



U.S.

## Elderly in U.S. Are Projected to Outnumber Children for First Time



Census Bureau predicts milestone will be hit within 17 years



By *Paul Overberg and Janet Adamy*

Updated March 13, 2018 9:13 p.m. ET



People over 65 years old would outnumber children by 2035, a first in U.S. history, according to updated projections released by the Census Bureau on Tuesday.



The milestone would be the latest marker of the nation's aging, which has accelerated with baby boomers' move into their senior years and recessionary effects on births and immigration over the past decade.



The...



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**By 2034, we will be a country of more people OVER 65 than UNDER 18 for the first time ever.**

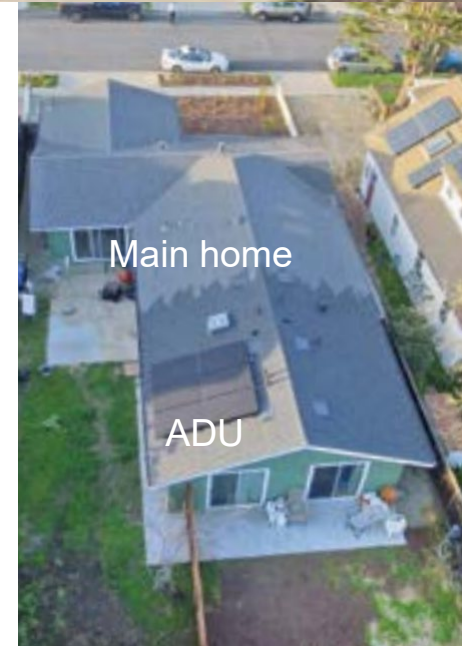
★ October 2019: US Census updated to 2034

# Housing doesn't fit our changing needs...

- Over half of all HH are 1- or 2- persons, but more than **85% of housing stock is 2+ bedrooms.**
- The **share of 65+ renters who are rent-burdened is increasing** (from 43% in 2001 to 50% in 2015).
- **Less than 1%** of US homes are built with universal design in mind.

...because of how our codes are written.

- “Business as usual” codes, financing, and industry practices **don't create products that match our changing needs**
- Land use codes often **inhibit production** of smaller, more flexible housing
- **Few incentives for people to modify** their home to address future needs.



Santa Cruz, CA (top)

# What do people want in housing as they age?

- More than 3/4 of people age 50+ want to **remain in their home or community**
- Fewer than half believe they will **stay in their homes**
- Approximately one-third of homeowners report that **major modifications are needed** to accommodate aging needs.
- Half of adults already share or would be willing to **share a home as they age**, especially if they needed help.
- Only about 7% of survey respondents have an ADU, but about **one-third would be interested in building one**, with biggest reasons being **for income, companionship, and assistance**.

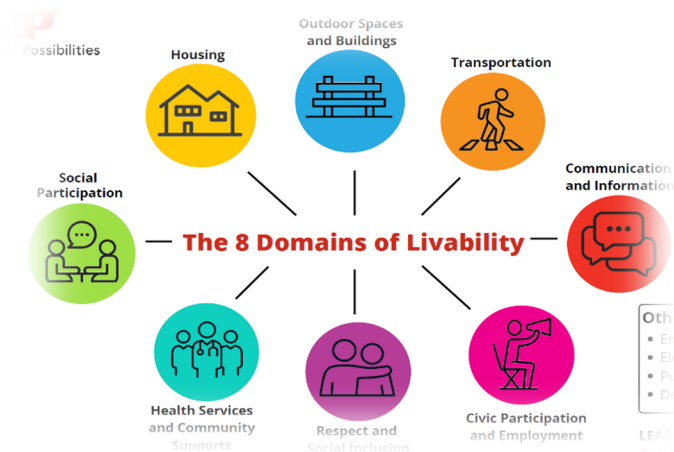


In 2018, AARP conducted a national survey on **Home and Community Preferences**  
[www.aarp.org/Research](http://www.aarp.org/Research)

# AARP Livable Communities Approach

[aarp.org/livable](http://aarp.org/livable)

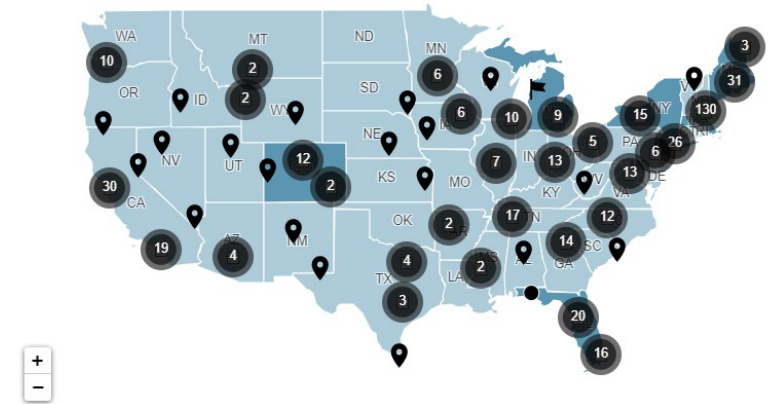
We support communities and local leaders to think differently about their **housing, transportation and public spaces** to create great places for all people of all ages.



Age-friendly framework



Catalytic grants

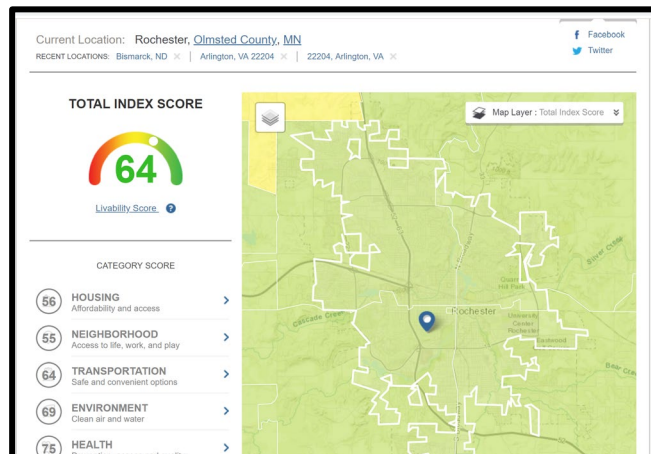


Nationwide presence

# AARP Livable Communities Approach

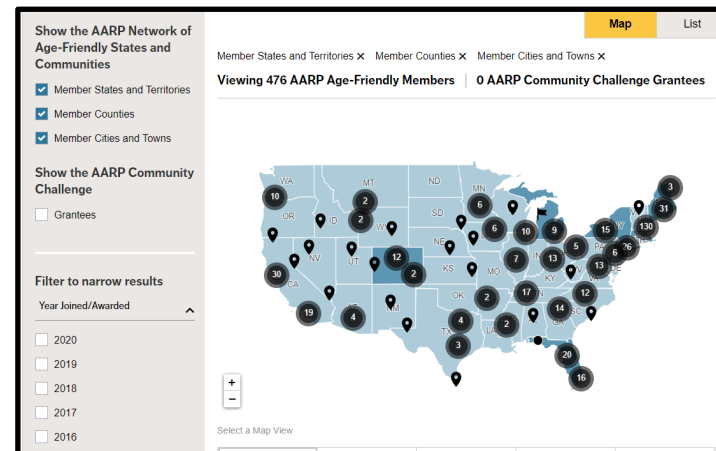
[aarp.org/livable](https://aarp.org/livable)

We offer **tools and resources** to empower local leaders (elected, staff and volunteer) to advocate for changes that result in better places for **all ages**.



**Livability Index**

<https://livabilityindex.aarp.org/>



**Searchable map**

<https://livablemap.aarp.org>



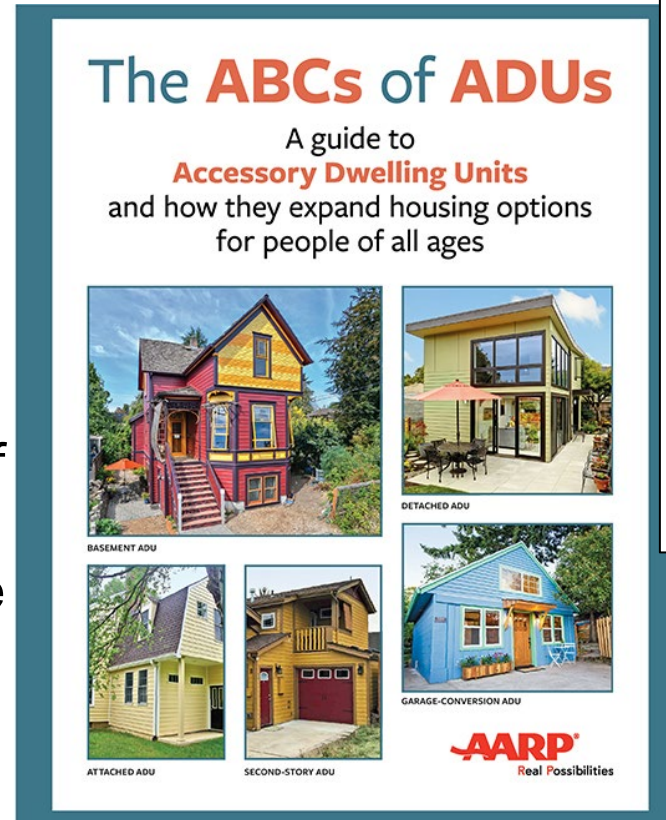
**Free publications**

<https://aarp.org/livablelibrary>

# Our Approach to ADUs

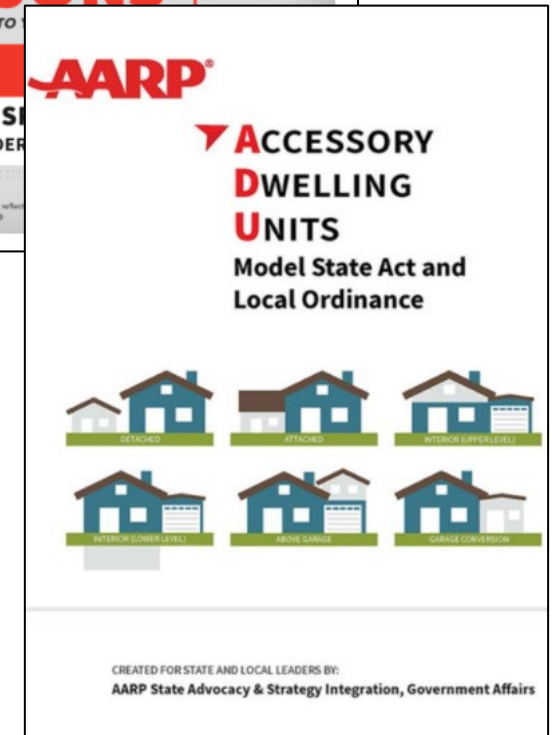
## ADUs can help as part of an all-ages approach

- Provide clear benefits for older adults, but also help provide below-market housing options for others
- Good way to gently add housing stock without changing the look of existing neighborhoods
- AARP has advocated for passage of ADU and missing-middle housing code in many communities
- Model state/local code on ADUs now available



## Lesson 1: Accessory Dwelling Units

Learn why and how ADUs are an increasingly popular housing option for people of all ages. Eli Spevak explains his passion for ADUs.



Access all ADU-related materials (publications, videos, model code) at

[AARP.org/ADU](https://www.aarp.org/ADU)

**Why create it?** To replace an outdated 2000 AARP/APA model ordinance. To create a starting-point for legislative action. To equip our staff/volunteers to lead the discussion.

**What does it do?** Articulates most important criteria for ADU production, including:

- Owner occupancy requirements
- Massing, lot coverage, design
- Conditional use permits
- Parking

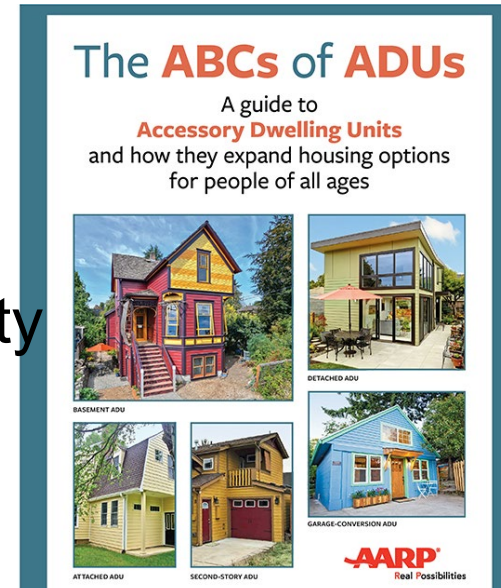
# AARP's *ADU Model State Act and Local Ordinance*



# Des Moines, Iowa

- Used the **age-friendly process** to identify the need for **ADUs**
- Applied for and secured a 2020 AARP Community Challenge grant to fund construction of **an ADU demonstration project**
- Des Moines Councilmembers waived copies of **ABCs of ADUs**, and asked how for help to change the code. AARP Iowa:
  - *Educated members about ADUs*
  - *Leveraged volunteers in public comment process*
  - *Used campaign tactics to advocate for change*

Learn more: <https://states.aarp.org/iowa/adu-des-moines>

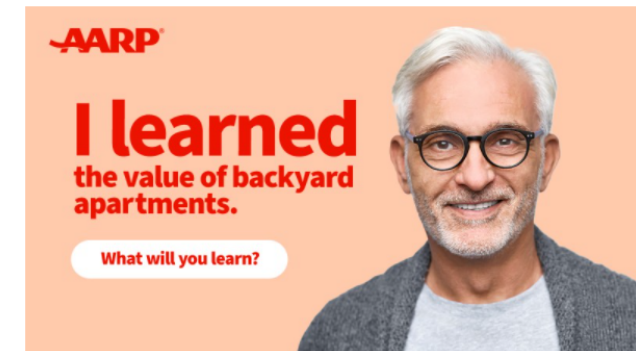


*Rendering for proposed ADU project*

**BUILDING THE CASE FOR BACKYARD APARTMENTS**  
August 19, 7p.m. ET & 7p.m. PT

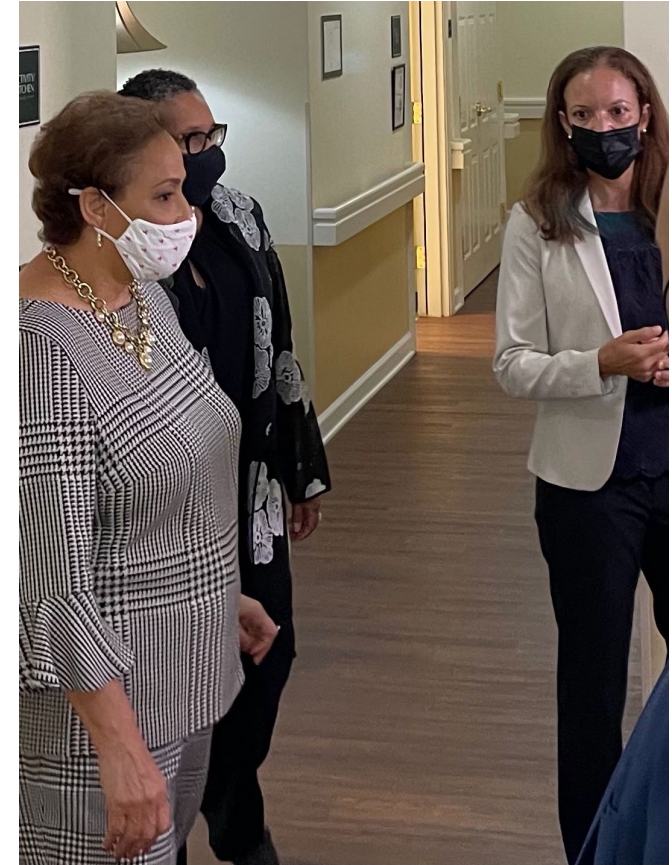
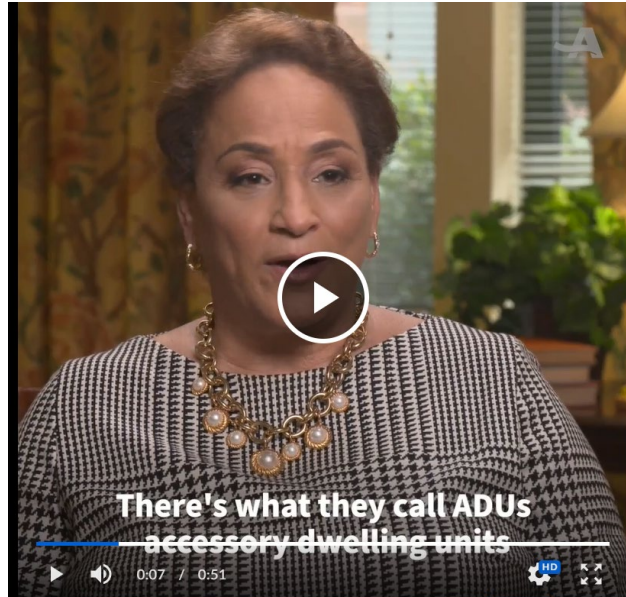
Things change as we age. It's only natural. But for many aging parents, leaving a lifelong home can be tricky—and moving in with the kids may feel like losing a sense of independence. That's where flexible housing comes in. Join us for a free webinar where we'll explore the benefits of a backyard apartment—a small living space that shares property with a larger, single-family home—

sconceptions and how to make the right decisions for you and your family.





# Discussing ADUs: AARP CEO Jo Ann Jenkins + HUD Secretary Marcia Fudge



Watch the full conversation <https://www.aarp.org/politics-society/government-elections/>

For more information:

Danielle Arigoni  
Director of Livable Communities  
AARP Government Affairs

[darigoni@aarp.org](mailto:darigoni@aarp.org) | @daniellearigoni

[livable@aarp.org](mailto:livable@aarp.org) | @AARPlivable

[aarp.org/livable](https://aarp.org/livable)