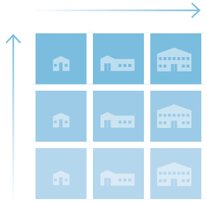
THE UTAH COMMISSION ON AGING

NEW TRENDS *in* HOUSING *for* UTAH'S AGING POPULATION

A CONTINUUM OF HOUSING OPTIONS FOR UTAH'S SENIORS

As Utahns age, three housing concerns consistently top the list—the ability to age-in-place, housing affordability, and the availability of housing options, with a strong relationship between the three. This brochure identifies, defines, and organizes older adult housing options and emerging trends geared towards the needs of seniors (top bar), cross-referenced with levels of care (side bar).



Aging-in-Place

The opportunity to stay put and live in a familiar residence or community has many benefits, for individuals and neighborhoods including higher quality-of-life and increased civic participation by older adults. The ability to do so may depend on conditions not typically found in suburban neighborhoods such as accessible public transit and a wider range of housing options. This brochure highlights these options under the headings of Single Family, Adaptations, and Small Facility but availability is highly dependent on local zoning and land use policies; each category of housing options has a full range of level of care options.

Affordable Choices

Housing affordability, often the first consideration for actual housing, is governed by neighborhood context as well as housing type. In addition to a wide range of housing options, an affordable community also consists of access to key amenities such as social services and transit options, and is the outcome of targeted policies and flexible zoning. Affordability is found not so much in a specific housing type but rather in context and size. An elder cottage, for example, in a predominantly suburban neighborhood is more affordable than an entire house in that neighborhood; easy access to transit, shopping and other goods and services further increases affordability.

Southern Utah Veterans Home
Ivins, Utah

Glossary of Terms

ACCREDITATION: An official seal of approval given by a governing body to a housing and/or service provider after provider has met specific requirements set by the accrediting entity, such as the CCAC (Continuing Care Accreditation Commission).

ACTIVITIES OF DAILY LIVING (ADLs) and **INSTRUMENTAL ACTIVITIES OF DAILY LIVING (IADLs):** ADLs are the activities that make up a person's daily routine of basic necessary functions; for example, bathing, dressing, eating, walking and other personal care activities. IADLs, on the other hand, are less fundamental but are activities that contribute substantially to a person's sense of fulfillment and independence; such as shopping for oneself or accessing transportation.

AGING IN PLACE: A concept that advocates allowing a resident to choose to remain in his/her living environment despite physical and or mental decline which may occur with the process of aging.

AREA MEDIAN INCOME (AMI): AMI represents the midpoint of family or household incomes for a geographic area, most typically a metropolitan statistical area (MSA) and is most often used by agencies to determine qualifying income levels.

CONTINUUM OF CARE (also Care Continuum): The full spectrum of care available at Continuing Care Retirement Communities which may include Independent Living, Assisted Living, Nursing Care, Home Health, Home Care, and Home and Community Based Services.

CULTURAL COMPETENCE: The practice of providers striving to recognize, understand, and accordingly respond to the cultural values of those they are serving, particularly when the culture is unfamiliar or different than their own.

EXTENDED CONGREGATE CARE LICENSE (ECC): A supplementary license available to assisted living facilities which permits them to render a larger range of services to their residents as their level of care expands, as long as the resident does not need skilled 24-hour nursing care.

MEMORY CARE: A specialized design practice of creating living space for people with dementia or other cognitive impairment such as Alzheimer's disease. The distinguishing characteristics of this design approach are: scale; character of space; spatial adjacencies; vistas; and accessibility.

OMBUDSMAN COUNCIL: A senior advocate service that protects the rights of residents in assisted living facilities by researching complaints and resolving disputes by initiating corrective action.

OPTIONAL STATE SUPPLEMENT (OSS): This is financial assistance provided through Social Security Administration for people who require assisted living.

UNIVERSAL DESIGN (UD): An approach to designing interior and exterior spaces which seeks to remove all accessibility barriers. UD applies to a broad range of environmental design fields including urban design, architecture, interior design, furniture, wayfinding, and lighting.

VISITABILITY: An approach to creating barrier-free mobility into and within a home through the use of zero-step entry ways, wide and unobstructed doorways and basic restroom facilities on a home's ground floor.

Types of Facilities

Meeting the housing needs of older adults is not one-size-fits-all, but more like a potpourri—an eclectic blend of many different types in a range of settings. This brochure organizes and defines specific housing types, care levels, and programs aimed at older adults.

The number of adults aging up into a 65-and-older category is growing rapidly, thanks in large part to the 'baby boom' generation (those born in the U.S. between 1946 and 1964), creating what is referred to as the 'silver tsunami'. Earlier demand by this generation for large-lot homes in homogeneous suburban style neighborhoods is giving way to a need for more walkable, mixed-use neighborhoods with a range of housing options.

In addition to creating new policies, communities require support for breaking down barriers to a wider range of housing options. Understanding these housing options begins a dialog upon which to build inclusive, universally accessible communities.

Accessory Dwelling Unit (ADU)

An ADU is a housing unit attached to or situated alongside a single family dwelling. The ADU has its own entrance, kitchen, bedrooms, and bathroom.

SINGLE FAMILY TYPES AND HOME-BASED CARE

LEVEL OF CARE

HIGH

IN-HOME CARE

- In-home Hospice
- Custodial Care

Hospice for Utah
Ogden and Draper

CAREGIVER CARE

- Respite Care

Salt Lake County Day Facility
South Salt Lake

MODERATE

HOME HEALTH

- Home Health Care
- Meals on Wheels

Meals on Wheels
Santaquin

DAY FACILITIES

- Adult Day Facility
- Adult Day Care

Morgan Senior Activity Center
Orem

LOW

ACCESSORY APARTMENT

- Granny Flat
- Accessory Apartment
- Accessory Dwelling Unit
- Elder Cottage

UCA 10-9a-301
Local Zoning

Accessory Dwelling Unit
Salt Lake City

GROUP HOUSING

- Golden Girls Model
- Multi-generational housing

Sagewood
Daybreak

Utah Code and Zoning Ordinances listed where applicable

SMALL FACILITY TYPES
(UP TO 12 RESIDENTS)

HOSPICE HOME

Hospice Facility

Hospice Care

CareSource Hospice
Salt Lake City

The Co-housing Model

A cohousing community is often multi-generational and consists of privately-owned homes that share a common area and facilities.

SHARED HOUSING

Co-housing

Green House® Model

Group Home

UCA 10-9a-505.5, 507-511

17-23a-505.5, 506-510

Wasatch Cohousing
Glendale

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LARGE FACILITY TYPES
(13 OR MORE RESIDENTS)

CONTINUING CARE

Continuing Care Retirement Community

Life Care Community

Legacy Village
Layton

ASSISTED LIVING

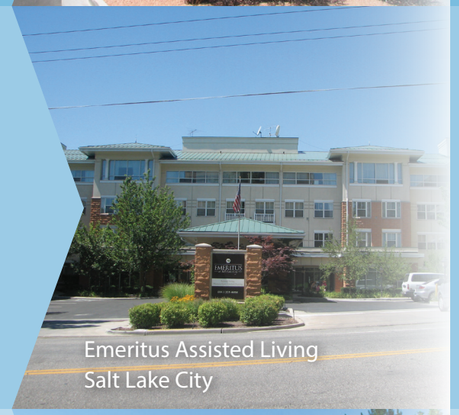
Assisted Living Facility

Personal Care

Board and Care

Residential Care for the Elderly

UCA 26-21-2 and 23
Rules 432-150



Emeritus Assisted Living
Salt Lake City

INDEPENDENT LIVING

Independent Living Facility

Congregate Housing

UCA 10-9a-516-519

17-27a-516-519

Highland Cove
Salt Lake City

NURSING HOME

Nursing Home

Convalescent Home

Skilled Nursing Facility

UCA 26-21-2 and 23
Rules 432-270

Spring Creek Healthcare Center
Salt Lake City

PERSONAL CARE

Boarding Home

Personal Care Facility

ADL Facility

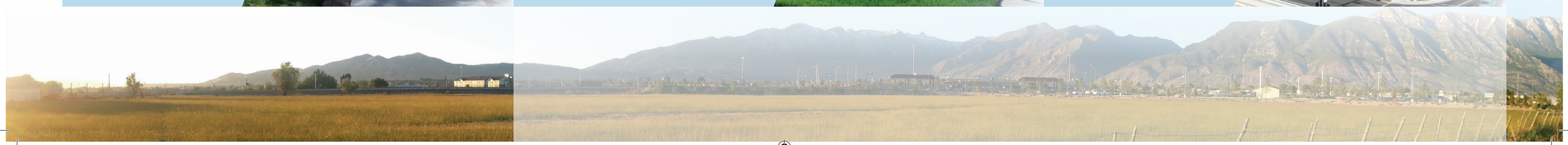
Legacy House
Taylorsville

SUPPORTIVE HOUSING

Retirement Community

Senior Apartment

Friendship Manor
Salt Lake City



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Graphic Design by Tracey Bushman