



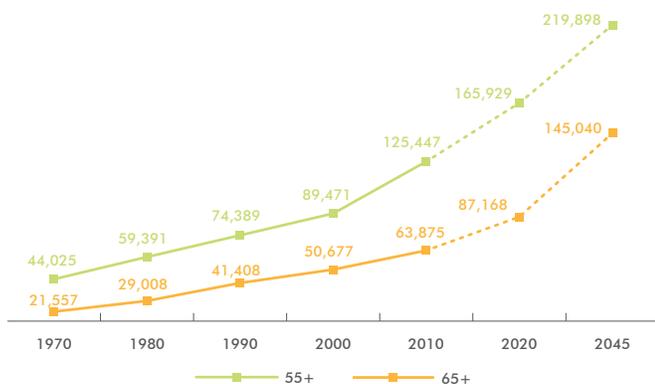
Planning for Aging-friendly homes



An aging population is driving many demographic shifts. In the U.S., by 2030 one in five persons will be 65 and older, and by 2034 the number of older adults will exceed the number of children for the first time in U.S. history. Like the U.S., Chester County's senior population is projected to comprise 20% of the total population by 2030. The County's population of those 65 and older is anticipated to nearly double from 74,587 to 145,040 residents between 2015 and 2045.

The increased senior population will have significant impacts on housing in the County. Municipalities will need to adapt their housing as seniors age by creating additional housing diversity including smaller, affordably-priced, and age restricted housing units.

Chester County Senior Population



Aging population impacts on housing

To match future demand, an additional 31 independent living complexes, eight active-adult homeownership communities, 13 assisted living facilities, six continuing care facilities, and three nursing homes would be needed. Other anticipated housing impacts from an aging population include:

- Homes for nuclear families may no longer be the norm.
- Seniors may need accessibility upgrades, additional income, new housing configurations, or live-in assistance to remain in their current residences.
- New housing types may be needed to enable seniors to remain in their current communities.
- Naturally Occurring Retirement Communities (NORCs) may develop.
- New age-restricted multi-family housing projects may be needed to meet growing demand.
- Seniors may generate housing needs for their caregivers.
- Seniors may put additional strain on emergency services.
- Additional services may be needed to keep seniors socially connected.
- Additional multi-modal connections may be needed to keep seniors physically connected.
- Senior communities may decrease the number of school aged-children.
- Less parking may be needed to meet the demand of seniors.

Planning for **Aging-friendly homes**

Recommended Approaches

The Chester County Planning Commission recommends municipalities consider five approaches to address housing costs in accordance with Landscapes3 and A+ Homes:

Help seniors to age-in-place

Aging in place means seniors remain living in their current residences.

Develop housing options for seniors to age-in-community

Aging in community means the ability of seniors to either remain in their current homes or move to another home within the community as they age.

Facilitate multigenerational and shared housing

Shared housing, or co-living, provides private bed quarters for seniors, with shared common areas such as kitchens or bathrooms. Multigenerational living involves seniors living with relatives, either in private bed quarters or private residences located on the same property.

Keep seniors physically and socially connected

Seniors are at greater risk of being socially or physically isolated. Ensuring transportation options, building housing and amenities close together, and holding community events and activities will help keep seniors connected.

Create a range of price options for housing

A range of price options means having home expenses be no more than 30% of total income.

Full report available at www.chescoplanning.org ►

Implementation Strategies

Municipalities can utilize a combination of multiple strategies to achieve the five recommended approaches:

- Accessory Dwelling Units (ADUs)
- Age- Restricted Zoning
- Adaptive Reuse
- Community Outreach & Education
- Co-Living
- Flexible Zoning
- Housing Cooperatives
- Housing Choice Vouchers
- Matchmaking
- Manufactured Housing
- Micro-Apartments
- Mini/Tiny Homes
- Missing Middle Housing
- Remodels
- Transit Oriented Development (TOD)
- Transportation Options
- Universal Design
- University Based Housing

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How We LIVE



The A+ Homes initiative implements the LIVE goal of Landscapes3, Chester County's comprehensive plan.



The A+ Homes initiative is a joint effort of the Chester County Planning Commission, Chester County Department of Community Development, and Chester County Housing Choices Committee.