

Planning and Promoting Opportunities for Lifelong Communities: Highland Park

Serendipity Grant, Office of the Vice President
for Research
June 15, 2016

Community Partners

- Kathy Carruth, Highland Neighborhood District Council, St Paul
- Diane Sprague, Lifetime Home Project
- Public Health Program, Carver County Health And Human Services

University of Minnesota Team

- Marilyn Bruin, Housing Studies
- Sauman Chu (Sue), Graphic Design
- Lin Nelson-Mayson, Goldstein Museum of Design
- Deborah Mitchell, Housing Studies
- Juanjuan Wu, Retail Merchandising

Research Methods

Qualtrics on-line survey

- Open
- Promoted through District Council and *The Villager*
- Highland and Mac Groveland
- Targeted Baby Boomers, but open to everyone
- Interviews with key informants - Thanks Kathy for contacts

Descriptive statistics (N=251)

St Paul neighborhood

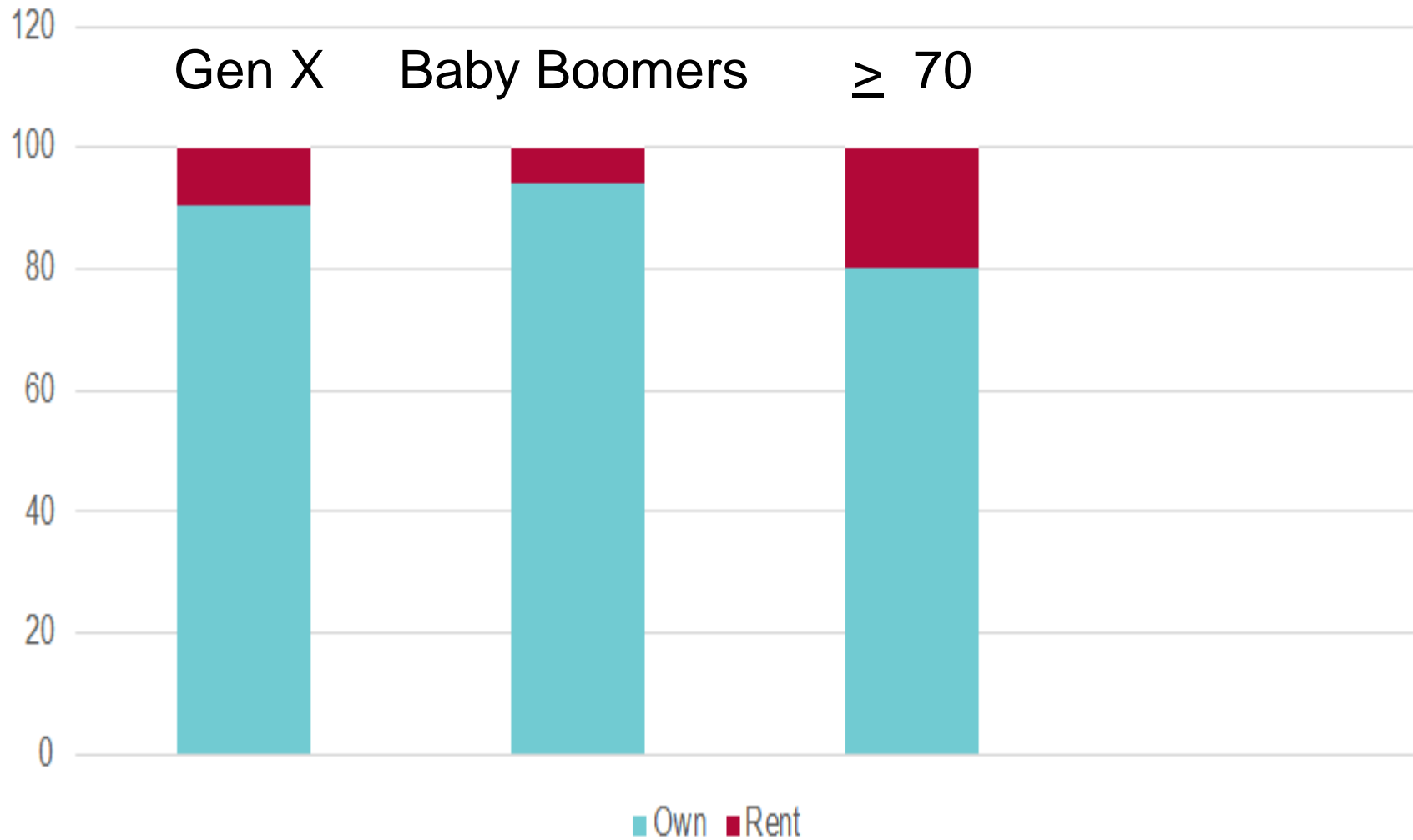
55105 (38)

55116 (213)

- 103 Generation X (1963-1989)
- 133 Baby Boomers (1946-1964)
- 15 \geq 70 years old (1945-1920)

More older and younger adults rent

Own or Rent Housing



Types of Housing

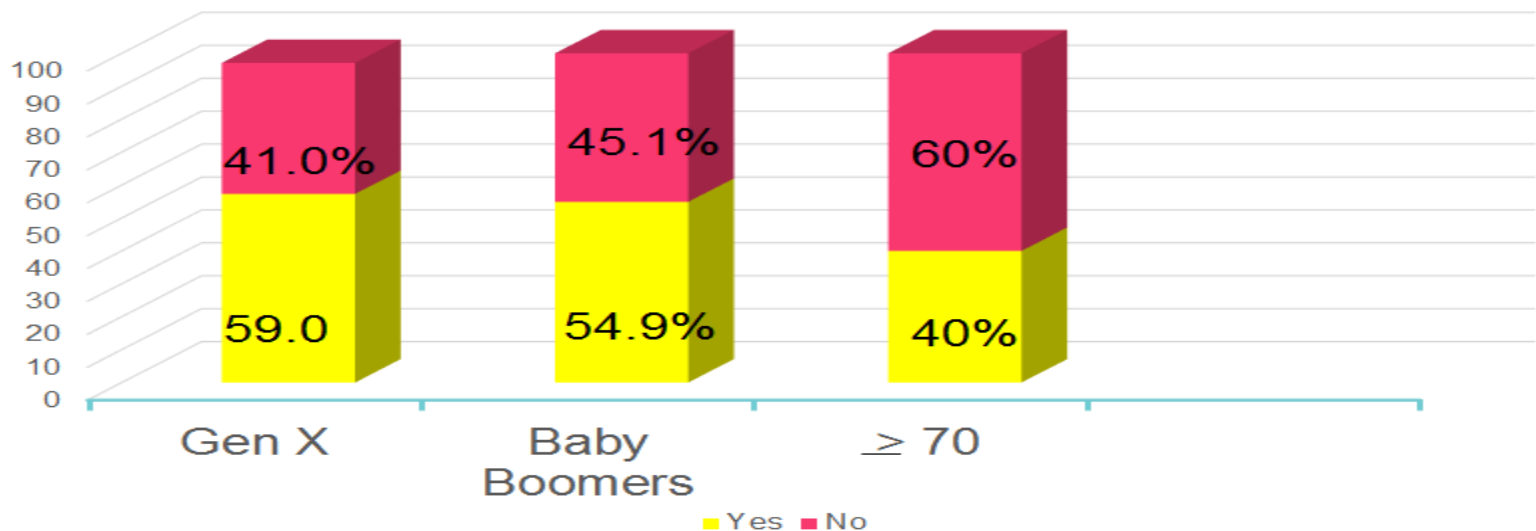
Type	Gen X	Baby Boomers	≥ 70
Single Family	91.1%	90.2%	80.0%
Apartment	06.9%	03.0%	20.0%
Duplex/Four plex	01.0%	02.3%	---
Townhouse	01.0%	01.5%	---
Condominium	---	03.0%	---

Satisfied with current housing

Participants	Very Dissatisfied	Dissatisfied	Neutral	Satisfied	Very Satisfied	Percent
Gen X	01.0%	02.9%	09.7%	45.6%	40.8%	100%
Baby Boomers	00.8%	03.0%	04.5%	30.8%	51.9%	100%
> 70	06.7%	---	06.7%	20.0%	66.7%	100%

Change housing to age in place

Would participants make changes to housing in order to age in place?



Housing Accessible?

Housing Accessibility	Gen X	Baby Boomers	<u>≥</u> 70
Extremely Accessible	04.6%	03.1%	---
Very Accessible	25.3%	30.7%	33.3%
Somewhat Accessible	47.1%	47.2%	60.0%
Not at all Accessible	23.0%	16.5%	06.7%
Unable to Rate	---	02.4%	---

Would move to improve accessibility

	Very Likely	Likely	Undecided	Unlikely	Very Unlikely	N/A
Gen X	19.8%	33.7%	20.9%	17.4%	07.0%	01.2%
Baby Boomers	28.9%	24.2%	13.3%	19.5%	08.6%	05.6%
≥ 70	33.3%	33.3%	---	20%	6.7%	06.7%

Would move for less maintenance

	Very Likely	Likely	Undecided	Unlikely	Very Unlikely	N/A
Gen X	25.6%	36.0%	12.8%	16.3%	05.8%	03.5%
Baby Boomers	31.5%	34.6%	10.2%	18.1%	03.1%	02.4%
≥ 70	20.0%	46.7%	6.7%	13.3%	06.7%	06.7%

Would move to lower housing costs

	Very Likely	Likely	Undecided	Unlikely	Very Unlikely	N/A
Gen X	15.1%	32.6%	16.3%	26.7%	09.3%	---
Baby Boomers	20.3%	25.0%	17.2%	28.1%	07.8%	01.6%
≥ 70	06.7%	06.7%	13.3%	60.0%	06.7%	06.7%

Would move to improve access to medical care

	Very Likely	Likely	Undecided	Unlikely	Very Unlikely	N/A
Gen X	03.5%	18.6%	18.6%	43.0%	11.6%	04.7%
Baby Boomers	05.5%	18.8%	24.2%	35.9%	15.6%	---
≥ 70	06.7%	20.0%	20.0%	40.0%	06.7%	06.7%

How likely would you move to improve:

Closer to family/friends	Very Likely	Likely	Undecided	Unlikely	Very Unlikely	N/A
Gen X	18.8%	16.5%	22.4%	32.9%	9.4%	---
Baby Boomers	10.3%	19.0%	26.2%	28.6%	11.9%	00.4%
≥ 70	06.7%	20.0%	33.3%	20%	13.3%	06.7%

Would move to be closer to someone who could check on me regularly

	Very Likely	Likely	Undecided	Unlikely	Very Unlikely	N/A
Gen X	05.8%	25.6%	19.8%	36%	07.0%	05.8%
Baby Boomers	06.3%	21.9%	26.6%	33.6%	08.6%	03.1%
≥ 70	06.7%	06.7%	66.7%	06.7%	06.7%	06.7%

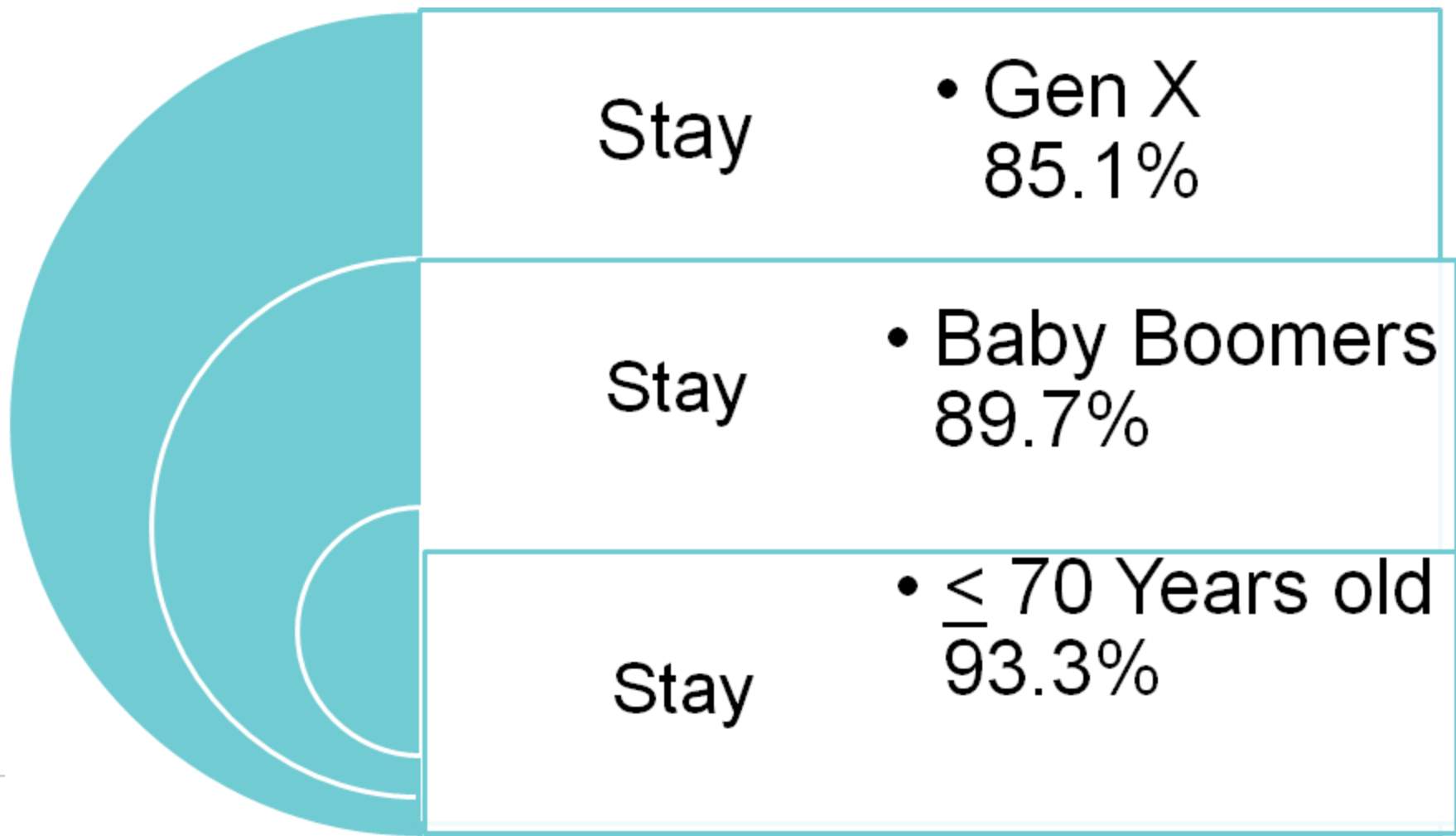
Likely would move if lost spouse

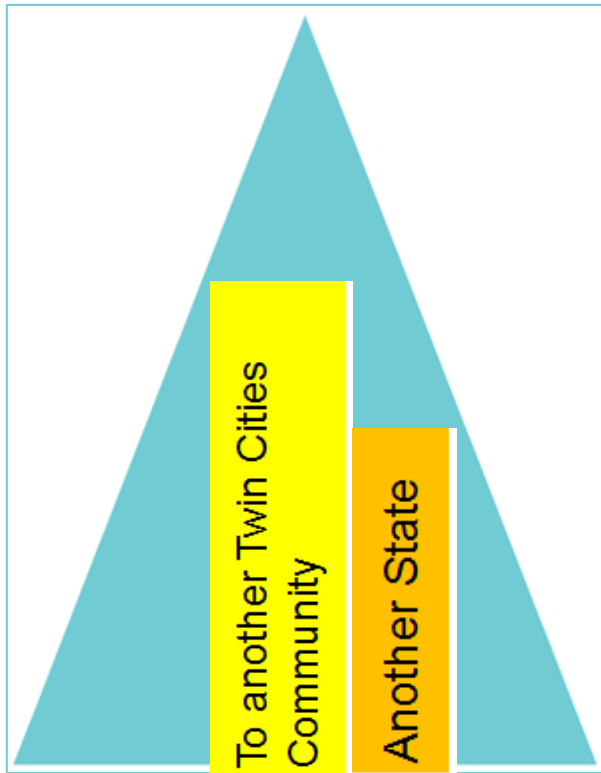
	Very Likely	Likely	Undecided	Unlikely	Very Unlikely	N/A
Gen X	22.4%	25.9%	22.4%	15.3%	02.4%	11.8%
Baby Boomers	23.0%	17.5%	19.8%	07.9%	07.9%	23.8%
<u>≥ 70</u>	26.7%	26.7%	06.7%	06.7%	---	33.3%

Housing Choice and Health

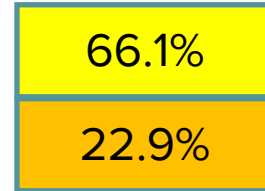
Most reported no chronic health issues that have impacted their housing choices

- Gen X 93.1%
- Baby Boomers 86.7%
- \geq 70 years old 73.3%

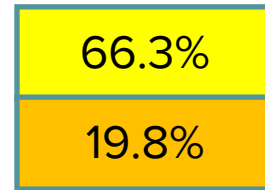




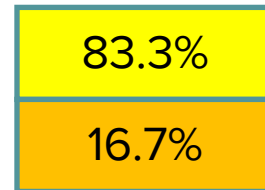
Baby Boomers



Gen X



≥ 70 Years Old



Preferred Housing Type - Gen X

Single family	45.3%
Condominium	32.6%
Townhouse	11.6%
Apartment	3.5%
Luxury Apt	3.5%
Indep Sr	2.3%
Asst Living	1.2%

Preferred Housing Type - Baby Boomers

Condominium	23.8%	
Single Family	22.2%	
Townhouse	20.6%	
Indep Sr		17.5%
Apartment	7.1%	

Preferred Housing Type - Baby Boomers

Luxury Apt	2.4%
Duplex or 4-Plex	4.0%
Asst Living	1.8%
Manufactured Home	.8%

Preferred Housing Type \geq 70 Years Old

Condominium 26.7%

Indep Sr
26.7%

Asst Living 20.0%

Apartment
13.3%

Townhouse 6.7%

Luxury Apt 6.7%

Satisfied with financial situation

- Gen X 54%
- Baby Boomers 53.1%
- ≥ 70 Year Old 46.7%

- Retirement Accounts: 401(k)
66.0% Gen X
63.2% Baby Boomers
46.7% ≥ 70
- Retirement Accounts: IRA or Roth IRA
55.3% Gen X
63.2% Baby Boomers
60.0% ≥ 70

- Retirement Accounts: Pension

37.9% Gen X

39.8% Baby Boomers

60.0% ≥ 70

- Retirement Accounts: Savings

38.8% Gen X

55.6% Baby Boomers

80.0% ≥ 70

Employment

- Work for a:
 - Sense of fulfillment
 - Work for income
- 87.4% Gen X are employed
- 71.9% Baby Boomers are employed
- 13.3 % ≥ 70 are employed
 - 50.0% of ≥ 70 who work, work between 11 to 30 hours a week**

Community Volunteers

- Gen X (Often and Sometimes) 71%
- Baby Boomers (Often and Sometimes) 64%
- ≥ 70 (Often and Sometimes) 73%

Previous research suggests older adults want “to matter” to the community

- Volunteer at non-profits, churches, schools
- Assist friends or family members:
 - 15.5% Gen X
 - 28.6% Baby Boomers
 - 20.0% ≥ 70

- (40%) very satisfied with their quality of life
- (58%) optimistic about the future.
- (42%) believe they will have enough personal savings for long-term care
- In the past year, 45.9% of Gen X cared for a friend or a family member. Baby Boomers (41.6%) and \geq 70 (42.9%) also provided care to a friend or a family member in the last year.

Technology - Baby Boomers

- 54.4% believe technology will support their independence as they age.
- 88 % have shopped online.
- 33.8%% shop online at least once a month

Technology

- Most residents use a variety of electronic devices, i.e., cell phone, computers, tablets, laptops.
- Level of comfort using technology:

37.6% (very easy)	Gen X
34.1% (very easy)	Baby Boomers
07.1% (very easy)	≥ 70

Technology - ≥ 70

- 42.9% report using technology is somewhat easy
- 57.1% of ≥ 70 report that technology will support their independence
- Most have shopped online (93.3%)
- 64.3% shop online at least once a month

Transportation

- **Auto**

79.6% Gen X

91.0% Baby Boomers

86.7% ≥ 70

- **Public Transportation (bus)**

17.5% Gen X

17.3% Baby Boomers

20.0% ≥ 70

Transportation

- Public Transportation (Rail):
 - 12.6% Gen X
 - 14.3% Baby Boomers
 - 13.3% ≥ 70
- Bicycle:
 - 20.4% Gen X
 - 23.3% Baby Boomers
 - 26.7% ≥ 70

Transportation

- Walk:
 - 56.3% Gen X
 - 63.9% Baby Boomers
 - 60.0% ≥ 70
- Public Transportation (bus):
 - 17.5% Gen X
 - 17.3% Baby Boomers
 - 20.0% ≥ 70

Community Priorities

- Maintain community character:

68.0% Gen X

72.2% Baby Boomers

80.0% ≥ 70

- Attract and maintain residents:

43.7% Gen X

47.4% Baby Boomers

60.0% ≥ 70

- Strengthening or maintaining main street:

50.5% Gen X

49.6% Baby Boomers

40.0% ≥ 70

- Protect sensitive natural environments:

45.6% Gen X

61.7% Baby Boomers

60.0% ≥ 70