

# SENIOR HOUSING IN ORANGE COUNTY

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Prevalence  
and  
Preferences

# WHY THIS ISSUE IS IMPORTANT

- One quarter of Orange County's population is over 60
- Of the 876 people living in OC public housing, 38% are 62+years
- 91% of those over 65 reported they prefer to stay in their own homes until they die (Kochera, 2005)
- 50% of people say they would "rather die" than go to a nursing home (Mattimore, 1997)
- Continuing Care Retirement Communities, Private-pay for a nursing home, and 24/7 in-home care are financially out of reach for most people.

# FRAMING UP THE HOUSING ISSUE

- Paradigm shift – Independence to Interdependence
- Two-thirds of those living in nursing homes or adult care homes are over 85 years old. (Census, 2012)
- We dread our need for long term care but for most, after 65, we have 20 years of interdependent living ahead of us.
- How/Where will we live during those 20 years?

# CURRENT HOUSING OPTIONS

- Senior Apartments (200 units)
- HUD subsidized Senior Apartments (107 units)
- Continuing Care Retirement Communities (513 units)
- Adult Care Homes
  - Assisted Living (364 units)
  - Family Care Homes (18 units)
- Nursing Homes (326 units)

# SENIOR APARTMENTS

- Available to people over 55 years old
- Rental units with Federal “discounts”, accept Section 8 vouchers
- No formal service provisions
- Eno Haven (76 units)
- Carolina Spring (124 units)
- Carolina Spring one bedroom = \$742/month and a two bedroom apartment = \$870/month. At Eno Haven, a one bedroom apartment = \$585/month and a two bedroom = \$700/month.  
NO AVAILABILITY

# HUD 202 HOUSING

- Available to people over 62 years
- Rentals are priced at 30% of one's adjusted income (social security plus pension, and assets).
- Baptist and Manley Estates (41 units)
- Covenant Place (42 units)
- Adelaide Walters Apartments (24)
- NO AVAILABILITY with LONG WAIT LISTS (1-10 years)

# CONTINUING CARE RETIREMENT COMMUNITY

- Carol Woods
- Admission to Carol Woods is based on current health status and financial criteria.
- 150 apartments, 152 cottages, 10 townhomes, 65 assisted living units and 60 nursing home units. Carol Woods also has an early acceptance program.
- Studio unit for one person = \$2466/month after an entry fee of \$86,000 is paid. A large cottage with double occupancy = \$5865 after an entry fee of \$427,000 is paid.
- WAIT LIST = Studio 1-4 Years, Cottage 10 years

# ADULT CARE HOMES

- Family Care Homes (18 units)

- Charles House Yorktown
- Charles House-Winmore
- Live Well

NO AVAILABILITY

- Assisted Living (396 units)

- Crescent Green of Carrboro
- The Stratford
- Carillon Assisted Living of Hillsborough
- Villines - Hillsborough
- Carolina House

MINIMAL AVAILABILITY for PRIVATE PAY RESIDENTS, NONE for those with public funding

- Costs – \$1950 (semi-private outside memory care unit) - \$7200 (private room with maximum supervision) Average - \$5500

# NURSING HOMES

- 326 units
  - Brookshire Nursing Center - Hillsborough
  - Signature HealthCARE of Chapel Hill
  - UNIHealth Post Acute Care- Carolina Point
  - Britthaven – temporarily closed

Costs – National average 2012 = \$90,500

Most nursing homes have openings for people who are able to pay privately. Rarely does a nursing home have 100% occupancy (except perhaps on the memory care units).

# **SUMMARY OF CURRENT SENIOR DESIGNATED HOUSING**

**Orange County is home to 22,123 residents over 60 years of age. We have 1360 designated senior housing units across the continuum of care.**

**It is most often the case that each type of housing option has no vacancies despite costs that would be out of reach for many people.**

# CURRENT RECOMMENDATIONS

**DEMOGRAPHIC IMPERATIVE:** Future projections suggest that by 2025, the population of people 60+ in Orange County will increase to 36,731...exceeding the number of people under 18.

■ We need:

- Housing options for middle income seniors who are relatively independent and wish to age in community
- High-quality long term care options, esp. for middle income seniors
- An array of new housing models supported by planning policies and practices
- A user-friendly transportation network.

# WHAT WE SAY WE WANT (N=493)

- Single story structures
- Small homes – 1000-1500 sq ft.
- Universal design features
- Energy efficient, and require little maintenance
- Natural beauty that includes trees, plants, flowers, parks, courtyards, and gardens
- Social engagement and physical activity
- Intergenerational
- Common spaces for gathering
- Quiet areas for contemplation
- Access to public transportation, hiking and biking trails

# ACCESSORY DWELLING UNITS

- Accessible for mobility impaired
- Low maintenance
- Zone specific
  - Chapel Hill, Carrboro, Hillsborough
    - 4 unrelated people per unit
  - Orange County
    - 3 unrelated people per unit
- Temporary Healthcare Structure
  - ≤ 300 sq ft
  - Property owned or occupied by caregiver
  - Single-family residential zoning district
  - Removal within 60 days of vacating

# SMALL HOUSES: CARRBORO'S SMALL HOUSE ORDINANCE

- **Developments with 13-20 homes:**
  - 15% of units  $\leq$  1,350 sq ft
  - 10% of units  $\leq$  1,100 sq ft
  
- **Developments with 21+ homes:**
  - 15% of units  $\leq$  1,100 sq ft
  - 10% of units  $\leq$  1,350 sq ft

# FUTURE MODELS...COMING NOW

- **Pocket Neighborhoods**
- **Shared Housing**
- **Co-Housing**
- **Rental properties with affinity groups**
- **Intergenerational housing**
- **Tiny houses**
- **Eldercare Homes**