
Jefferson County Senior Housing Gaps
and Opportunities Study

PREPARED FOR:
Jefferson County Aging Well Housing Workgroup
APRIL 1, 2017

PRESENTATION: SEPTEMBER 20, 2017
JEFFERSON COUNTY HUMAN SERVICES

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JEFFERSON COUNTY, COLORADO



This report was funded by:

Jefferson County
Jefferson County Community and
Workforce Development

The Report: Approach and Contents

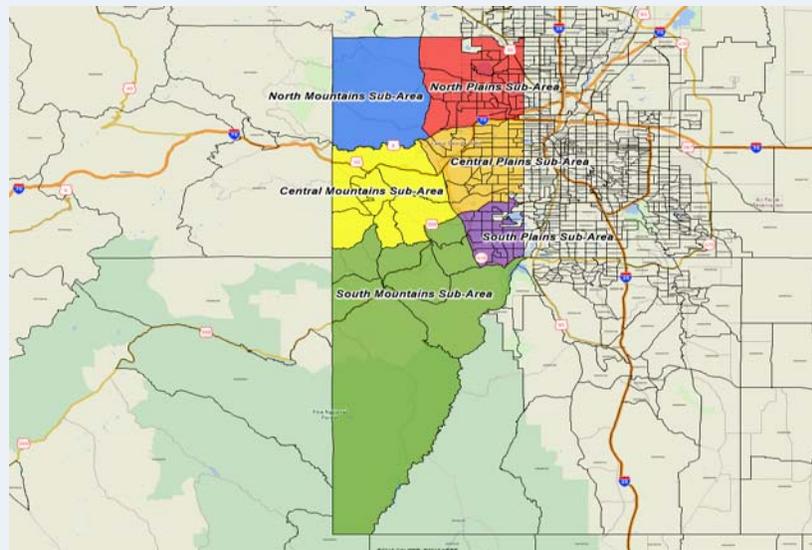
- **Focuses on “age-qualified” or “senior housing” of all types, as well as care facilities** such as assisted living, memory care and skilled nursing. In examining need for all of these housing and care types, looks separately at ‘younger-old’ and ‘older-old’. AND - it looks separately at people who can afford market-rates and those who can’t
- **Looks at Jefferson County as a whole; also divides the County into 6 sub-areas identified by the housing group:** North Plains, Central Plains, South Plains, North Mountains, Central Mountains, and South Mountains
- For Jefferson County as a whole and for each of the six sub-areas, the report contains
 - **detailed demographic data**
 - **tabulations of supply** of all of these housing and care facility types
 - **calculations of demand**
 - **Identification of unmet demand or over-supply**
- **Projects long-range demand (to 2040) for Jefferson County as a whole**

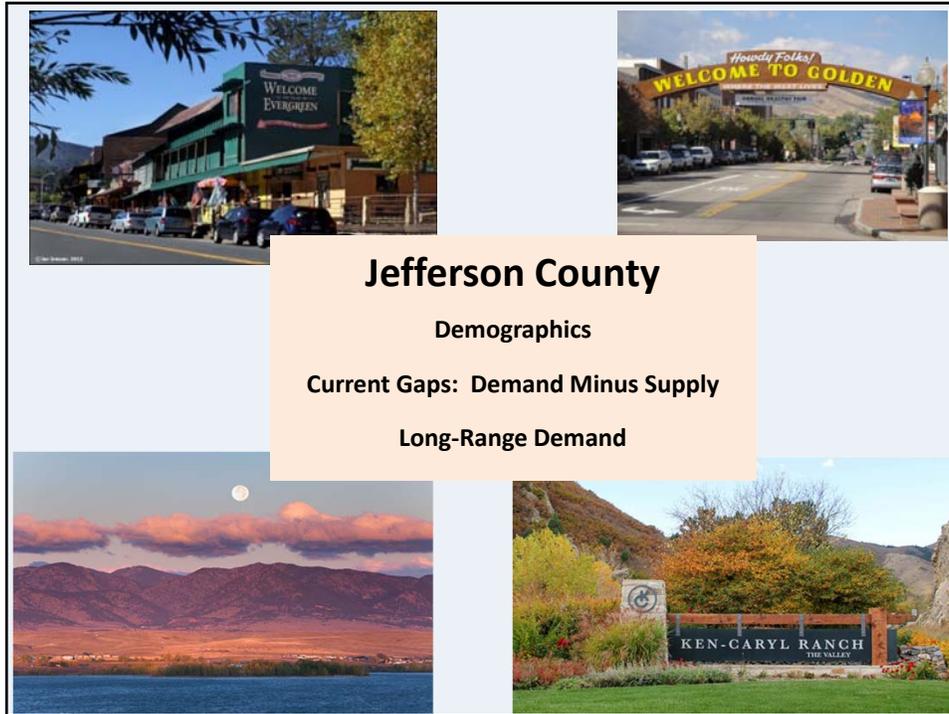
The Report: Approach and Contents

For Jefferson County as a whole, the report

- Lists **generational, demographic, and economic trends** that will increasingly impact housing demand and care needs for Baby Boomers and older seniors, and the implications of those trends
- Discusses **the implications of these trends for housing and care** for the “younger old” and the “older old”, for both market-rate and affordable
- **Recommends a number of strategies** for Jefferson County government and citizens, city governments, advocacy to state government, as well as self-help, mutual support and neighborhood strategies

Jefferson County - Sub-Areas





Jefferson County
Demographics
Current Gaps: Demand Minus Supply
Long-Range Demand

Jefferson County Targeted Households, 2017

Age-Targeted Population 2017	Jefferson County - All	North Plains	Central Plains	South Plains	North Mountains	Central Mountains	South Mountains
Total Population, 2017	578,101	180,955	221,162	110,293	6,071	28,918	30,702
Median owner housing value	\$333,002	\$299,567	\$309,557	\$329,247	\$455,362	\$584,579	\$486,028
Age 45 to 64 Individuals	169,820	51,959	59,005	33,309	2,117	10,943	12,486
Age 65-74 Individuals	57,952	17,452	21,836	10,374	626	3,993	3,670
\$50,000+ Income Households	22,542	6,562	7,981	4,316	288	1,718	1,681
Age 75+ Individuals	36,263	11,041	16,457	5,085	309	2,050	1,323
Medicaid-Income Qualified Households	7,817	2,388	4,042	837	41	334	149
\$35,000+ Income Households	13,444	3,971	5,864	2,080	142	805	582

Highest = Lowest =

Jefferson County: Long-Range Growth 2015 to 2040

All Ages		Age 65-74	
2015	565,230	2015	51,499
2020	596,329	2020	67,366
2025	625,899	2025	78,056
2030	652,540	2030	80,973
2035	674,139	2035	75,373
2040	685,641	2040	69,593
Age 45-64		Age 75+	
2015	170,278	2015	33,673
2020	165,688	2020	41,163
2025	158,024	2025	54,996
2030	155,654	2030	71,649
2035	158,455	2035	87,954
2040	167,850	2040	98,640

Source: Demography Section of Colorado Department of Local Affairs

The total population of Jefferson County is projected to grow by about 120,000 between 2015 and 2040

The age 65+ population will nearly double between 2015 and 2040.

The greatest percentage growth for the age 65-74 group is right now - between 2015 and 2020 - representing the leading half of the baby boomers.

Age 75+, the oldest age group, will almost triple between 2015 and 2040, rising from about 34,000 in 2015 to nearly 100,000 people by 2040.

Jefferson County: Demand/Oversupply 2017 - 2022

Total Net Demand or (Oversupply) Demand less Supply	2017	2022
Skilled Nursing: All Payer Sources	(503)	(196)
Assisted Living: Market-Rate	498	839
Memory Care Assisted Living: Market-Rate	(46)	90
Assisted Living: Affordable (includes memory care)	884	1,095
Independent Living: Market Rate	680	1,058
Age-Qualified Rentals: Market Rate	525	991
Age-Qualified Rentals: Affordable	1,578	2,285
Age-Qualified For-Sale: Houses, Patio Homes, Townhomes, Condo, Mobile	2,864	3,247

Jefferson County: Long-Range Supply and Demand - to 2040

Projected Change - Total Demand: 2017 to 2040	Percent Increase
Skilled Nursing: All Payer Sources	68%
Assisted Living: Market-Rate	124%
Memory Care Assisted Living: Market-Rate	49%
Assisted Living: Affordable (includes memory care)	221%
Independent Living: Market-Rate	124%
Age-Qualified Rentals: Market-Rate	84%
Age-Qualified Rentals: Affordable	60%
For-Sale: Houses, Patio Homes, Townhomes, Condos, Mobile Homes	34%

Trends Impacting Housing and Care Needs

Generational Trends: What will Boomers Do?

- Boomers are Diverse in Every Way, But.....There are a Few Themes

Economic and Household Trends:

- Families and Households
- Health and Technology
- Economic/Financial





Generational Trends: What Will Boomers Do?

- **Majority will want to stay in own home** (though own home may not be same home). Will NEVER want to go to any age-qualified or “senior” place.
- **Stay engaged, relevant, current**, integrated into community life
- **Most social generation ever - live and play near friends**
- **Working longer** to afford preferred lifestyle
- **Like to believe they are “unique” “cool” “rebellious”**
- **Don’t want to be housed and managed in institutions**
- **Value interdependence** - “I’ll get by with a little help from my friends”
- **Some dreaming up their own brand of “cohousing”** with friends, family, colleagues for fun, companionship; “do your own thing”

Generational Trends: What Will Boomers Do?

- More want to live in **walkable**, vibrant suburban town centers, small town downtowns, mixed-use areas
- **More want to rent** - flexibility, freedom, many are not as attached to long-term house where they raised the kids
- **Less trust in big financial institutions** to ensure pensions, savings, mutual funds, housing values
- Boomers want to look and feel younger/healthy, either through outdoor activity, gyms, cosmetics or surgeries
- **Travel**, connect with friends/family elsewhere
- **Spend money on fun, friends, grandkids**, not as much on housing

Economic and Household Trends

Families and Households:

- Big population shift to 60+ ; also **people living longer** – many well into 90s
- **“White-alone” population 65+ projected to grow more slowly** than the 65+ population of all other racial/ethnic groups in the County.
- **Changes in 60+ families:** fewer adult children, more single and divorced, living alone, more second marriages, blended families
- **More adult children need financial, childcare and housing support**

Health and Technology:

- **Joint and organ replacements, high-tech prosthetics** improve or restore function and lengthen life
- **Technology allows ongoing communications** with families and health providers; provides **in-home monitoring and safety**

Economic and Household Trends

- **Boomers working longer** - need and desire
- **Retirement income not keeping pace**, reductions in Social Security benefits, low savings interest, underfunded pension funds
- **Health costs increasing - shrinking retiree health benefits**, reductions in Medicare, increases in supplemental insurance
- **Homeowner equity - lower equity percent, but balanced with higher housing values**; more 60+ with mortgages
- **Huge and escalating costs of long-term care; LTC insurance is terminal**
- **Driving up the costs of care - big current and extreme pending labor shortages**: caregivers, nurses, doctors

Implications of These Trends

Younger Old - Housing Mix for an Aging Community

Older Old - Long-Term Care and Support Services



Implications - Housing Mix for Younger Old

- The **mix of available housing inventory in the County will increasingly be a mismatch** with the age and income mix of the population:
- **Accessibility** via main floor bedrooms, elevator buildings, zero step, universal
- **New and retooled home designs to support sustainability**
- More **housing choices that reduce need for cars/paid special transportation**
- Ways to **facilitate exchange of services, peer-peer, community to individual**
- **New affordable rental developments need to support self-employment and self-help** (Internet, meeting space, garage/shop space), gardens, wellness

The Older Old - Long-Term Care and Support Services

Traditional, Market-Rate Retirement and Care

- **Growing gap between market pricing and income/assets** available to pay for **traditional retirement living and care**
- Mix of **new development increasingly skewed to highest-cost, market-rate**; out of balance with reality of incomes
- **Increasing labor shortages** will make it hard to provide good care and will raise costs even higher
- **Fewer spouses/partners and adult children = less informal care** - 80% of long-term care is from family now - How will this care be replaced?
- Increased individual **choice in timing of death may reduce long-term stays in care facilities** by people needing total assistance

The Older Old: Long-Term Care and Support Services

Smaller, Informal, City and Rural Choices:

For both cost sustainability and preference, long-term care will need increasing focus on self-help and mutual support, rather than on being “cared for” and “managed” and “provided for”.

- Need **small, home-based, mutual support options** that are **integrated with formal health and service systems** and monitored
- **Community, neighbor, volunteer involvement, “high-touch”**
- **Technology to ensure good communications** with friends/family
- Need to maximize **technologies for remote medical communications, remote monitoring** those needing care at home

Recommended Strategies

- **County government, cities and towns**
- **Advocacy to state government**
- **Self-help, mutual support, neighborhood-based**



Summary: Recommended Strategies

Jefferson County and City Governments (Slide 1 of 2)

- **Encourage development of affordable and accessible housing by offering waivers of fees and exemptions in fair trade-offs for affordability** and encourage cities to do the same (density bonuses, setback relief, impact fees, streamlined approvals, zoning code policies).
- **Obtain maximum federal and state funds to support good-quality, affordable and accessible housing for seniors**
- **Raise additional funding at county level to support affordable senior rental housing** such as (development fees from commercial and market-rate development)
- **Work with cities and developers to encourage adaptive reuse and infill opportunities to create more walkable and affordable housing options.**
- **Encourage cities to adopt zoning and planning rules to require higher levels of accessibility in new housing**

Summary: Recommended Strategies

Jefferson County and City Governments (Page 2 of 2)

- **Encourage location of new housing in walkable, vibrant areas**
- **Encourage other cities to pass legislation similar to Lakewood's to continue to modify the construction defects law**
- **Assist homeowners to remain in their homes;** ensure Internet availability to mountain areas and to subsidize costs of Internet to low-income households
- **Encourage cities to modify zoning and planning rules to allow more forms of shared housing that foster companionship, mutual support, resource sharing, and affordability,** such as cohousing, shared homes, cooperatives, and Accessory Dwelling Units (ADUs)
- **Create and participate in networks of housing and care providers to allow efficient sharing of expensive and scarce resources**

Summary: Recommended Strategies



Advocacy to State Government

- **Advocate for continuation and expansion of all sources of state-level funding for affordable rental housing.** Suggest pilot projects that integrate affordable housing with affordable services
- **Advocate for a higher provider reimbursement rate for Medicaid providers to encourage development of more affordable assisted living**
- **Advocate for modification of Department of Health Care Policy and Finance rules to allow more new skilled facilities to be built to replace very dated, poor-quality properties**
- **Advocate for exploration of best approaches to increase the workforce available to provide care**
- **Advocate to support family caregivers through for improvements in reimbursements to low-income caregivers;** Encourage state government to find ways to **help businesses strengthen “family-friendly” workplace policies** that accommodate employed family caregivers

Recommended Strategies: Self-Help, Mutual Support, and Neighborhood-Based

- **See aging baby boomers not as a pending disaster (“silver tsunami”); instead as powerful community assets** - want to be engaged, help solve problems, support children and grandchildren, care for others
- **Support development of new housing options aging boomers want** - Many boomers interested in new housing choices that are naturally affordable - smaller, shared spaces, allow provision of mutual support and care at no cost:

shared existing homes	new types of cooperative homes
accessory dwelling units	new types of rental communities
cohousing	
- **Identify neighborhoods and individual buildings with large proportions of older residents; create local support networks** - 2 national models of informal/formal support networks have Denver area examples to replicate: “Villages” create networks of neighborhood volunteers - example: Columbine Community Village in Jefferson County. “NORCs” provide professional services and volunteers within communities that have large proportions of residents over age 60 - Naturally Occurring Retirement Communities. Three examples in Denver metro.



Q and A

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