



2020 Juneau Senior Survey – Transportation

May/2023

This informal document is simply extracts that mention housing taken from the 126-page Senior Survey (2020). Its purpose is to make it easier for JCOA commissioners and CBJ personnel to refer back to what the community has told us about housing needs, as well as to be able to reference already made recommendations addressing the issue.

Cover Letter to the Assembly (May 06,2021)

Recommendations

- JCOA recommends that CBJ continue its support of the new assisted living project, Riverview Senior Community JCOA commends CBJ for helping to make this much-needed facility possible by purchasing the land on which it will be built. This development incentive helped reduce up-front costs in recognition of the high cost of construction in Juneau. While Riverview will accommodate many of our seniors currently in need, and many in the near future, we urge CBJ to continue to creatively find additional ways to incentivize senior housing developments.
- We recommend that the Chief Housing Officer get the most current senior population numbers for Juneau to aid in better projections of senior housing needs. With current data CBJ, will be in a better position to work with local developers and contractors to create programs and incentives that will encourage development of more senior-friendly housing. Aging in place requires multiple housing options, from in-home modifications to new, accessible, low-maintenance homes located close to shopping, bus, community centers.

- We recommend that CBJ requires developers to include a reasonable percentage of senior-friendly units in multi-unit developments. Both rentals and condos/cottages are desired by seniors from all income levels. Senior-friendly might mean multi-family units that have no stairs within units or an elevator if a multistory building. Senior-friendly also means handrails in bathrooms, wheelchair accessible, zero to minimal indoor stairs. We urge you to meet with developers and contractors to reexamine together what is needed and how to fill the gap.
- We urge Juneau to look at creative new ideas for senior housing. Other communities are implementing solutions like co-housing, Tiny Homes and micro-housing, college dorm-sharing, senior “village-to-village” organizations, and multigenerational housing.

Survey - Executive Summary

- The most notable difference in results from prior surveys is the number of respondents living in “Downtown Juneau” compared to the number living in the Valley. The Valley has seen a dramatic increase in its senior population while Downtown Juneau has seen a sharp decline in its senior population over the past 10 years.
- Compared to results in 2010, there is a shift in the last decade toward more home ownership and less rental.
- Seventy-six percent of respondents now live in houses compared to 65 percent in 2010.
- While the majority of respondents, 84 percent overall, own their home, seniors ages 75 and older show a transition away from home ownership to rentals.
- Housing was the most mentioned topic in this survey and is a pivotal issue when making the decision to stay or leave Juneau.
- Availability of affordable assisted living housing, affordable independent senior housing, and services to help residents continue to live in their own homes were identified as the top senior priorities that need work in Juneau.
- Affordable senior independent housing was the top answer for Question 45 “What do you think Juneau residents aged 55 or older need that is not now adequately and/or readily available in Juneau.”

Question Analysis

- the vast majority of survey respondents now reside in the Valley, where previous survey results showed most respondents residing in downtown Juneau. The shift in age demographics by area seems to follow home construction over time.
- Seventy-six percent of respondents now live in houses compared to 65 percent in 2010. This shift can perhaps be explained by the aging into the survey of homeowners who moved to Juneau and bought homes during a Juneau housing boom and now are aging in place in the Valley.
- While the majority of respondents own their homes, 84 percent overall, seniors in the oldest age cohort show a transition away from home ownership to renting their homes. This may be partially explained by the trend seen in the previous question for some older seniors to move into senior housing, care facilities, or live with friends or family.
- the survey showed that 32 percent of respondents under 75 anticipate needing to make their houses more accessible and require less maintenance or they indicated a need to move to homes that meet those requirements.
- Mobility issues were the predominant concern, with the percentage of respondents needing this adaptation increasing with age.
- Almost all respondents, 94 percent or more, have either not heard of or don't know much about Integrated Resident Communities, the Green House Project, International Elder- Friendly communities, and the Village-to-Village Network. More seniors have heard of Tiny Homes and Communities, but again, 85 percent of respondents don't know anything or know very little about this option. More seniors think Tiny Homes and Communities are a good fit for Juneau than not, 13% compared to 3% respectively.
- Affordable assisted living and affordable senior housing ranked lowest on the list (in terms of meeting current need), with over 80 percent of respondents indicating that these areas could use improvement or need a lot of work.
- Overall, respondents agreed that the greatest unmet needs in Juneau are for affordable senior independent housing and more specialty medical care.

Do you have any additional comments/thoughts/concerns you would like to share?

- Housing was the most frequently addressed topic in this section. Of the 495 comments made, 108 of them mentioned housing as an issue.
- Common issues include the cost and lack of availability of assisted living facilities and physically accessible housing, the lack of a senior housing complex, the difficulty and cost of in-home care, and property taxes.
- Many of these comments stressed that housing is a pivotal issue when making the decision to stay or leave Juneau.
- Some seniors voiced a desire to live within walking distance of necessary amenities to minimize their dependence on a car.

Summary of Findings

- Housing is the issue that has come up most frequently in this survey.
- Availability of affordable assisted living housing, affordable independent senior housing, and services to help residents continue to live in their own homes got the most “Could use improvement” or “Needs a lot of work” answers in Question 44.
- Affordable senior independent housing was the top answer for Question 45 “What Do You Think Juneau Residents Aged 55 Or Older Need That Is Not Now Adequately and/or Readily Available in Juneau?”
- Having affordable housing that can accommodate the needs of seniors is absolutely essential if they are going to continue living in Juneau.
- There was very little knowledge among respondents concerning alternative senior housing options. The most widely known alternative senior housing option was Tiny Homes, though 85 percent of respondents indicated they knew little or nothing about this option. Without education about housing alternatives, it is likely they will never be considered an option. These alternative options should be shared with the community to at least gauge interest for the ideas.

Written Responses

(Not all responses are shown.)

If you anticipate the need to live in a different housing situation, what type of housing situation will you need? Other (please specify)

- Downsize to smaller home
- Grave
- Senior living elsewhere in Alaska
- Have not thought carefully about this
- Having a person who could help me with light tasks live in my home
- Having aids in my own home to assist me as needed
- Home was built to accommodate aging in place with room for caregivers
- Hope to stay in my own home (2)
- I am considering buying a condo here but they are so expensive for what you get.
- I 'anticipate' living in my own home until my last day
- Ideally in a low maintenance home with elders, my peers and young people around interacting with the elders as part of their housing
- Independent living apartment or move in with or closer to out of town family and friends
- Independent living apartment, assisted Living, Pioneer Home
- Independent/Assisted Progressive Care Facility
- Leaving Juneau
- Move out of town; Juneau is too expensive
- No stairs. Now I have 17 in apartment
- No idea, possibly ground level apartment versus on 2nd floor
- Not sure what will work for me. Need to get where I have less maintenance
- Probably accessible low maintenance condo
- Something affordable - so leaving Juneau, most likely
- Stay in my own home with intermittent caregiving
- Transitional housing that will meet my needs
- Urn for ashes
- We would like to live in a new condo development

Does your current living situation need to be adapted to be made more accessible and safer for... Other (please specify)

- Apartment that will have a room for medical equipment
- Built home with accessibility as priority
- Bus system nearby
- City created snow berms are too difficult to manage. Need reliable, prompt handyman.
- Closer to town
- Condo already mostly accessible
- Driveway issues and house maintenance becoming cumbersome
- Driving Thane Rd at night with no streetlights is becoming difficult in the winter.
- Eventually, to address possible future mobility issues
- Getting harder to move about a multi-level residence
- Grab bars for safety in the bathrooms
- Grip (arthritis)
- Have already done the work for accessibility and safety
- Have been making upgrades as necessary to make house more elder friendly
- High toilets, walk-in shower, and grab bars
- I have no disability now, but I'd like to get rid of the exterior steps.
- I need bathroom accommodations: high toilets, grab bar, walk-in shower
- I would like to see us get emergency pull cords for the apartments
- It will become difficult, too many stairs
- Less maintenance
- Make downstairs livable in case can't traverse stairs.
- More user-friendly kitchen and bathroom.
- Need chairlift outside home by stairs
- Need help with routine maintenance, esp. Tasks w/ladders
- Stairs are very difficult
- We remodeled bathrooms, but our house has stairs.
- We wish we'd put in space for an elevator!

New approaches and innovations in senior living communities are being developed. How familiar are you with the programs listed below?

- Cottage housing neighborhoods would work well here. Small homes with common front yard grass, garden, benches.
- Dog friendly housing desperately needed with NO ARBITRARY LIMIT on size of dogs. My parents had to give up their beloved older dog when they moved into an assisted living situation due to health.
- AARP Livable Communities Program
- Bridge Meadows format
- Building a small home on existing property to allow family care.
- Cohousing (3)
- Communal living communities
- Compounds for elderly that allow easy transition from independent apartment living to assisted living to a nursing home
- Continuing Care Retirement Communities (CCRC)
- I will never reside in a “senior living community”
- I would be interested in learning more (3)
- Inter-generational Co-housing communities
- Know that options are limited and expect to move out of state for affordable options
- Tiny homes or apartments to an existing home would allow seniors to remain on their own property and have family or friends give assistance living next door.

What do you think Juneau residents aged 55 or older need that is not now adequately and/or readily available in Juneau? Other

- Affordable single level housing
- Financial grants and advice to help with accessibility issues like ramps and stairs
- Independent housing designed to transition between large family home and apartment dwelling. Two master bedrooms with bath etc.
- Nice affordable attractive housing for singles or couples
- Senior retirement complex with separate 1 or 2-bedroom apartments with dining facilities, exercise, hobby, and community areas.
- Tiny homes within walking distance of services