

HOUSING CONCERNS: Juneau Senior Survey 2020

April/2023

This document is simply extracts that mention housing from the 105-page Senior Survey (2020). Its purpose is to make it easier for JCOA commissioners and CBJ to understand and to continue to address what the community has told us about housing issues. The survey was provided to residents 55 & older.

Executive Summary Comments

Housing is the issue that has come up most frequently in this survey.

Providing alternative housing for seniors that want to downsize would free up family-size homes for young families in the community.

Homes age like people. Build homes now that will age in place along with their occupants.

Focus is on new independent housing needs, not on needs expressed for medical care housing options.

Want to downsize to smaller home

A few people already have built homes to accommodate aging in place with room for caregivers

Want to stay near family and in own home.

Housing and affordable housing – housing at all levels of the economic scale

Housing includes apartments, not just private residences

Availability of affordable assisted living housing, affordable independent senior housing homes

Introduction

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.

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.

Affordable senior housing ranked lowest on a list – in terms of meeting current needs, with over 80 percent of respondents, indicating that this area could use improvement or need a lot of work.

The increase in fees at the Pioneer Home was unanimously condemned. Respondents indicated they could not or would not be able to afford the fee increases and will have to find alternative housing and care elsewhere, more than likely outside of Alaska.

The greatest percent, 29 percent, anticipated a need for a more accessible/lower maintenance home, a need that could be met by adaptations to one's current home as opposed to living elsewhere. Although Juneau's senior population was not knowledgeable of many nationally growing alternative housing programs (Integrated Resident Communities, The Village to Village Network, etc.), the "Tiny Home" concept showed the most familiarity with 13 percent saying it would be a good fit 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?"

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. 78% of respondents age 55-74 lived in homes.

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.

Over 62 percent of respondents ages 75 older anticipate that they will need a different housing situation altogether. The most common answer, 29 percent, anticipated a need for a more accessible/lower maintenance home.

In the current survey, respondents were given a choice of impairments for which home modifications may be needed, including the choice of no disability. Mobility issues were the predominant concern, followed by hearing and vision impairment, with the percentage of respondents needing this adaptation increasing with age.

Does your current living situation need to be adapted to be made more accessible and safe features

Condos one level, affordable single level housing

Might buy a condo

Planning to build a retirement home with limited maintenance needed

We want to downsize, but cannot find a favorable condo to purchase

I am considering buying a condo here but they are so expensive for what you get. I also own a condo

Probably accessible low maintenance condo

Purchase condo or house elsewhere and may choose to leave Juneau and live there due to affordability

We would like to live in a new condo development

Availability of a nice condo to purchase.

Home was built to accommodate aging in place with room for caregivers

Independent living apartment

Financial grants and advice to help with accessibility issues like ramps and stairs

Ideally in a low maintenance home with elders, my peers and young people around interacting with the elders as part of their housing.

possibly ground level apartment versus on 2nd floor

No stairs. Now I have 17 in apartment

Have been making upgrades as necessary to make house more elder friendly

Senior living elsewhere in Alaska

Super insulated, low-maintenance, 200% renewable energy

Transitional housing that will meet my needs as I age

Urn for ashes

Built home with accessibility as priority

High toilets, walk-in shower, and grab bars

It will become difficult, too many stairs

Make downstairs livable in case can't traverse stairs.

More user-friendly kitchen and bathroom.

Most things have been made accessible.

Need bus and CARE A VAN to come to Auk Nu Condos

Need chairlift outside home by stairs

Need more units with no stairs

STAIRS

Stairs are a concern.

Stairs are very difficult

The townhouse is on three levels and might become an issue.

We have already made some changes

We remodeled bathrooms, but our house has stairs.

We wish we'd put in space for an elevator!

When we remodeled 20 years ago, we made the house accessible.

The question “Could use improvement” or “Needs a lot of work”

Affordable senior independent housing was the top answer

The topic of suitable and affordable housing was at the top of the priority list.

The increase in fees at the Pioneer Home was unanimously condemned with responses that highlighted the huge financial burden that came with this fee increase.

Do you Own, rent or Other?

While the majority of respondents, 84 percent overall, own their home, seniors in the oldest age cohort show a transition away from home ownership to rental

Compared to 2010 results, there is a shift in the last decade toward more home ownership and less rentals.

This further supports the idea that younger seniors are aging in place in the homes they purchased in the Valley when they first moved to Juneau.

If You Anticipate the Need to Live in a Different Housing Situation, What Type of Housing Situation Will You Need?

There is a significant difference in the needs of seniors 75 and over compared to younger seniors.

About 32 percent of respondents under 75 anticipate needing to make their houses more accessible and lower maintenance in the future and/or indicate a desire to move to homes that meet that need

The greatest percent, 29 percent, anticipated a need for a more accessible/lower maintenance home.

As this is a need that can be met by adaptations to one’s current home and does not indicate a need to “live elsewhere.”

New Approaches and Innovations in Senior Living Communities Are Being Developed. How Familiar Are You with the Programs Listed Below

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 or know very little about this option

Low income village with shopping center, bank hospital/clinic and rides is what we need for all the working people that live check to check

Granny Pods

Compounds for elderly that allow easy transition from independent apartment living to assisted living to a nursing home

Co-housing would be nice to have in Juneau

Cottage housing neighborhoods would work well here.

Small homes with common front yard grass, garden, benches.

Communal living communities

I am familiar with all of these but there are not funds nor enough interest in Juneau to pursue them.

Building a small home on existing property to allow family care.

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

Inter-generational Co-housing communities

Co-housing, that's what I really want. Like anchorage hass

Group housing

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

Continuing Care Retirement Communities (CCRC)

I hope to stay in Juneau indefinitely if needed services and housing are available

I know that I cannot live in Juneau once I retire. It is not an affordable place and lacks sufficient aging housing

I could move like some of our friends have because of CBJs anti-senior attitude

Lack of affordable housing is a BIG problem

Must get Assisted Living Facility in Juneau & more Housing for Seniors without stairs

Would like to get a single story house for long term accessibility but don't think it's financially realistic

Affordable single level housing

Small, ranch-style single family homes

Independent housing designed to transition between large family home and apartment dwelling. Two master bedrooms with bath etc.

Need affordable senior housing

- 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

Tiny house community

How Well Are the Following Quality of Life Needs Met in Juneau for Seniors?

Affordable assisted living and affordable senior housing ranked lowest on the list, with over 80 percent of respondents indicating that these needs could use improvement or need a lot of work.

What Do You Think Juneau Residents Aged 55 Or Older Need That Is Not Now Adequately and/or Readily Available in Juneau?

Overall, all 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 of and lack of availability in 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.

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”

Having affordable housing that can accommodate the needs of seniors is absolutely essential if they are going to continue living in Juneau.

If you anticipate the need to live in a different housing situation, what type of housing situation will you need?

Don't want to think about it

Downsize to smaller home

Grave

Having a person who could help me with light tasks live in my home

Home care -- part time

Home was built to accommodate aging in place with room for caregivers

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.

I would need continuum of care with more assisted living, nursing 24 hours in home and possibly Pioneer Home.

I live in an accessible house built for aging in

Ideally in a low maintenance home with elders, my peers and young people around interacting with the elders as part of their housing.

If necessary - Lower 48 area closer to more medical care

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
Might buy a condo
Affordable housing with no stairs
Move back to Anchorage when I retire
Move out of town; Juneau is too expensive
Possibly ground level apartment versus on 2nd floor
No stairs. Now I have 17 in apartment
Need to get where I have less maintenance
Out of town residential community
Outside of Juneau to be closer to medical specialists
Plan to die at home
Probably accessible low maintenance condo
Purchase condo or house
Senior living elsewhere in Alaska
Single family home
Single family residence
Small townhouse in valley
Something affordable - so leaving Juneau, most likely
Stay in my own home with intermittent caregiving
Transitional housing that will meet my needs as I age
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 safe?

Apartment that will have a room for medical equipment
Grab bars for safety in the bathrooms
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 would like to see us get emergency pull cords for the apartments
Make downstairs livable in case can't traverse stairs.
More user-friendly kitchen and bathroom.
Need more units with no stairs
We wish we'd put in space for an elevator!

Please indicate which of the following you need but CANNOT find in Juneau

Affordable housing with NO STAIRS!
Advise on where/what to do for future housing

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