LIVABLE COMMUNITIES FOR AGING POPULATIONS

Urban Design for Longevity

M. Scott Ball

CommonsPlanning.org
The Great Market Convergence

Boomers

Millennials

2004

2016

2024

44,000,000
63% OF ALL HOME IN AMERICA PURCHASES ARE CURRENTLY MADE BY CHILDLESS HOUSEHOLDS
"Traditional" Households on the Wane

<table>
<thead>
<tr>
<th>Household Type</th>
<th>1960</th>
<th>2000</th>
<th>2040</th>
</tr>
</thead>
<tbody>
<tr>
<td>HH with Children</td>
<td>48%</td>
<td>33%</td>
<td>27%</td>
</tr>
<tr>
<td>Single-Person HH</td>
<td>13%</td>
<td>26%</td>
<td>30%</td>
</tr>
</tbody>
</table>

*Source: Arthur C. Nelson, Metropolitan Institute at Virginia Tech*
### Share of Growth 2000-2040

<table>
<thead>
<tr>
<th>HH Type</th>
<th>Share of Growth</th>
</tr>
</thead>
<tbody>
<tr>
<td>With children</td>
<td>13%</td>
</tr>
<tr>
<td>Without children</td>
<td>87%</td>
</tr>
<tr>
<td>Single-person</td>
<td>38%</td>
</tr>
</tbody>
</table>

More than half of Millennials and 44 percent overall are at least somewhat likely to move in the next five years.

56% of Millennials | 46% of Active Boomers

Would prefer to live someday in a walkable community, whether an urban, suburban or small town location.

Only eight percent of Millennials and seven percent of Active Boomers prefer living if they can afford it in a suburb that requires driving to most places.

Source: Investing In Place, American Planning Association, May, 2014
The 1951 House of Levittown

Television Equipped

Complete Price - $8500

Rear View of all Houses
<table>
<thead>
<tr>
<th>Small-town Establishment</th>
<th>Suburban Establishment</th>
<th>Urban Establishment</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Empty Nesters</td>
<td>Old Money</td>
<td>Cosmopolitan Elite</td>
</tr>
<tr>
<td>RV Retirees</td>
<td>Affluent Empty Nesters</td>
<td>Cosmopolitan Couples</td>
</tr>
<tr>
<td>Blue-Collar Empty Nesters</td>
<td>Mainstream Retirees</td>
<td>Multi-Ethnic Retirees</td>
</tr>
<tr>
<td></td>
<td>Middle-American Retirees</td>
<td></td>
</tr>
</tbody>
</table>

* From Zimmerman Volk’s 2009 Lifelong Communities Study*
Housing Costs as % of Income

- < 30%
- 30+ %

Source: H+T Index 2012, Center for Neighborhood Technology
NEEDS CHANGE ACROSS A LIFETIME

CHANGE COMES IN MANY FORMS
Strategy for Change:
Wide Variety in Close Proximity
Critical Types to Lifelong Communities
Garage Apartment
Mansion Apartment House
Benjamin Button Supportive Rooming House
Homes for semi-retirement: the new entrepreneurial years