Promoting Home Universal Design in Carver County, Minnesota
2030 in Carver County

Population is expected to increase from **111,000** today to **195,000**

Number of residents age 65 and older will increase from **7,800** in 2000 to **25,000**

Over 90% of these older residents will be boomers
Who are the Boomers?

Those people born between 1946 and 1964:

- Two income families and more women working
- More divorces
- Fewer children who are more geographically disbursed

- Fewer pensions, drop in IRA values and home values
- More people plan to/have to continue working
- Most women drive

- More communal living experiences in apartments and dorms
- Better quality of life and health
- Longer life with more chronic illness
Implications for Cities

New service needs can include:

• Transit
• Better signage, more parking
• Sidewalks and ramps
• Better lighting
• Public safety and crime prevention
• Different housing choices
Childless Couples And 1-person Households Projected To Grow in Minnesota

- Other Households: -24,500
- Living Alone, 55+: 77,800
- Living Alone Under 55: 6,400
- Married No Kids, 55+: 127,700
- Married No Kids, under 55: -7,200
- Single Parents: 29,000
- Married with Kids: -24,500

Projected change, 2005 to 2015

Minnesota State Demographic Center projections
### Families Prefer Different Housing Characteristics At Different Stages

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<tr>
<th>Young Families With Children</th>
<th>Older Couples or Singles</th>
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<td>Good Schools</td>
<td>Secure</td>
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<tr>
<td>Good neighborhood</td>
<td>Accessible</td>
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<tr>
<td>Access to outdoors</td>
<td>Little maintenance</td>
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<tr>
<td>Kids rooms</td>
<td>Convenient to friends and relatives</td>
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<tr>
<td>Closets and storage</td>
<td>Quality construction</td>
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<tr>
<td>Convenient to job</td>
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Source: State Demographer
Why should we care?

If Carver County communities don’t have the housing choices aging boomer residents want and need, they will move.
On June 26, 2007, the Carver County Board of Commissioners created the **Office of Aging** to prepare Carver County for a massive number of older boomers and change the face, fabric and culture of aging in the County.
Carver County Housing Situation - 2006

- 33,353 total housing units
- 72% single family homes
- 83% owner occupied
- 88% built after 1950
- 40% have 8+ rooms (median 6.8 rooms)
- 37% have 4+ bedrooms
- 18.7% valued at $500,000+ (median value $292,300)
- Average new single family home in 2007 = $520,000

Sources: 2007 American Community Survey and 2007 Maxfield Study
Carver County Housing Situation - 2009

- 50%+ home owners are 35-54 years of age
- 25% home owners are 55-74 years of age
- 5% home owners are 75+ years of age
- 70% of households did not move from 2004-2009
- 83% of 55+ homeowners did not move

Sources: 2009 Excensus Data
Focus groups with Watertown residents ages 54-62

- How long have you lived in this community?
  - 25 to 40 years
- Do you plan to stay?
  - All said yes
- Where do you want to live?
  - Current home but stairs a concern
- If you had to move, where would you go?
  - Stay in Watertown
  - One-story house or townhome
- What does the phrase “maintaining your independence” mean to you?
  - Continuing to drive
2010 Boomer Transitions Survey
Minnesota Department of Human Services
(3,800 responses)

Current Situation
• 88% in single family home
• 93% own
• 74% in current housing 10+ years, 39% over 20 years
• 86% in current community 10+ years, 61% over 20 years
• 65% satisfied with current housing
• 53% plan to remain for 10+ years

Next Move
• 42% want single family home
• 28% want townhome /condo
• 68% seek one-level home
• 69% will own again

Sources: Transform 2010 Survey - Preliminary Housing Data
City-Level Commissions

• Chanhassen Senior Commission (pop. 27,500)*
• Mayer Senior Commission (pop. 3,900)*
• Norwood Young America Senior Commission (pop. 4,630)*
• Victoria Senior Commission (pop. 10,700)*
• Watertown Commission on Aging (pop. 4,800)*
• Waconia Commission on Aging (pop. 10,600)*

* Metropolitan Council Population Forecasts (revised 12/10/2008)
What type of housing will Carver County Boomer Residents want if they want to move or downsize in the next ten years?

- Ownership not rental
- Close to current residence
- Same level of amenities as current residence
- Not age segregated
- Near recreational areas
- Near amenities like restaurants, coffee shops, clinics
- Lots of storage areas
- Office and/or guest room
- Universal design to “Age in Place”
How will Carver County Cities meet these housing needs?

• Include diverse housing options in their Comp Plans

• Attract developers and builders who will build these products

• Modify their zoning, ordinances and codes to allow flexibility in development

• Talk to their current residents about their needs and expectations
Single Family Homes → Senior Housing Apartments → Assisted Living Facility → Skilled Nursing Homes

- Single Ownership Options*
- Multi-unit Ownership Options*
- Market Rate Apts.*

* Optional Features: Universal design and single floor living

Carver County Office of Aging
“Universal Design Initiative”

With growth of Carver County, it is estimated that **47,000** new housing units will be built by 2030. *

**Goal:** Provide Empty Nest housing options incorporating Universal Design (UD) in all new new construction in Carver County.

*2007 Maxfield Study*
UD Goals for Carver County

• Carver County cities take the lead in encouraging the incorporation of UD features in any new housing units

• X% of new housing construction in Carver County incorporates UD features

• UD features included in any publicly funded housing built in the County
“Challenge for Carver County” Seminar
December 11, 2008

“Housing Fit for All-Visitability and Universal Design”

• Presentation by Diane Sprague, Lifetime Home Project, Minneapolis, MN

• Audience included city administrators, city planners, mayors, city council members and developers.
“Carver County Universal Design Initiative”

Technical assistance training for planning staff from 4 cities

Three half-day sessions covering:

- Overview on Universal Design and Visitability
- History of “Senior Housing” and it’s evolution
- Review of codes, ordinances and zoning around the US
- Discussion of products and modifications needed to for UD
- Handouts included “Gold, Silver and Bronze Universal Design Features in Homes” and “The Principles of Universal Design” both from Center for Universal Design, North Carolina State University
“Carver County Universal Design Initiative”

Work sessions held in three cities

• Attendees included City Council, Economic Development Commission and Planning Commission members
• Some had built their own houses with some UD features due to family members’ disabilities
• Options for next steps:
  • Include checklists of UD features with building permit information
  • Provide UD Training for builders and developers
  • Encourage developers to incorporate UD features in new housing units
  • Provide UD Training for city residents
  • Create Carver County UD Coalition for stakeholders
  • Construct a model home with UD features for Parade of Homes
“Carver County Universal Design Initiative”

Begin UD education for Carver County residents

• Collections of UD books purchased for all five Carver County libraries

• Training sessions planned for residents

• Series of articles in local weekly papers on UD
UD Book Collections for Carver County Libraries

- **Building for a Lifetime** by Wylde, Barron-Robbins, Clark
- **Gracious Spaces, Universal Interiors by Design** by Dobkin & Peterson
- **Knack Universal Design** by Krueger & Stewart
- **Practical Improvements for Older Homeowners** by Rick Peters
- **Residential Design for Aging in Place** by Lawlor & Thomas
- **The Accessible Home** by Creative Publishing
- **The Accessible Housing Design File** by Barrier free Environments Inc.
- **Universal Design Ideas for Style, Comfort and Safety** by RSMeans
- **Universal Design for the Home** by Wendy Jordan
Challenges for Carver County

• Very few building permits issued in the current economy

• Minnesota Building Code

  • “… cities must not by ordinances … require building code provisions … that are different from any provisions of the State Building Code”

  • Two court rulings have found this prohibits cities from having local controls

  • Legislation introduced in Minnesota 2009-2010 legislative session to change “different from” to “in conflict with” but did not pass
Next Steps

• Continue to provide information for Carver County residents

• Explore training sessions for builders and developers

• Promote the construction of a Model home in Watertown with UD features

  • Currently seeking funding for UD consultation with builder and public education campaign
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- UD features included in any publicly funded housing built in the County
Planning for the boomers in Carver County will be used as a vehicle to

“create a positive aging environment for future generations.”
Katy Boone

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