



# Affordable Senior Housing:

## A Catalyst for Age Friendly Neighborhoods

Jay Woolford: **SHAG**  
Darlene Storti: **Northaven**

78%

of adults ages 45+ agree or strongly agree with the statement:  
“What I’d really like to do is stay in my current residence for as long as possible.”

80%

of adults ages 45+ agree or strongly agree with the statement:  
“What I’d really like to do is stay in my current community for as long as possible.”

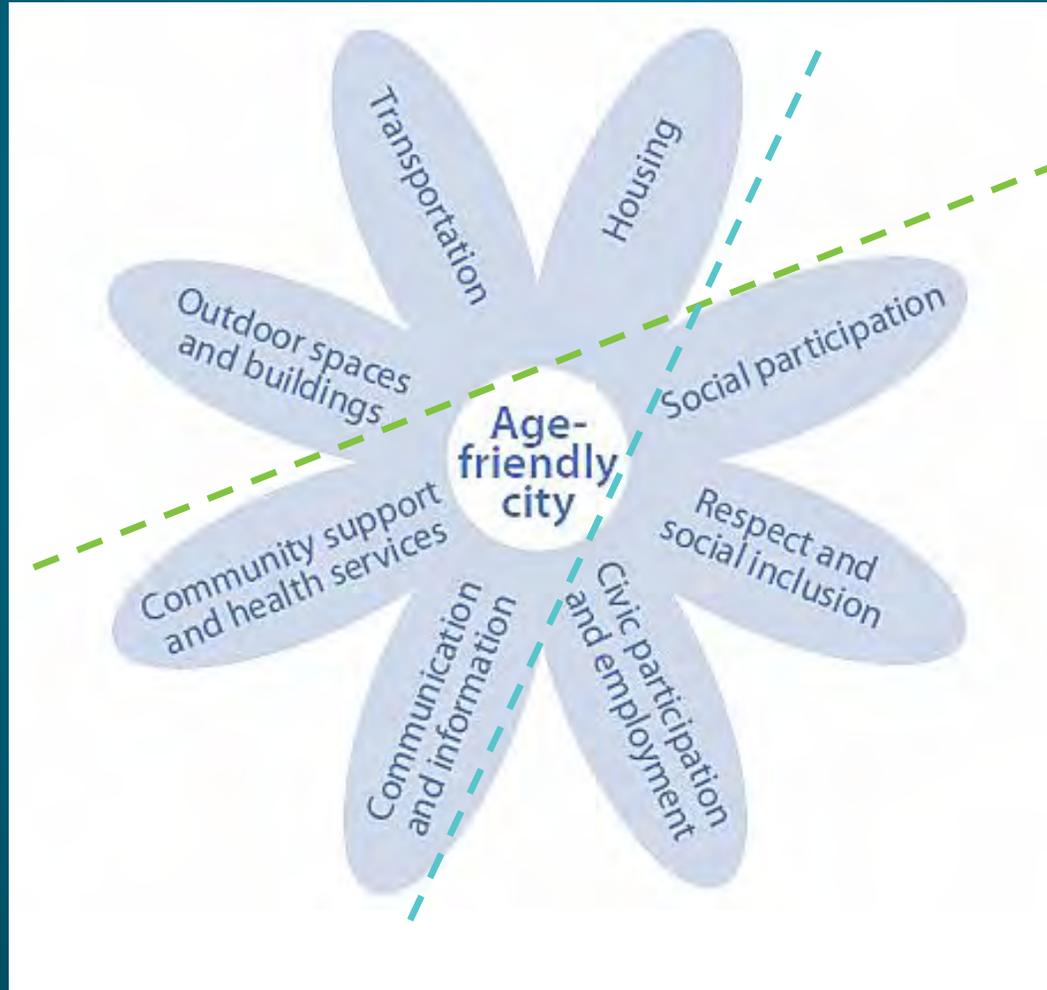
**But most houses haven’t been designed to adapt. In fact, American homes have traditionally been designed and built for able-bodied 35 year olds.**

# Network of Age-Friendly Communities



## Our Vision and the “8 Domains of Livability”

The Built Environment



The Social Environment

**Livable Communities**  
Great Places for All Ages



# Affordable Housing as a Health Platform

# Housing and Health Care: Partners in Healthy Aging



Let's Go  
Transportation

Why?



In 2012, one third of adults aged 50 and over (nearly 20 million households) paid more than 30% of their income for housing, including nearly 9.6 million who paid more than 50% of their income for housing.

## THE HIGH COST OF HOUSING



Owner:  
6-9 Years

The typical homeowner over 65 can afford in-home assistance for nearly 9 years or 6.5 years of assisted living.



Renter:  
2 Months

The typical renter over 65, however, can only afford 2 months of these supports.

## THE HOUSING ASSISTANCE GAP



**3.9 million**

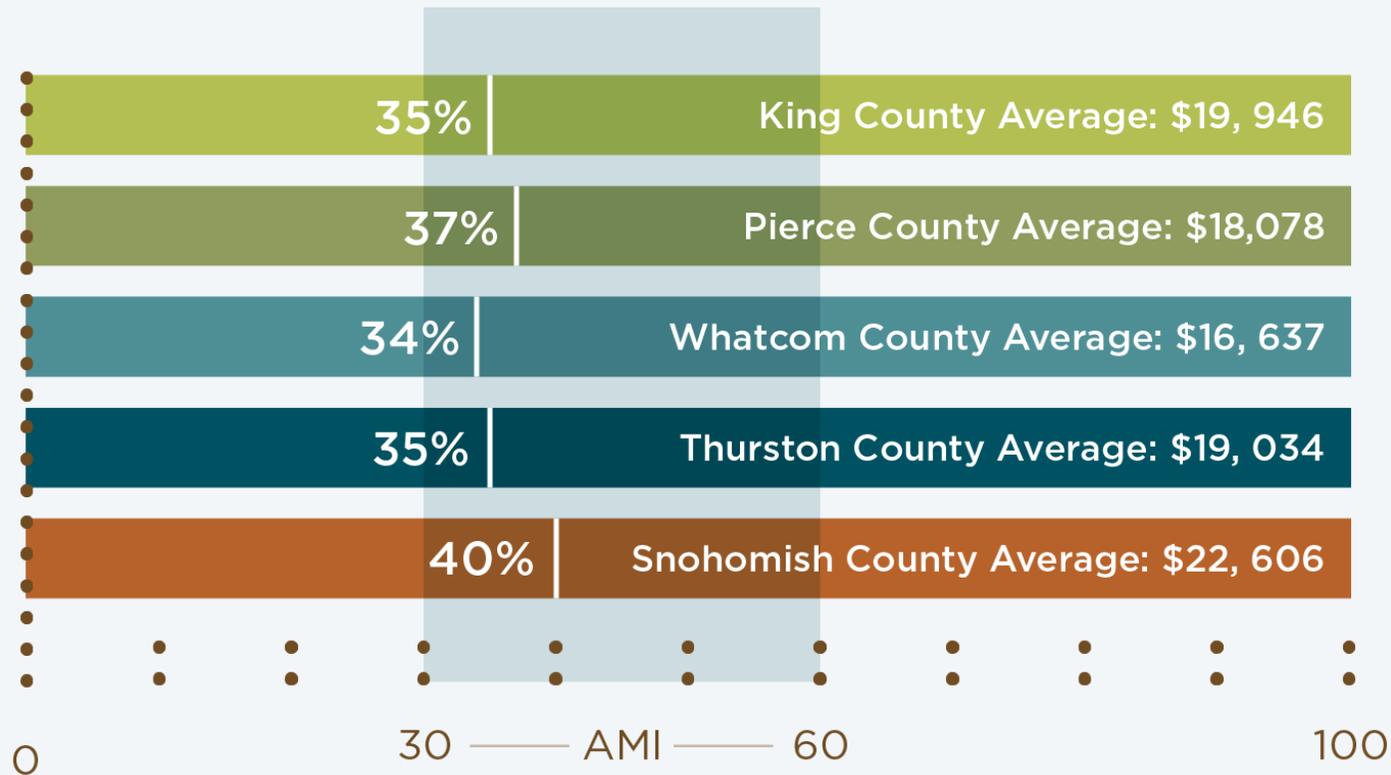
The number of low-income older renters eligible for housing assistance in 2011.

**VS.**

**1.4 million**

Due to a supply gap, the number of low-income older renters who actually received housing assistance in 2011.

# RANGE OF INCOME OF SHAG RESIDENTS



30-60% is the Average Median Income (AMI)

\$18,797 is the average income of SHAG residents

## Who we serve



# SHAG RESIDENT LANDSCAPE

\$18,797  AVERAGE INCOME

75  AVERAGE AGE

75%  SINGLE WOMEN

11%  SECTION 8

38.6%  DISABLED

9.3%  UNDER AGE 62

Why?

Supporting seniors  
never gets old.

# COST OF LIVING PER MONTH

# 65+

## \$1,939

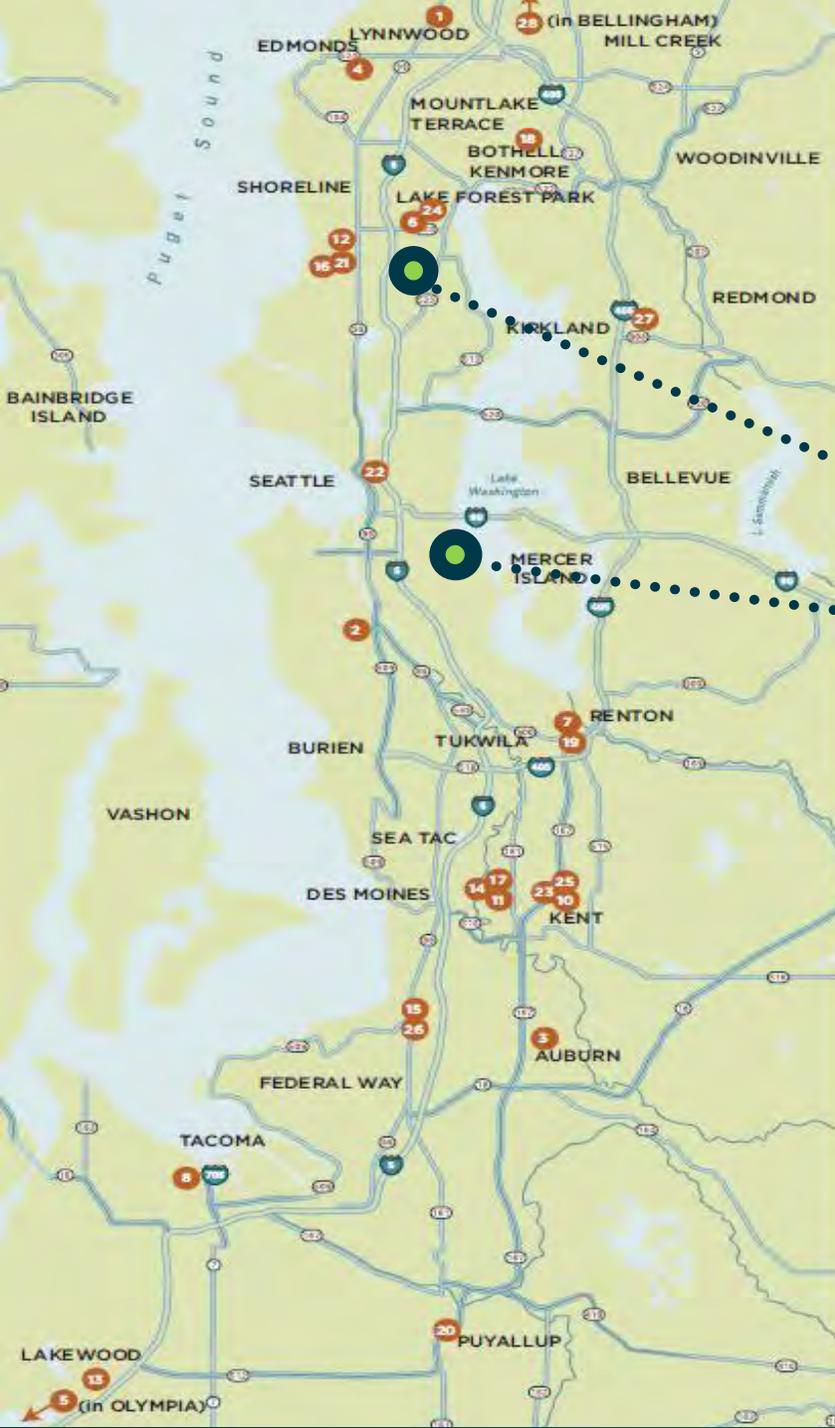
A SINGLE  
1 BEDROOM RENTER

## \$2,731

A COUPLE  
1 BEDROOM RENTERS



# Age Friendly Concepts



● Northaven

● Rainier Court





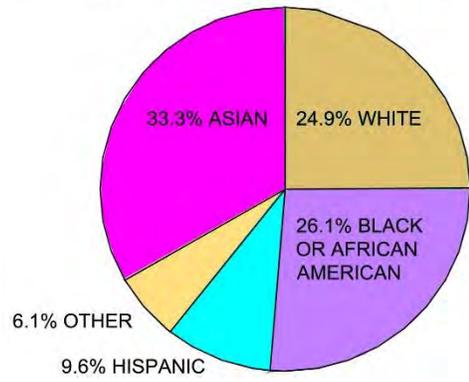
“We know each other. We love each other. We share each other.”

~ Eleanor, SHAG Courtland Place



Rainier Court

NORTH RAINIER - RACE DISTRIBUTION



MT. BAKER LIGHT RAIL

HIGH SCHOOL

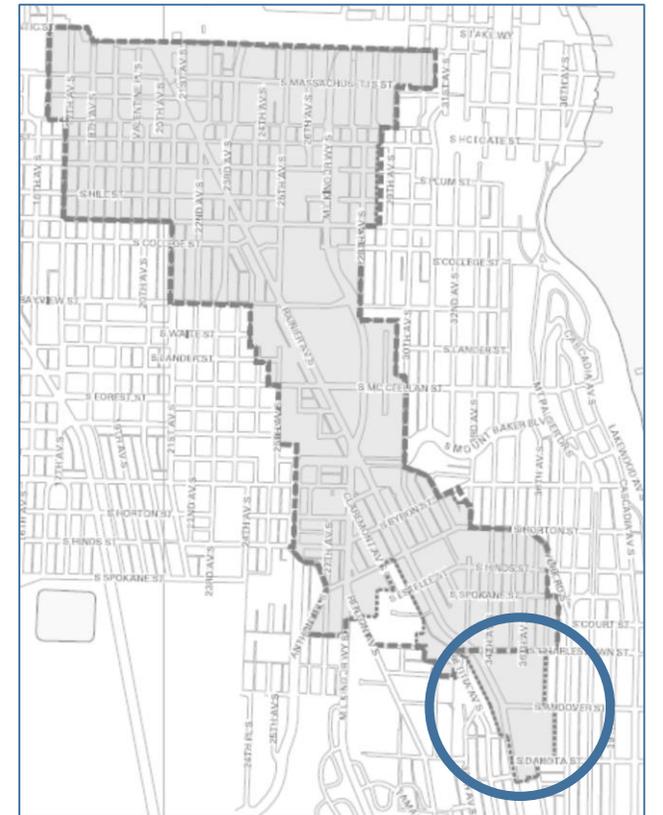
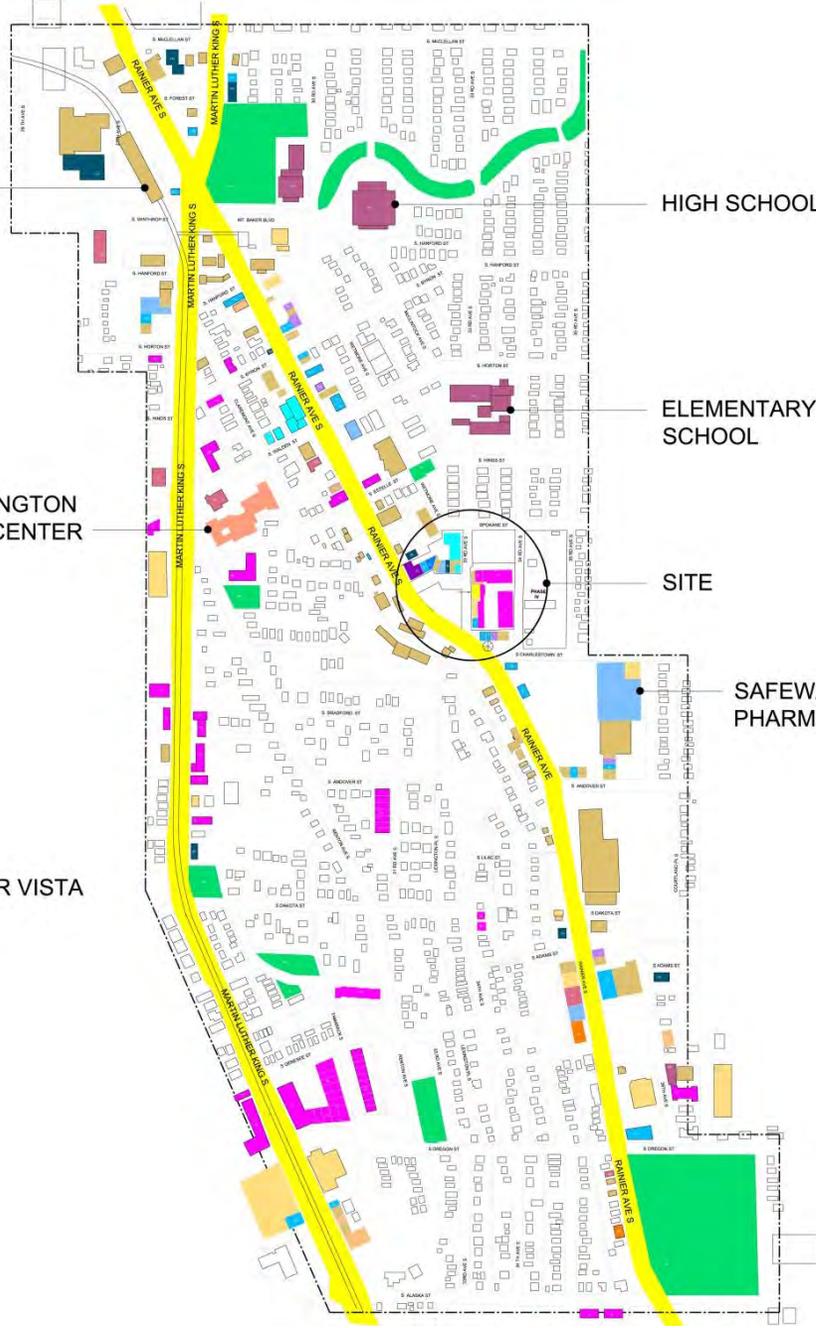
ELEMENTARY SCHOOL

WASHINGTON CARE CENTER

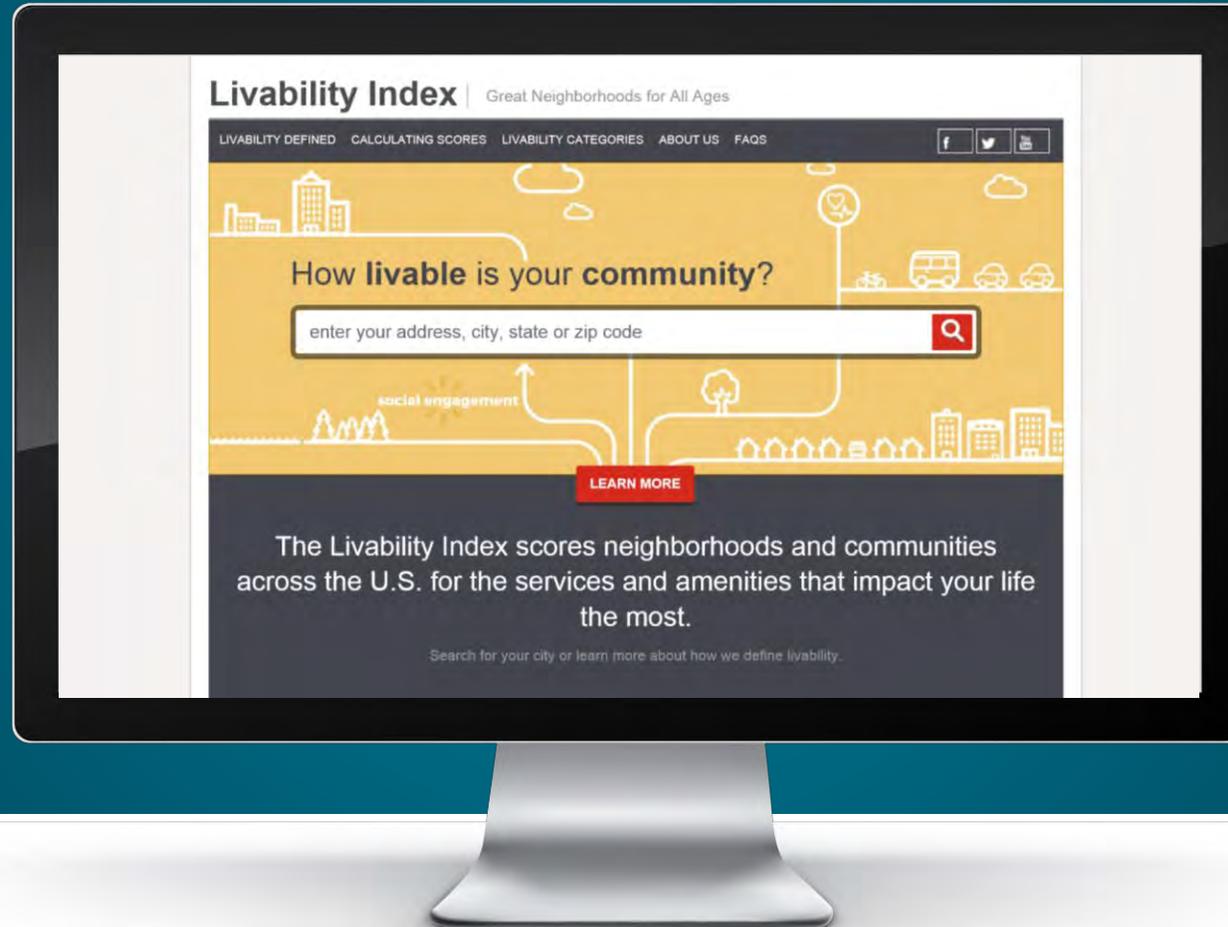
SITE

SAFeway PHARMACY

RAINIER VISTA (SHA)









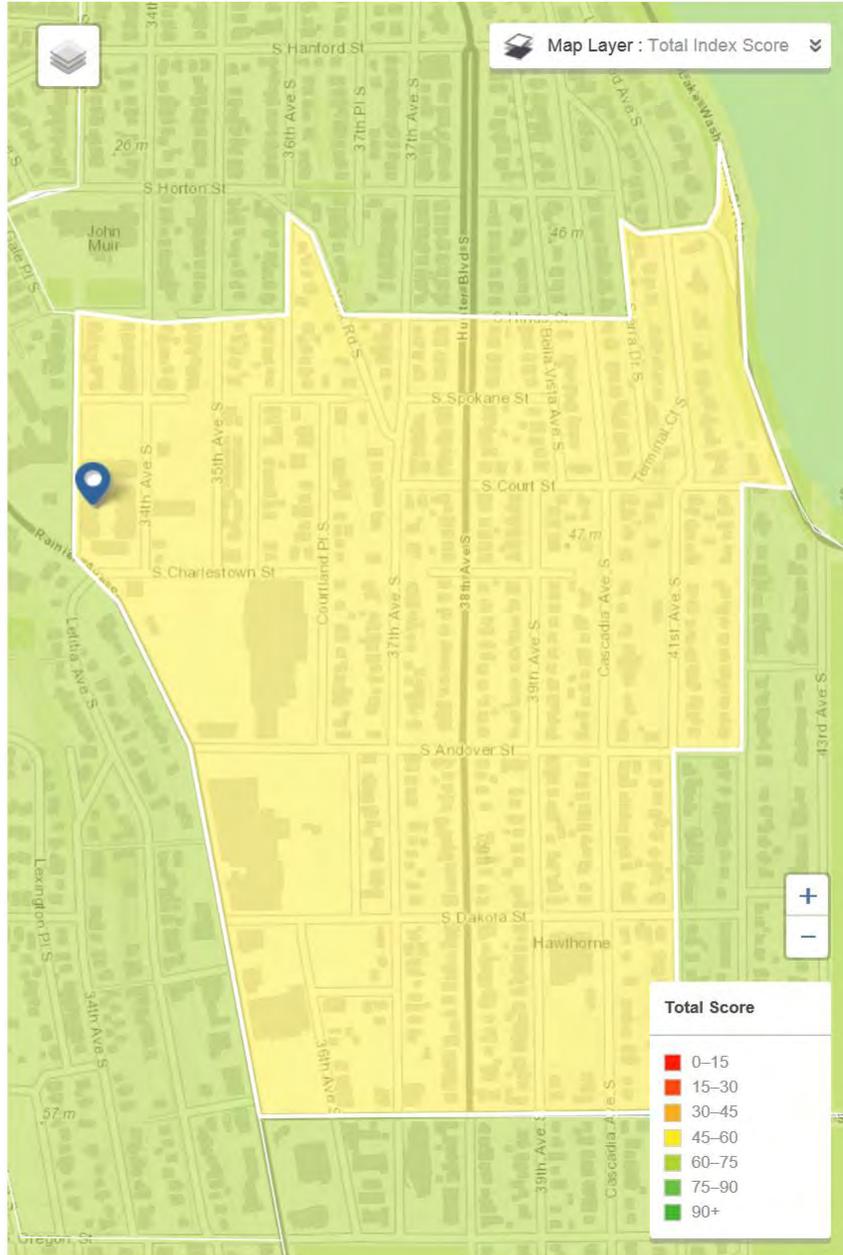
Livability Score ?



CUSTOMIZE THIS SCORE

CATEGORY SCORE

- 51
**HOUSING**  
Affordability and access
>
- 65
**NEIGHBORHOOD**  
Access to life, work, and play
>
- 67
**TRANSPORTATION**  
Safe and convenient options
>
- 53
**ENVIRONMENT**  
Clean air and water
>
- 75
**HEALTH**  
Prevention, access, and quality
>
- 52
**ENGAGEMENT**  
Civic and social involvement
>
- 59
**OPPORTUNITY**  
Inclusion and possibilities
>





shag  
COLUMBIA GARDEN

3610

Apartment  
3610  
3610



Livability Score ?



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### NEIGHBORHOOD

Access to life, work, and play



What makes a neighborhood truly livable? Two important qualities are access and convenience. Compact neighborhoods make it easier for residents to reach the things they need most, from jobs to grocery stores to libraries. Nearby parks and places to buy healthy food help people make smart choices, and diverse, walkable neighborhoods with shops, restaurants, and movie theatres make local life interesting. Additionally, neighborhoods served by good access to more distant destinations via transit or automobile help residents connect to jobs, health care, and services throughout the greater community.

Metrics Policies Resources

<b>+</b> Proximity to destinations ACCESS TO GROCERY STORES AND FARMERS' MARKETS	<b>5.0 stores and markets</b> Median US neighborhood: 0.0
<b>+</b> Proximity to destinations ACCESS TO PARKS	<b>4.0 parks</b> Median US neighborhood: 0.0
<b>+</b> Proximity to destinations ACCESS TO LIBRARIES	<b>0.0 libraries</b> Median US neighborhood: 0.0
<b>+</b> Proximity to destinations ACCESS TO JOBS BY TRANSIT	<b>23,884 jobs</b> Median US neighborhood: 0
<b>+</b> Proximity to destinations ACCESS TO JOBS BY AUTO	<b>195,439 jobs</b> Median US neighborhood: 55,312
<b>+</b> Mixed-use neighborhoods DIVERSITY OF DESTINATIONS	<b>0.84 index from 0 to 1</b> Median US neighborhood: 0.81
<b>+</b> Compact neighborhoods ACTIVITY DENSITY	<b>11,132 jobs and people per sq. mi.</b> Median US neighborhood: 3,567
<b>+</b> Personal safety CRIME RATE	<b>445 crimes per 10,000 people</b> Median US neighborhood: 304
<b>+</b> Neighborhood quality VACANCY RATE	<b>22.0% of units are vacant</b> Median US neighborhood: 8.8%

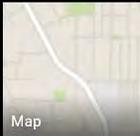
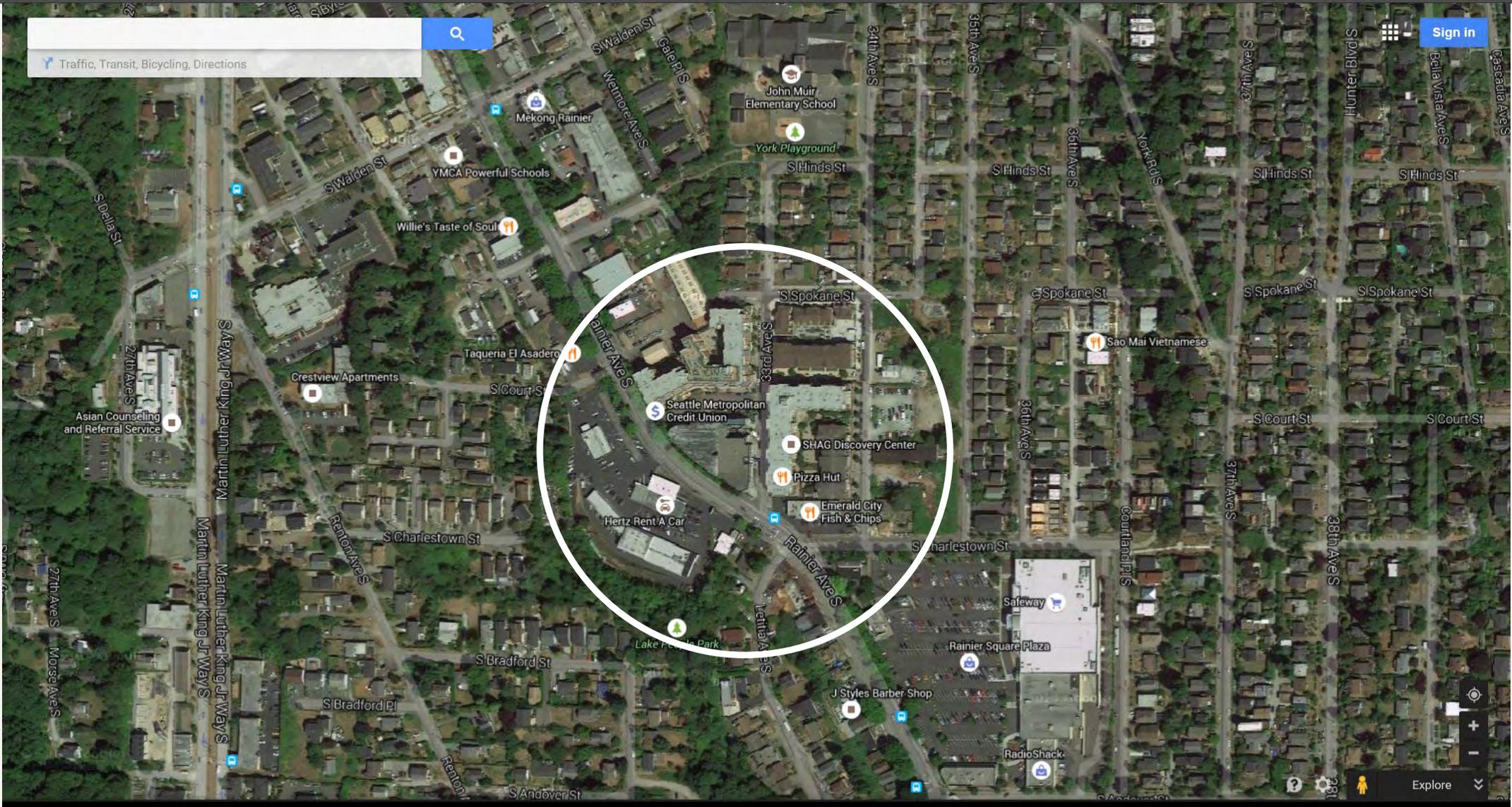


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Traffic, Transit, Bicycling, Directions

Sign in













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### TRANSPORTATION

Safe and convenient options



How easily and safely we're able to get from one place to another has a major effect on our quality of life. Livable communities provide their residents with transportation options that connect people to social activities, economic opportunities, and medical care, and offer convenient, healthy, accessible, and low-cost alternatives to driving.

Metrics Policies Resources

<b>+ Convenient transportation options</b> FREQUENCY OF LOCAL TRANSIT SERVICE	<b>113 buses and trains per hour</b> Median US neighborhood: 0
<b>+ Convenient transportation options</b> WALK TRIPS	<b>1.06 trips per household per day</b> Median US neighborhood: 0.73
<b>+ Convenient transportation options</b> CONGESTION	<b>30.7 hours per person per year</b> Median US neighborhood: 17.4
<b>+ Transportation costs</b> HOUSEHOLD TRANSPORTATION COSTS	<b>\$9,071 per year</b> Median US neighborhood: \$10,791
<b>+ Safe streets</b> SPEED LIMITS	<b>25.4 miles per hour</b> Median US neighborhood: 28.0
<b>+ Safe streets</b> CRASH RATES	<b>6.0 fatal crashes per 100,000 people per year</b> Median US neighborhood: 7.6
<b>+ Accessible system design</b> ADA-ACCESSIBLE STATIONS AND VEHICLES	<b>60.6% of stations and vehicles are accessible</b> Median US neighborhood: 81.7%



# Transportation





  
7  
8360  
METRO



Metro



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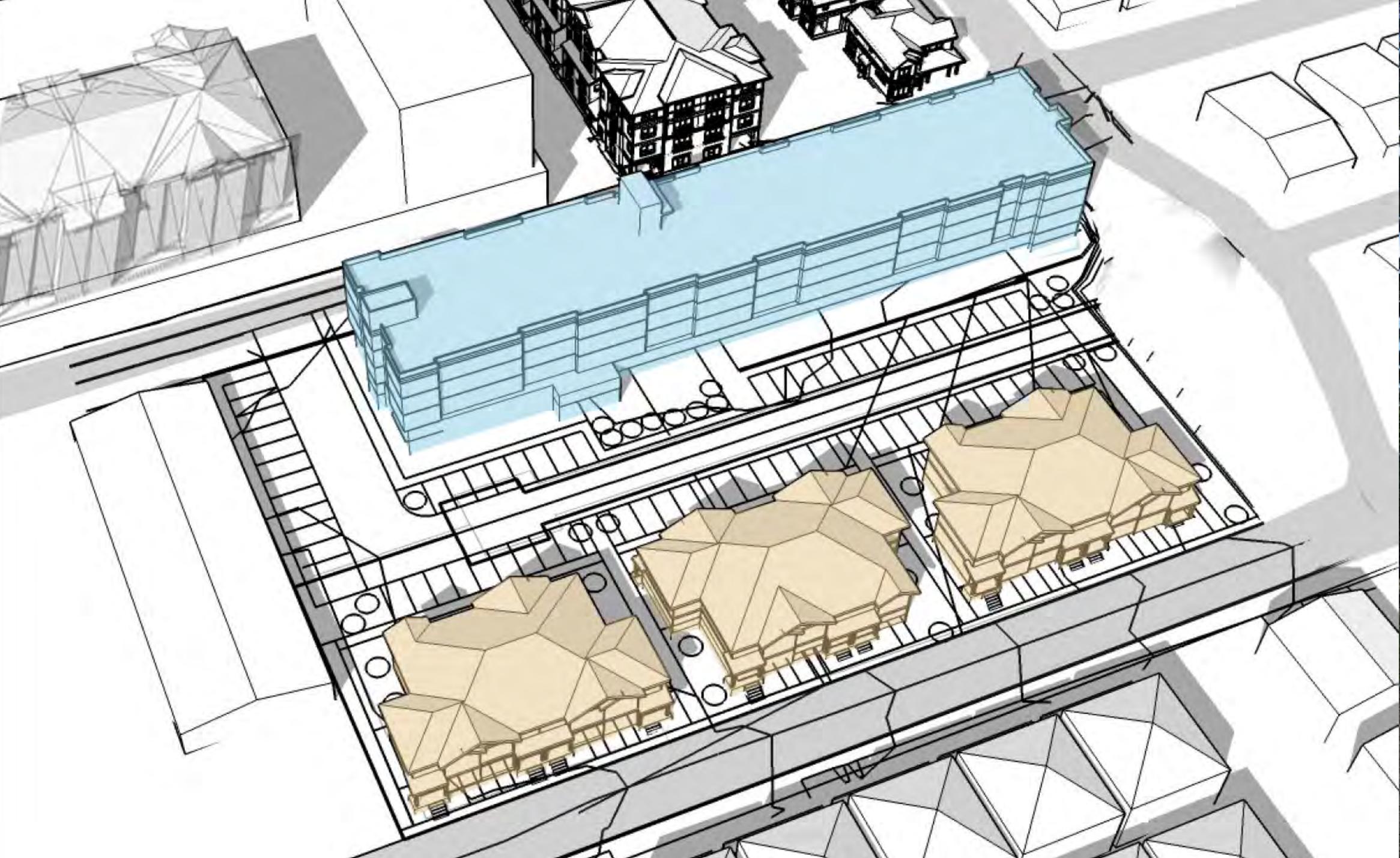
## ENVIRONMENT

Clean air and water

Good communities maintain a clean environment for their residents. Great communities enact policies to improve and protect the environment for generations to come. The Livability Index looks at air and water quality. It measures communities' actions to create resilience plans to prepare for emergencies and natural disasters, and it awards points to states that have policies promoting energy efficiency and that protect consumers from having their utilities cut off during extreme weather events.

Metrics Policies Resources

	Water quality DRINKING WATER QUALITY	0.0% of people are exposed to violations Median US neighborhood: 0.5%
	Air quality REGIONAL AIR QUALITY	1.7 unhealthy air quality days per year Median US neighborhood: 8.0
	Air quality NEAR-ROADWAY POLLUTION	31.4% of people are exposed Median US neighborhood: 0.0%
	Air quality LOCAL INDUSTRIAL POLLUTION	0.0 index from 0 to 311,000 Median US neighborhood: 0.0





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## HEALTH

Prevention, access, and quality



Community conditions influence health behaviors. Healthy communities have comprehensive smoke-free air laws, offer easy access to exercise opportunities, and have high-quality health care available. Because health is so deeply related to quality of life, many other categories of livability in this Index include metrics related to health. For example, access to healthy foods, jobs and education, number of walk trips, lower speed limits, social engagement measures, and air and water pollution are all related to health. Where you live matters.

Metrics Policies Resources

- +** Healthy behaviors  
TOBACCO USE **14.1% of people smoke regularly** ●  
Median US neighborhood: 20.3%
- +** Healthy behaviors  
OBESITY PREVALENCE **22.0% of people are obese** ●  
Median US neighborhood: 27.8%
- +** Healthy behaviors  
ACCESS TO EXERCISE OPPORTUNITIES **96.8% of people have access** ●  
Median US neighborhood: 83.2%
- +** Access to health care  
HEALTH CARE PROFESSIONAL SHORTAGE AREAS **0 index from 0 to 25** ●  
Median US neighborhood: 0
- +** Quality of health care  
PREVENTABLE HOSPITALIZATION RATE **35.1 preventable hospitalizations per 1,000 patients** ●  
Median US neighborhood: 62.1
- +** Quality of health care  
PATIENT SATISFACTION **63.7% of patients are satisfied** ●  
Median US neighborhood: 67.3%





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### ENGAGEMENT

Civic and social involvement

A livable community fosters interaction among residents. From social engagement to civic action to Internet access, residents' individual opportunities to connect and feel welcomed help lessen social isolation and strengthen the greater community. The Index explores and examines the different ways in which residents engage with and support their communities, and how they impact livability as a whole.

Metrics Policies Resources

<b>+</b> Internet access BROADBAND COST AND SPEED	<b>0.0%</b> of residents have high-speed, low-cost service Median US neighborhood: 0.0%
<b>+</b> Civic engagement OPPORTUNITY FOR CIVIC INVOLVEMENT	<b>7.4</b> organizations per 10,000 people Median US neighborhood: 7.3
<b>+</b> Civic engagement VOTING RATES	<b>65.1%</b> of people voted Median US neighborhood: 55.6%
<b>+</b> Social engagement SOCIAL INVOLVEMENT INDEX	<b>0.89</b> index from 0 to 2 Median US neighborhood: 0.98
<b>+</b> Social engagement CULTURAL, ARTS, AND ENTERTAINMENT INSTITUTIONS	<b>1.1</b> institutions per 10,000 people Median US neighborhood: 0.6



*“Art project helps us connect to each other, gets us looking forward to seeing each other. It creates a sense of community.”*

*SHAG Courtland Place Resident*



*(Photo by Greg Gilbert - The Seattle Times)*







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### OPPORTUNITY

Inclusion and possibilities



America was built on opportunity—and our nation’s many thriving communities are no different. The degree to which a community embraces diversity and offers opportunities to residents of all ages and backgrounds is important to overall livability. Backed by a strong regional economy and fiscally healthy local governments, welcoming communities provide residents an equal chance to earn a living wage and improve their well-being, from jobs to education.

Metrics Policies Resources

<b>+</b> Equal opportunity	<b>0.46</b> index from 0 to 1
INCOME INEQUALITY	Median US neighborhood: 0.46
<b>+</b> Economic opportunity	<b>0.81</b> jobs per person
JOBS PER WORKER	Median US neighborhood: 0.75
<b>+</b> Education	<b>75.8%</b> of students graduate
HIGH SCHOOL GRADUATION RATE	Median US neighborhood: 81.3%
<b>+</b> Multi-generational communities	<b>0.93</b> index from 0 to 1
AGE DIVERSITY	Median US neighborhood: 0.87



# SHIBA presents: Questions about Medicare Preventative Benefits?

## Let us make it easy for you to learn!

This seminar will provide valuable information for those interested in learning more about:

- Mental Health counseling
- Immunizations
- Inpatient/outpatient coverage
- Health Homes
- Durable Medical Equipment
- Transitioning from ACA (Obamacare) to Medicare

Gain the knowledge you need and get those important questions you have answered.

**FREE Education! FREE Box Lunch!**

Space is limited! RSVP to your manager **no later than February 27th**.



**Tuesday, March 3rd**  
11am – 12pm

Interurban Community Room

**Wednesday, March 4th**  
11am – 12pm

Arrowhead Bldg C

or

**12:30pm – 1:30pm**

Arrowhead Bldg B

**Thursday, March 5th**  
11am – 12pm

Meeker CR

or

**12:30pm – 1:30pm**

Green River CR

**Friday, March 6th**  
11am – 12pm

Auburn Bldg 2

or

**12:30pm – 1:30pm**

Auburn Bldg 3