possible**

**Thirty-four percent (34%) of all adults say they need to make changes to their home to enable them to stay there**

Source: AARP 2021 Home and Communities Preferences Survey: A National Survey of Adults Age 18+

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED

March 8, 2023 9

9

---

---

---

---

---

---

---

---

---

---

**AARP**

### WHAT DO OLDER ADULTS WANT?

Housing Preferences

**Well-maintained, affordable options, location/proximity**

**Top 3 Features among 18-49**

- Home modification and repair contractors who are trustworthy, affordable and do high-quality work
- Housing located near activities and key services
- Affordable housing options for people at all income levels

**Top 3 Features among 50+**

- Home modification and repair contractors who are trustworthy, affordable and do high-quality work
- Housing located near activities and key services
- Services to help with home repair and yard maintenance for low-income and older adults

**Top 3 Features among 65+**

- Home modification and repair contractors who are trustworthy, affordable and do high-quality work
- Housing located near activities and key services
- Affordable housing options for people at all income levels

Source: AARP 2021 Home and Communities Preferences Survey; A National Survey of Adults Age 18+

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 10

10

---

---

---

---

---

---

---

---

---

---

---

---

**AARP**

### WHAT DO OLDER ADULTS WANT?

Community Preferences

**Grocery stores, health care, parks**

**Top 3 Features among 18-49**

- Conveniently located grocery stores
- Safe parks that are well-lit and free of crime
- Convenient, high-quality health care services

**Top 3 Features among 50+**

- Convenient, high-quality health care services
- Conveniently located grocery stores
- Safe parks that are well-lit and free of crime

**Top 3 Features among 65+**

- Conveniently located grocery stores
- Convenient, high-quality health care services
- Safe parks that are well-lit and free of crime

Source: AARP 2021 Home and Communities Preferences Survey; A National Survey of Adults Age 18+

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 11

11

---

---

---

---

---

---

---

---

---

---

---

---

**AARP**

### SOLUTIONS

Liveable Communities

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 12

12

---

---

---

---

---

---

---

---

---


---

---

---

**AARP**

**LIVABLE COMMUNITIES**  
Community characteristics



- Housing options
- Amenities, destinations
- Transportation options

Photos courtesy of Dan Burden and Shannon Guzman  
AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 13

13

---

---

---

---

---

---

---

---

**AARP**

**SOLUTIONS**  
Housing



AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 14

14

---

---

---

---

---

---

---

---

**AARP**

**AGE-FRIENDLY HOUSING**

**Three Pillars of Age-Friendly Housing:**

- Expanding Housing Options
- Housing Affordability
- Housing Accessibility



Photos courtesy of Dan Burden  
AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 15

15

---

---

---

---

---

---

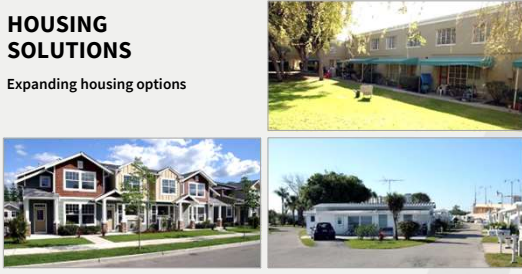
---

---

**AARP**

### HOUSING SOLUTIONS

Expanding housing options



Photos courtesy of Dan Benjamin

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED April 10, 2023 16

16

---

---

---

---

---

---

---


---

**AARP**


### AGE-FRIENDLY HOUSING

Housing Options


**Cohousing**



**Multi-generational Housing**



**Home-sharing**



Photos by Takoma Village Cohousing, Grandfamilies and Nesterly

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 17

17

---

---

---

---

---

---

---

---

**AARP**

### AGE-FRIENDLY HOUSING

Housing Options

**Housing with supportive services**




Photo credit: Cathedral Square Corporation

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 18

18

---

---

---

---

---

---

---


---

**AARP**


### AGE-FRIENDLY HOUSING

Housing Affordability

Accessory Dwelling Units



Missing Middle Housing



Photos by Alex Hayden, Optics Design/Berkeley, California

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 19

19

---

---

---

---

---

---

---

---

---



---

**AARP**

### AGE-FRIENDLY HOUSING

Housing Affordability

Manufactured Home Communities



Source: ROC Northwest, Dan Burden

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 20

20

---

---

---

---

---

---

---

---

---



---

**AARP**

### AGE-FRIENDLY HOUSING

Housing Affordability

Senior Housing



Source: AARP Where We Live

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2023 AARP ALL RIGHTS RESERVED March 8, 2023 21

21

---

---

---

---

---

---

---

---

---

---

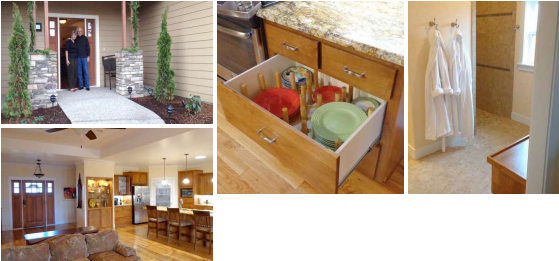


**AARP**

### AGE-FRIENDLY HOUSING

Housing Accessibility

Universal Design or Vistability



Photos by Sharon and Howard Johnson

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2022 AARP ALL RIGHTS RESERVED March 8, 2023 22

22

---

---

---

---

---

---

---

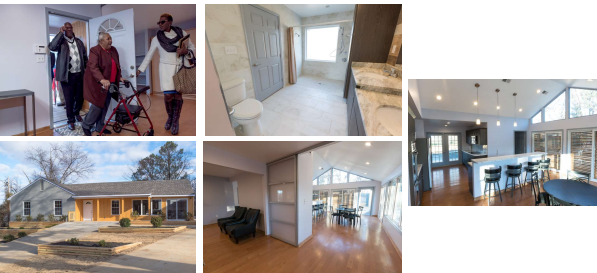
---

**AARP**

### AGE-FRIENDLY HOUSING

Housing Accessibility

Redefining Home: Home Today, Home Tomorrow Design Challenge



Source: Redefining Home: Home Today, Home Tomorrow Design Challenge

AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2022 AARP ALL RIGHTS RESERVED March 8, 2023 23

23

---

---

---

---

---

---


---

---

**AARP**

### SOLUTIONS

Community Action



AARP PUBLIC POLICY INSTITUTE | AARP.ORG/PP | © 2022 AARP ALL RIGHTS RESERVED March 8, 2023 24

24

---

---

---

---

---

---

---

---





**AARP**

**AARP LIVABILITY INDEX:  
GREAT NEIGHBORHOODS  
FOR ALL AGES**

**48**

**HOUSING** **NEIGHBORHOOD**

**TRANSPORTATION** **ENVIRONMENT**

**HEALTH** **ENGAGEMENT**

**OPPORTUNITY**

AARP PUBLIC POLICY INSTITUTE | AARP\_ORG\_PPI © 2023 AARP ALL RIGHTS RESERVED March 8, 2023

28

---

---

---

---

---

---

---

---

**AARP**

**VISIT US ONLINE!**

**AARP Future of Housing**  
[www.aarp.org/futureofhousing](http://www.aarp.org/futureofhousing)

**AARP Livability Index**  
[www.aarp.org/livabilityindex](http://www.aarp.org/livabilityindex)

**AARP Public Policy Institute**  
[www.aarp.org/ppi](http://www.aarp.org/ppi)

**AARP Livable Communities Resources**  
[www.aarp.org/livablepolicy](http://www.aarp.org/livablepolicy)  
[www.aarp.org/livable](http://www.aarp.org/livable)

**@AARPolicy**  
**@sguzman6**

AARP PUBLIC POLICY INSTITUTE | AARP\_ORG\_PPI © 2023 AARP ALL RIGHTS RESERVED

29

---

---

---

---

---

---

---

---