



Aging in Indiana

# The Challenge of the Silver Tsunami





## The Challenge of the Silver Tsunami Agenda

- About the project
- Methodology
- Supply
- Demand: Where the wave will hit the hardest
  - *Statewide trends*
  - *Regional trends*
- **Key findings:** Supply and Demand
- Owner-occupied perspectives and needs
  - Survey
  - Data
  - Area Agencies on Aging Interviews
- **Key findings:** Home Modifications



## Study Authors

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A decorative graphic on the left side of the slide, consisting of a large, stylized wave in a light gray color, with two smaller, wavy lines below it. The wave is positioned to the left of a dark blue rectangular box containing white text.

Analyze the current and future statewide supply and demand of various age-restricted housing and projects.

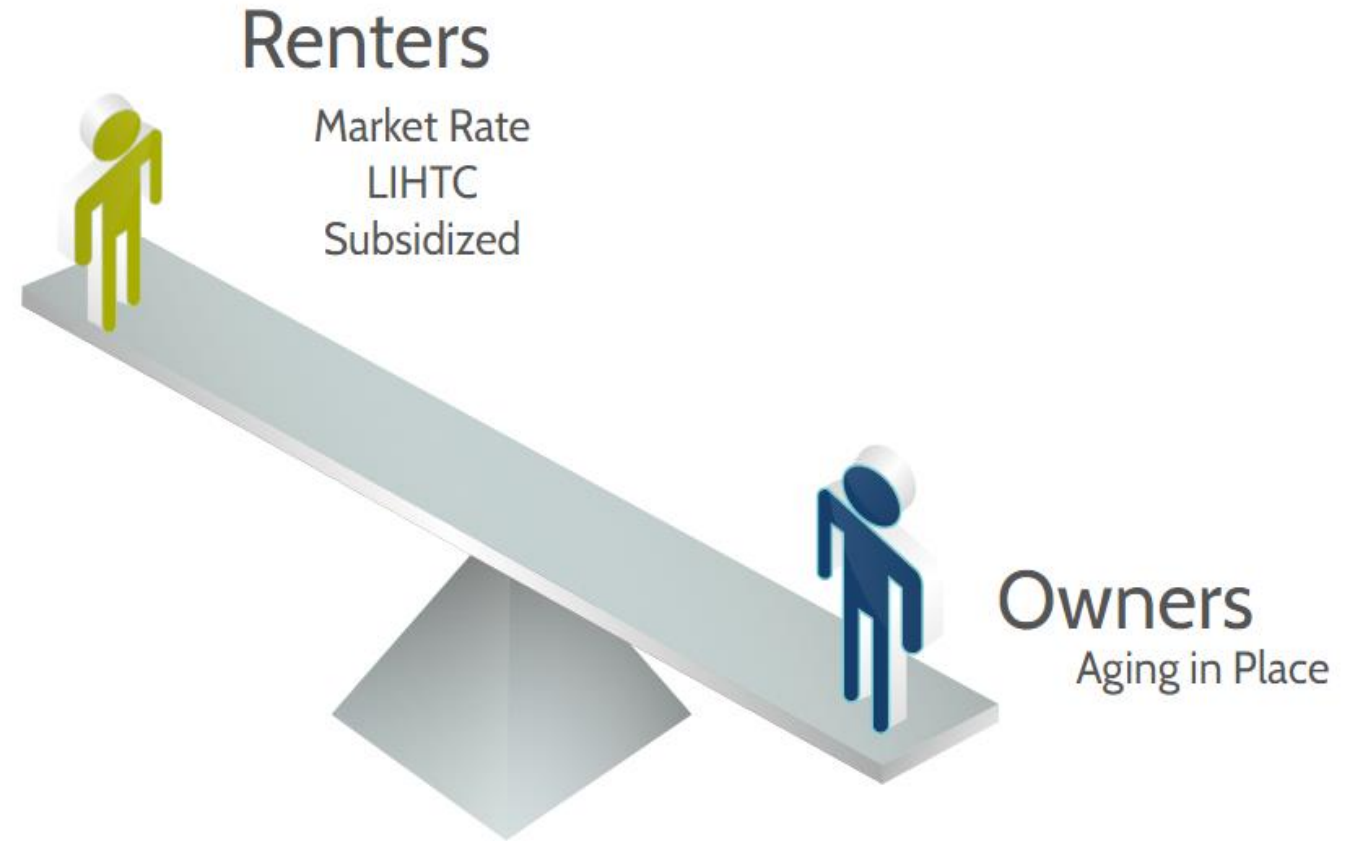
## Scope

April 1, 2023, to June 30, 2024



# Scope of Demand

- Tenure
- Income
- Age and need for services





# Methodology Supply

## Renter Methodology

Identify and Survey  
Housing Supply



Subsidized



LIHTC



Market Rate



Assisted Living



Skilled Nursing

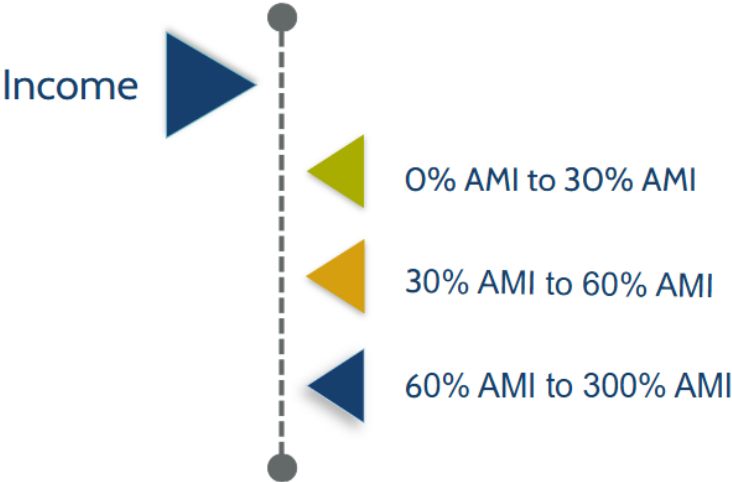
Research Planning



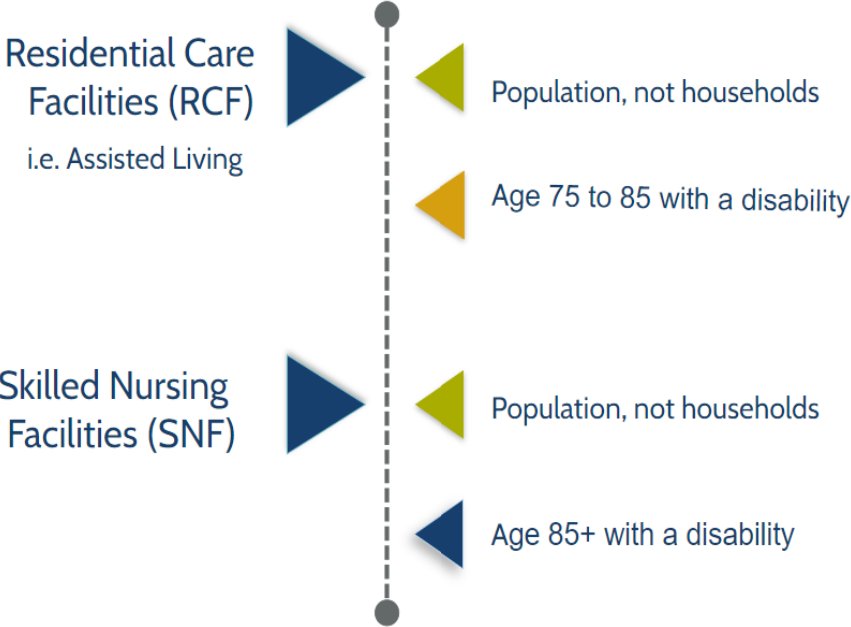


# Methodology - Demand

## Senior Renters



## Assisted Living and Skilled Nursing





# Methodology - Home Modifications

## Owner Methodology







# Age-Restricted Housing Supply and Demand Analysis





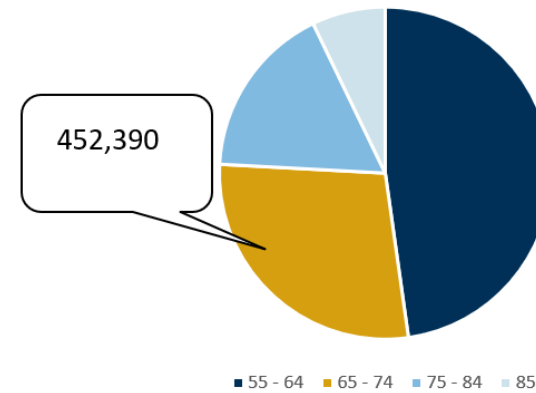
# Boomers dominate the tsunami

## Population Growth

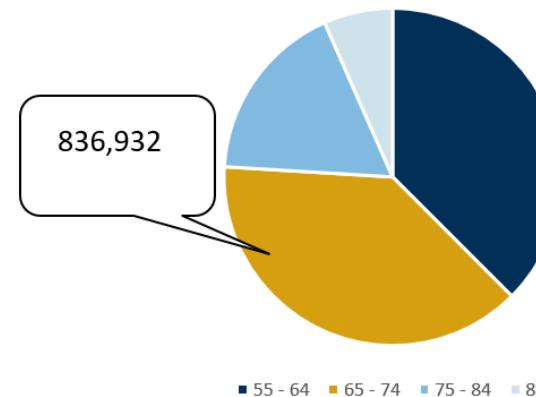
- From 2010 to 2028, the age group 65 to 74 increases by 85.0% (384,542)
- Annualized percentage increase of 4.7%
- Tracks with national trends
- Total population change is 7.3% or 0.4% annually



Senior Population by Age Group - 2010



Senior Population by Age Group - 2028





# Highest and lowest percentage of seniors By County

Geography	2023 Population Estimates	2023 % of population 55+
Brown County	15,564	44.8%
Ohio County	5,950	41.2%
Owen County	21,387	38.1%

Geography	2023 Population Estimates	2023 % of population 55+
Tippecanoe County	188,696	22.1%
Monroe County	139,910	25.1%
LaGrange County	40,919	25.3%

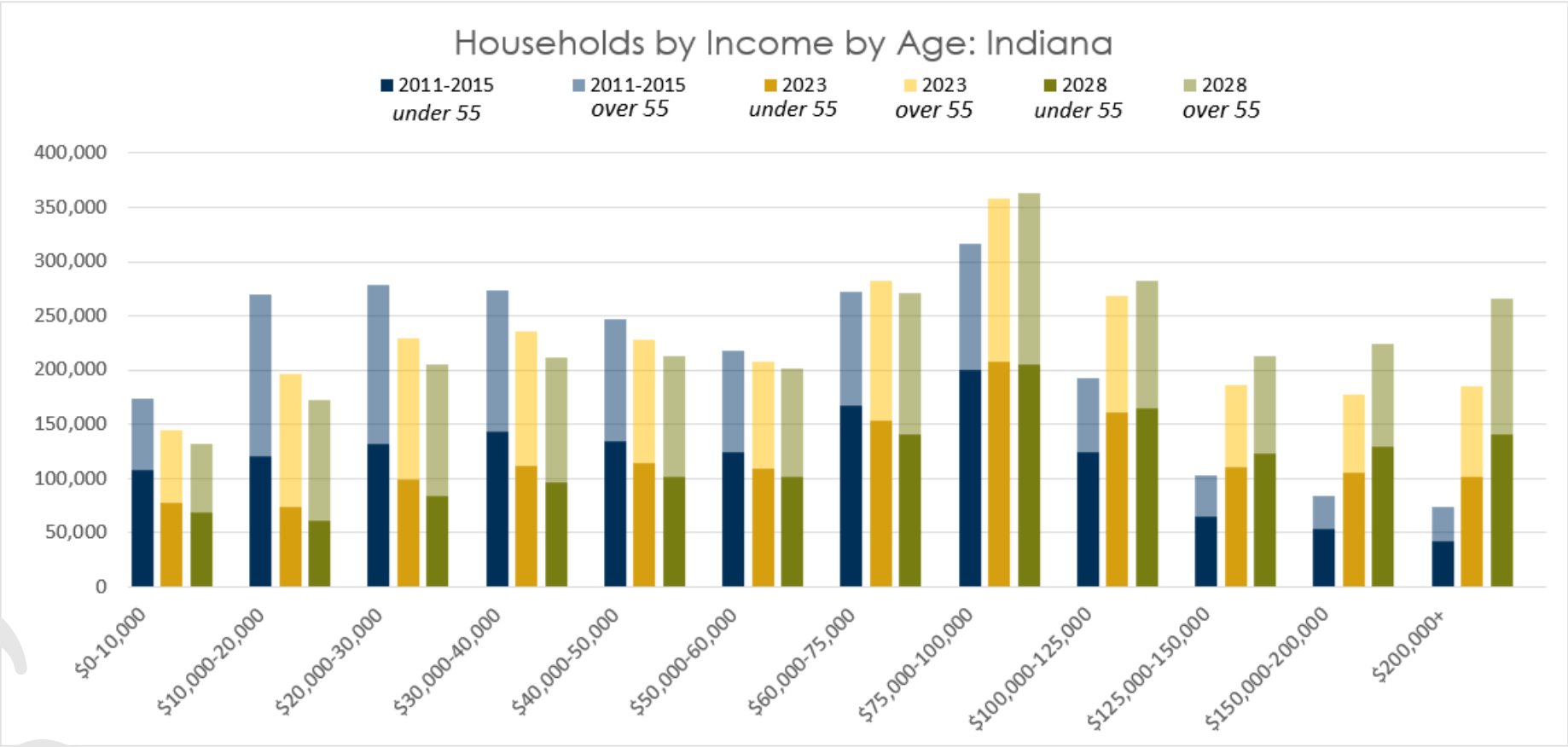
Marion County seniors 55+

**248,949**  
**25.4%**



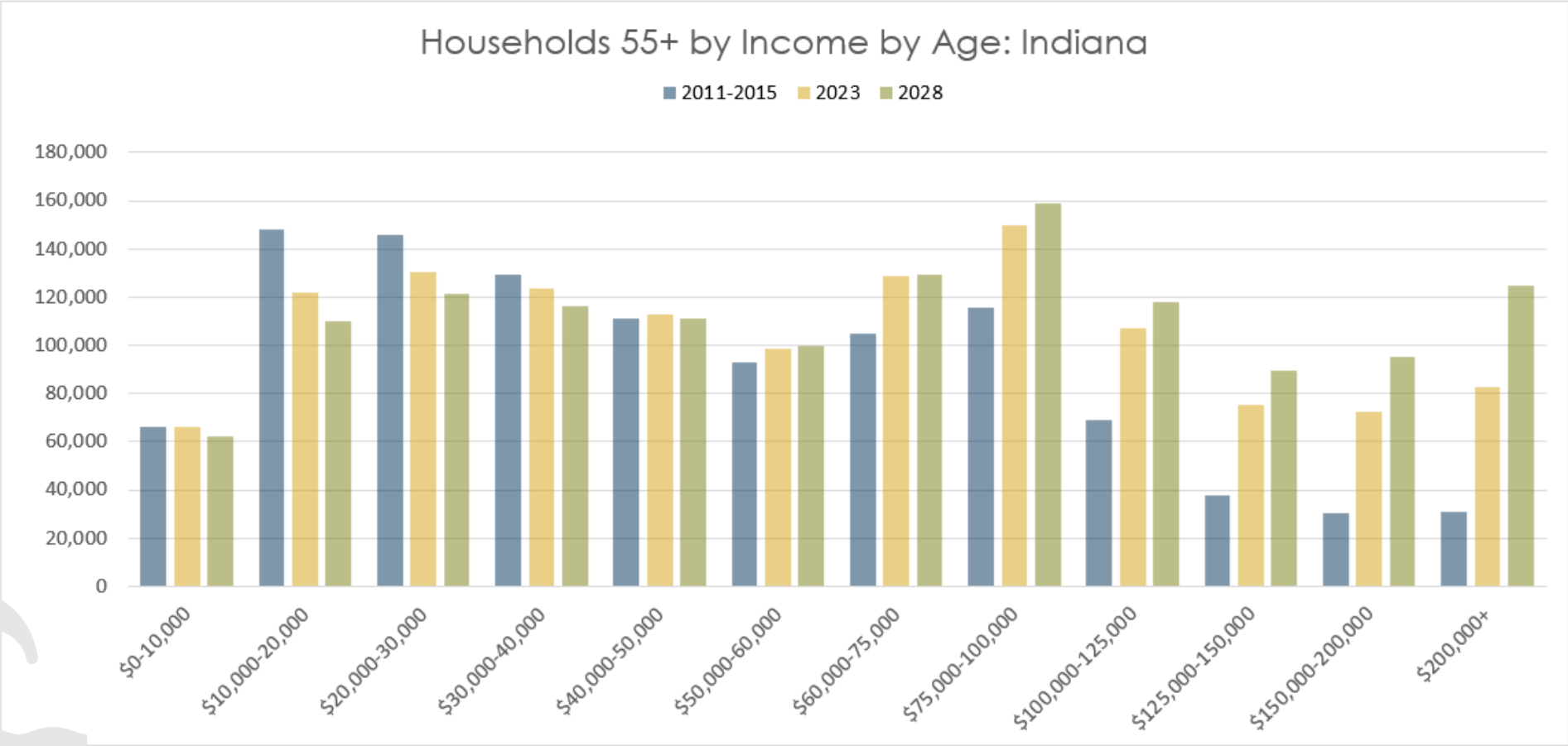


# Household by Income by Age



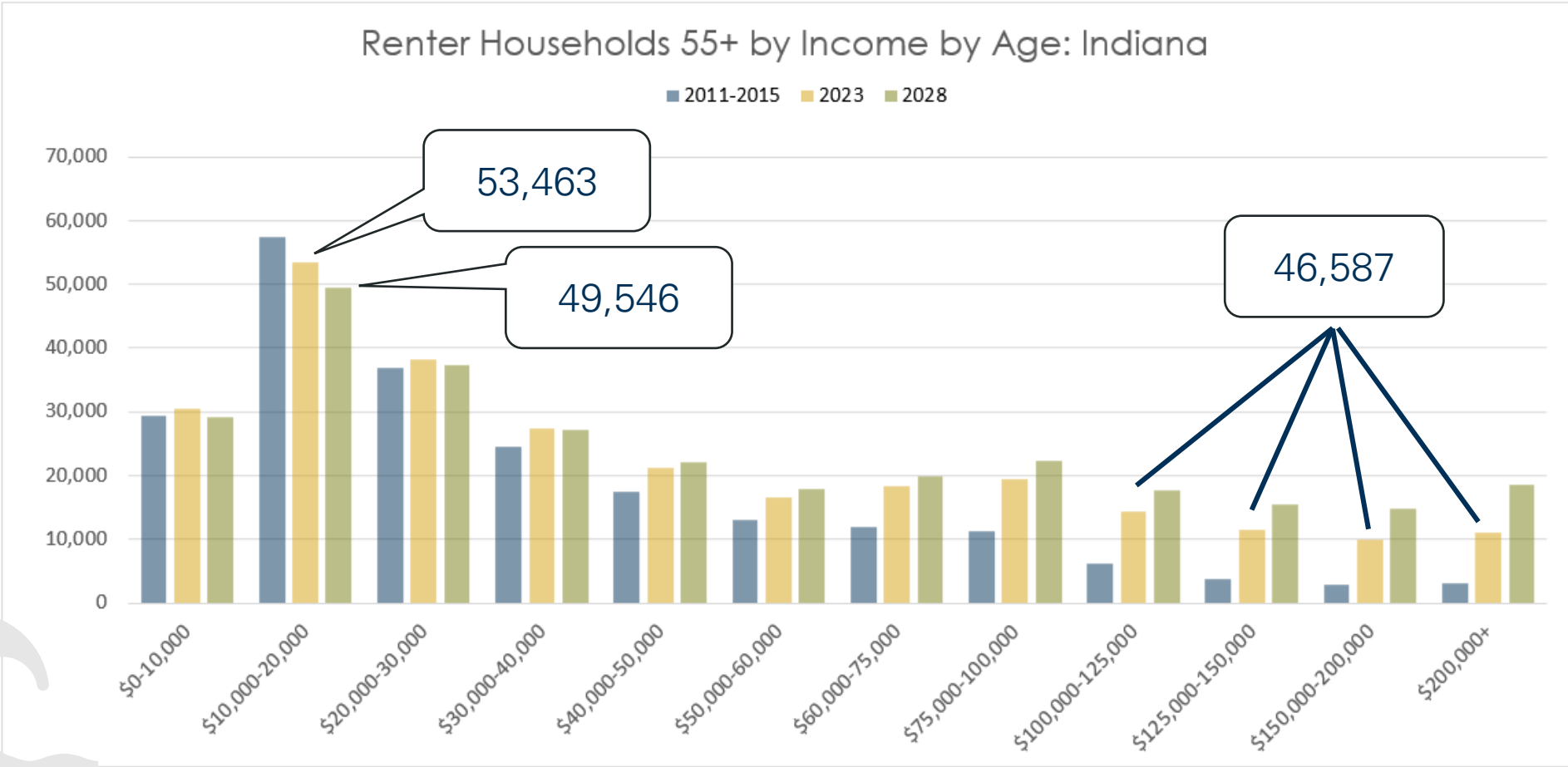


# Household 55+ by Income by Age





# Renter Household 55+ by Income by Age





# Median Income

County	2023 Estimate	2028 Estimate
Hamilton County	\$116,077	\$130,932
Hendricks County	\$94,984	\$108,390
Warrick County	\$87,198	\$94,145
Boone County	\$86,934	\$94,596
Johnson County	\$86,346	\$101,206
Franklin County	\$84,429	\$97,875
Tipton County	\$84,155	\$98,516



2023 Median Income: Scott County - \$48,947 | Crawford County - \$49,211 | Blackford County - \$50,400



## Survey of senior properties

*721 independent properties:*

**45,867 units**

*752 licensed properties:*

**80,264 beds**



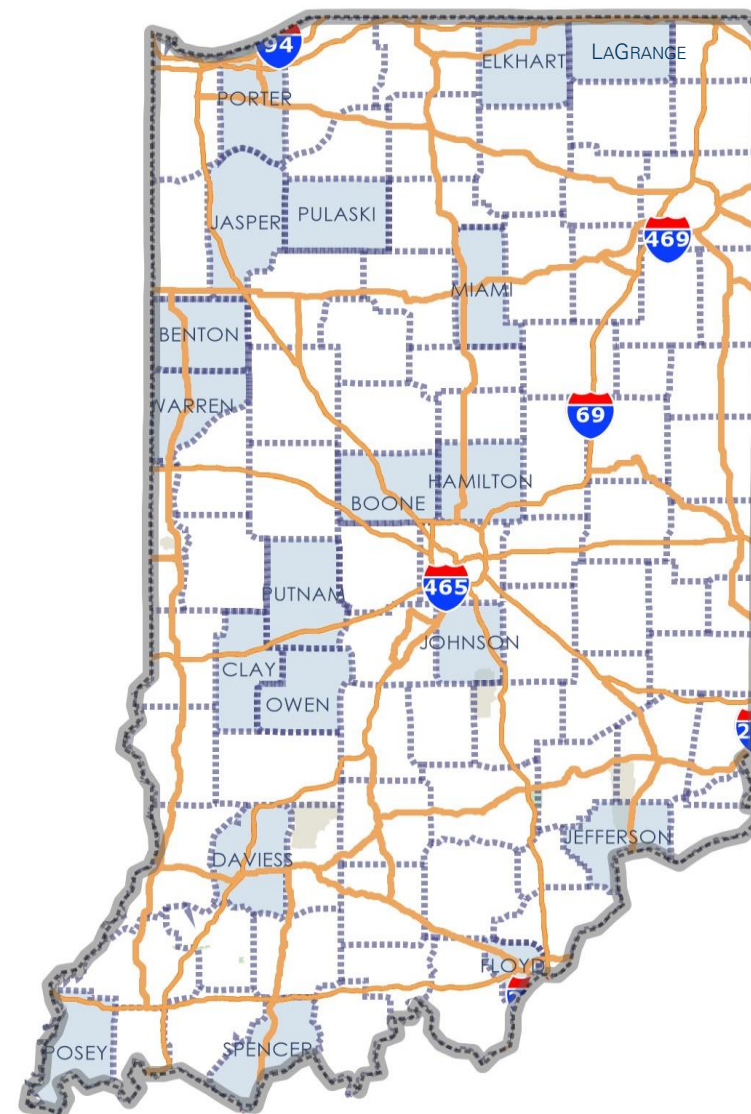




# Age-Restricted Rental Housing Deserts

- Fewer than 1 rental unit\* per 10 renter households 55 and older meets the definition of *Age-Restricted Housing Desert*
- 19 Indiana counties meet this definition
- Includes Boone, Hamilton, Johnson, and Elkhart Counties

\*Sum of subsidized, LIHTC, and market rate senior housing





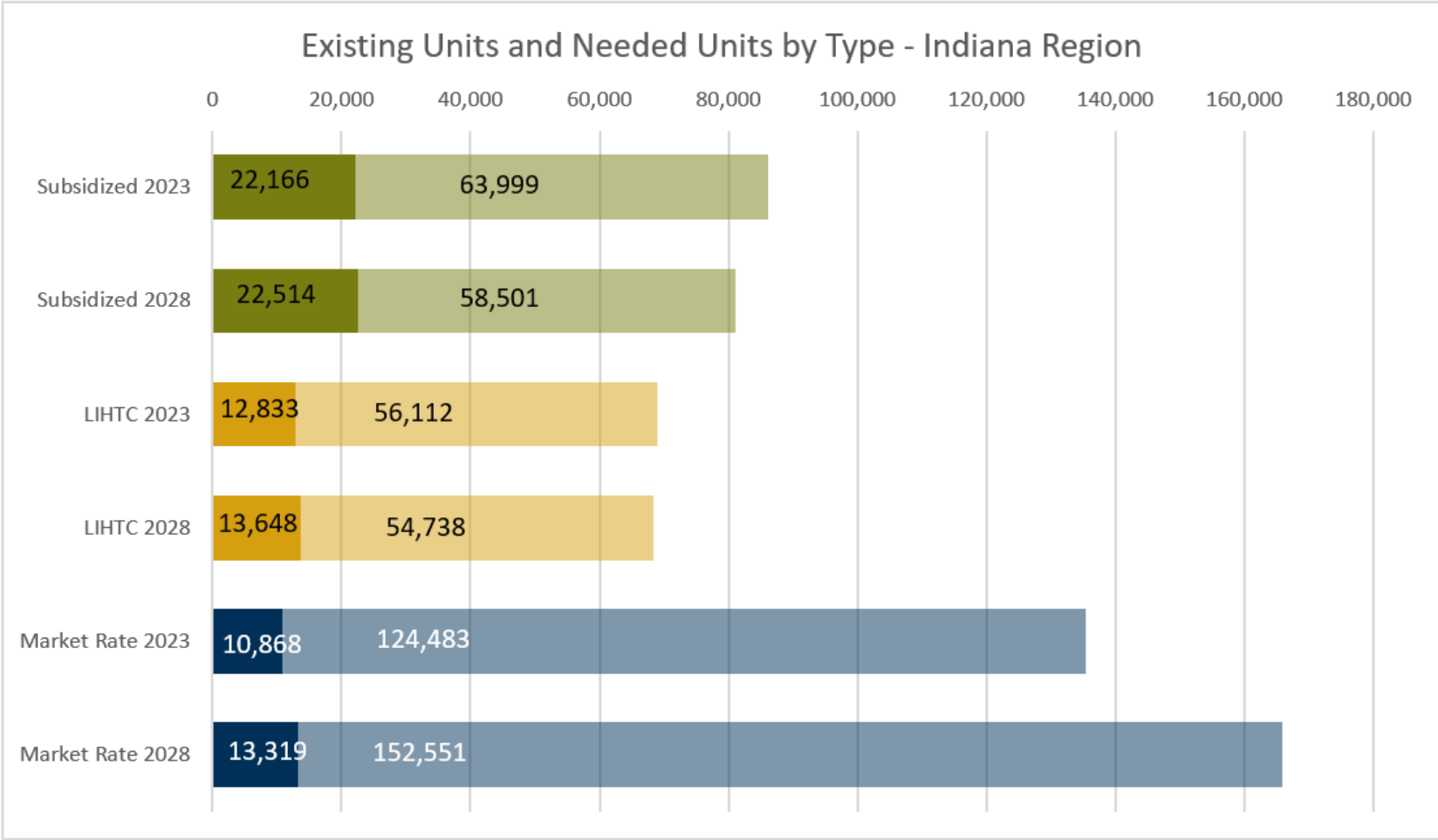
# Strongest need



- Benton County  
0 units, 319 renter households 55+
- Owen County – 3.8%  
30 units, 784 renter households 55+
- Jasper County – 4.3%  
48 units, 1,107 renter households 55+



# Demand by the numbers





# Substantial demand for all senior rental housing

Subsidized: 1 unit exists for every 4 needed.  
In 2028, the projected shortfall is almost 58,560 units.



LIHTC: 1 unit exists for every 5 needed.  
In 2028, the projected shortfall is 54,630 units.



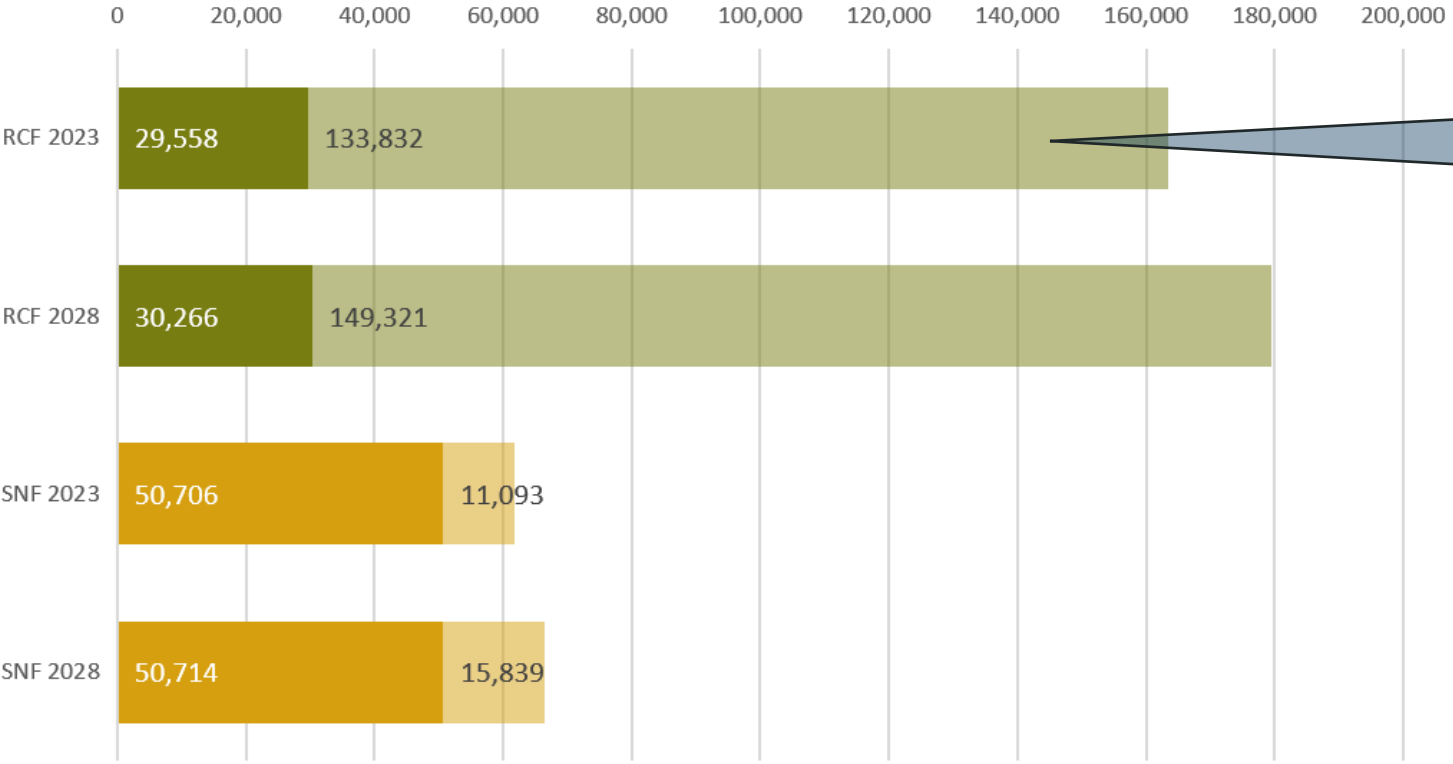
Market Rate: 1 unit exists for every 10 needed.  
In 2028, the projected shortfall is 152,550 units.





# Demand for RCF and SNF

Licensed Care: Existing Beds and Unmet Demand 2023, 2028 - Indiana



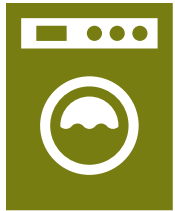
65,200 need Medicaid Waivers





# Filling the Gap - Enhanced Senior Living

MMA surveys found properties labeled *Assisted Living* that were not licensed.



Instead, they offer assistance with laundry, meals, and transportation.

Third-party providers come to the property to administer licensed services.





## **Key Findings:** Demographics, Supply, and Demand

- Boomers dominate population growth trends
- 53,463 renter households 55+ earn \$10,000 to \$20,000
- 19 counties are *Age-Restricted Rental Housing Deserts*
- Substantial demand for all types of senior rental housing
- Critical shortage of Residential Care Facilities (RCF)



# Owner-occupied Improvements Analysis



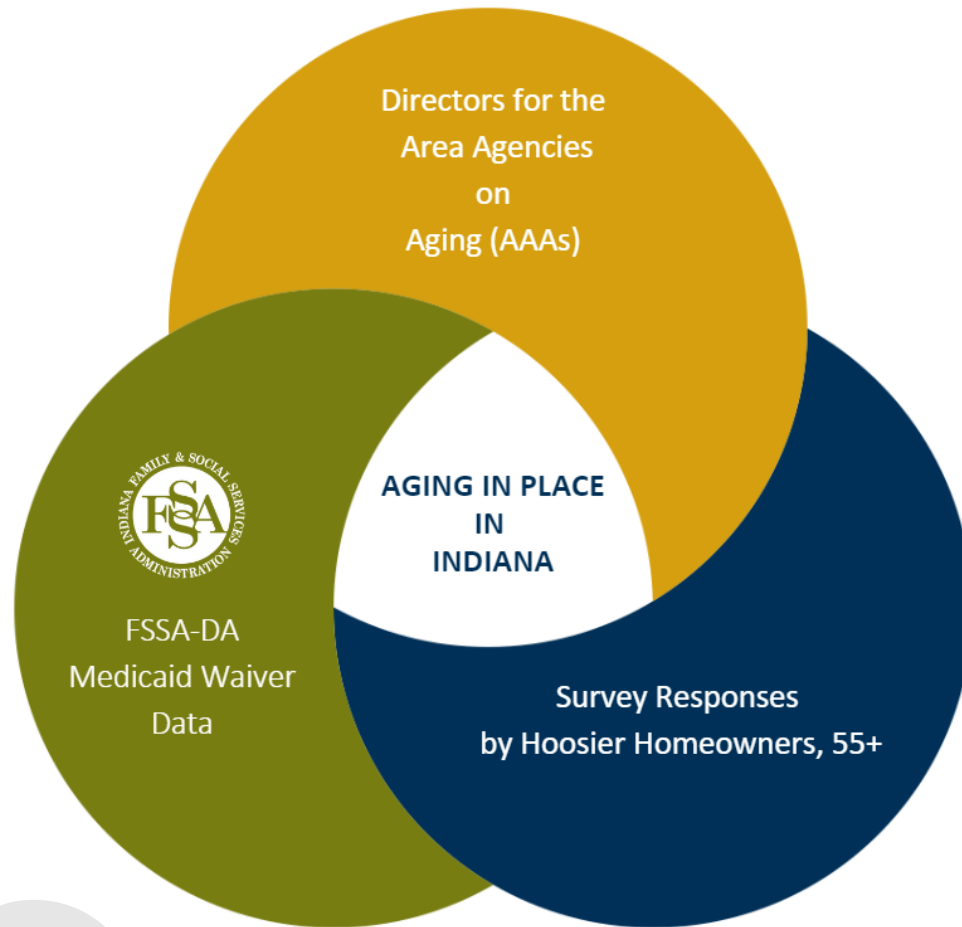


## Owner-Occupied Improvements Analysis

Interviews with the 16 Directors of Indiana's Area Agencies on Aging (the AAA's)

Survey of a representative sample of Indiana homeowners (55+)

Analysis of FSSA-DA Aged and Disabled Waiver Data






# The Survey

## Are Indiana's Homes and Seniors Ready for the Tsunami?



Hoosier homeowners aged 55+ were surveyed by  to ascertain perspectives on aging in place and home modification needs.

Responses were evaluated against the responses published in previous national studies to gain understanding how Indiana compares.



## Survey Design - Questions and Respondent Criteria



Requested and received permission from University of Michigan to use the validated questions from the National Poll on Healthy Aging.





## Survey Design -Respondent Criteria



### Survey respondent criteria:

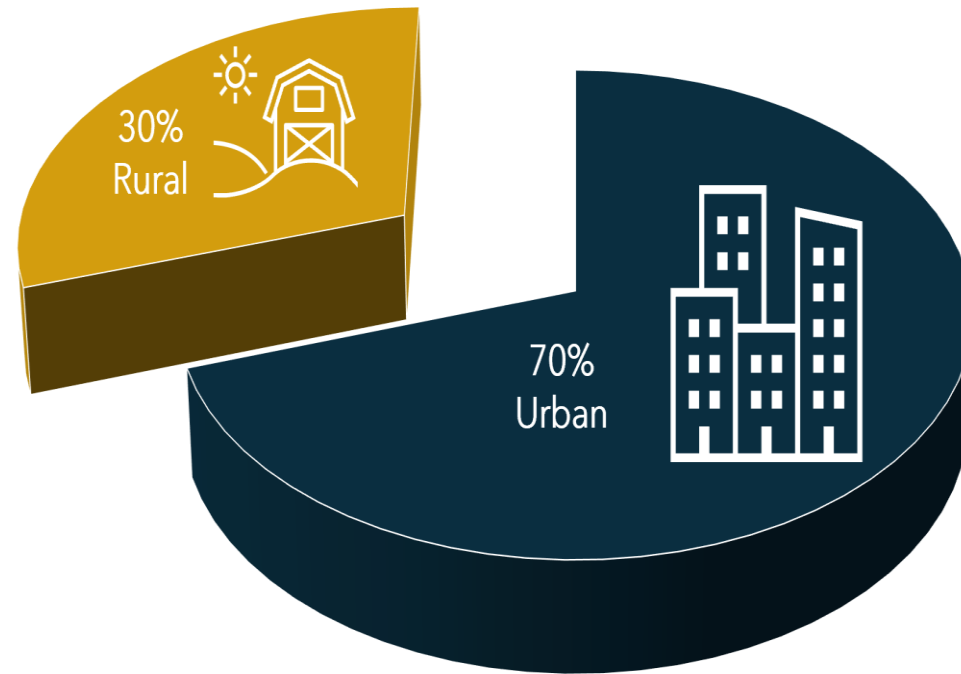
- Resident of Indiana
- Respondent aged 55 or older
- Homeowner

Slightly different from  
U of M criteria.





## Survey Design - Sample Set



Urban/Rural ratio based on the *Community Indicators Program* published by Iowa State University.





Survey Respondents  
 State of Indiana  
 n=390  
**Rural: 117**  
**Urban: 273**

Sample size: n=390

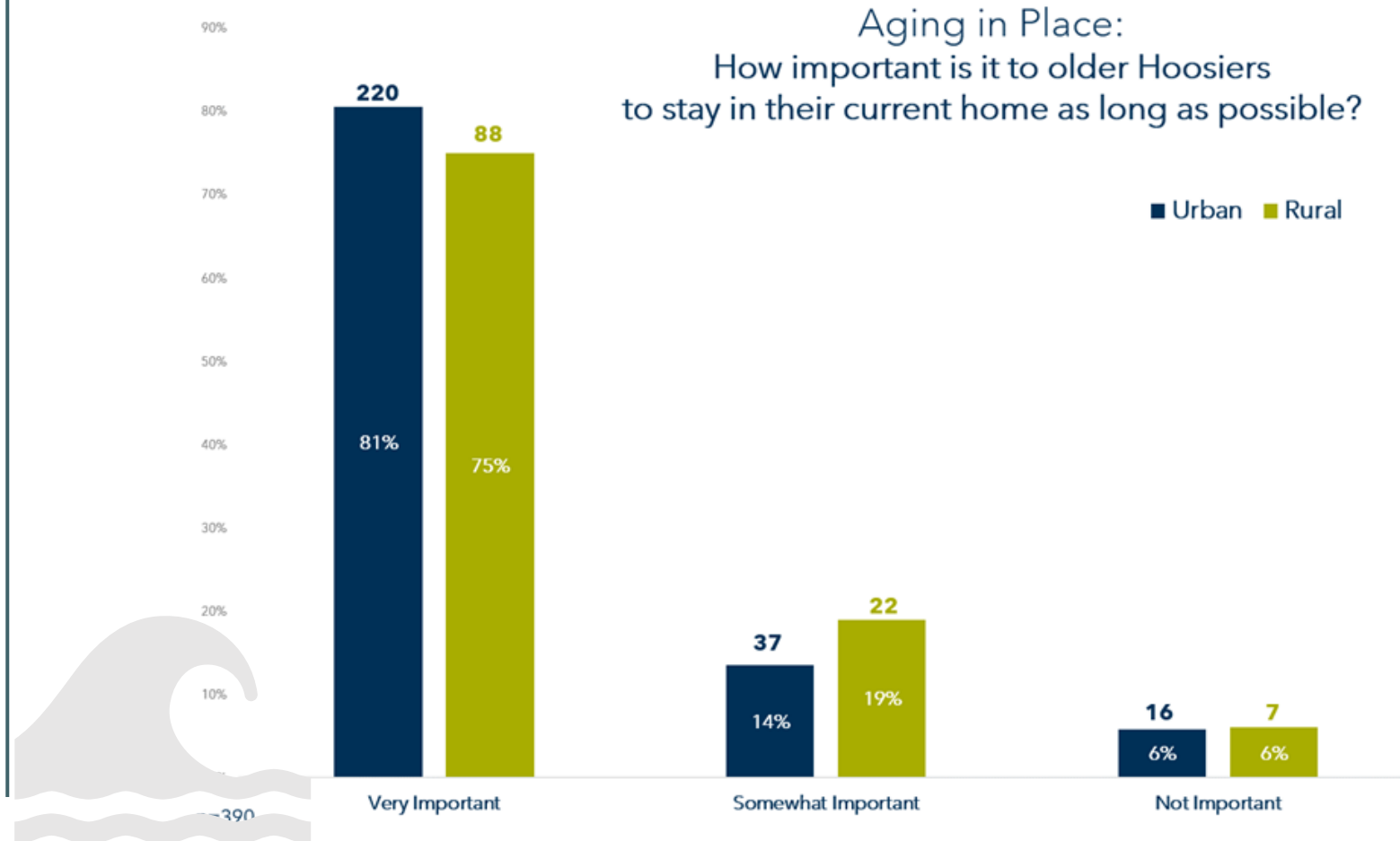
Urban and Rural Quotas  
 according to Census  
 Designation

Geographic Quotas according  
 to the AAA boundaries and  
 the regions





## Survey Results - Aging in Place



Approximately 95% of older Hoosiers say it is important to stay in their home as long as possible—regardless of urban or rural setting.

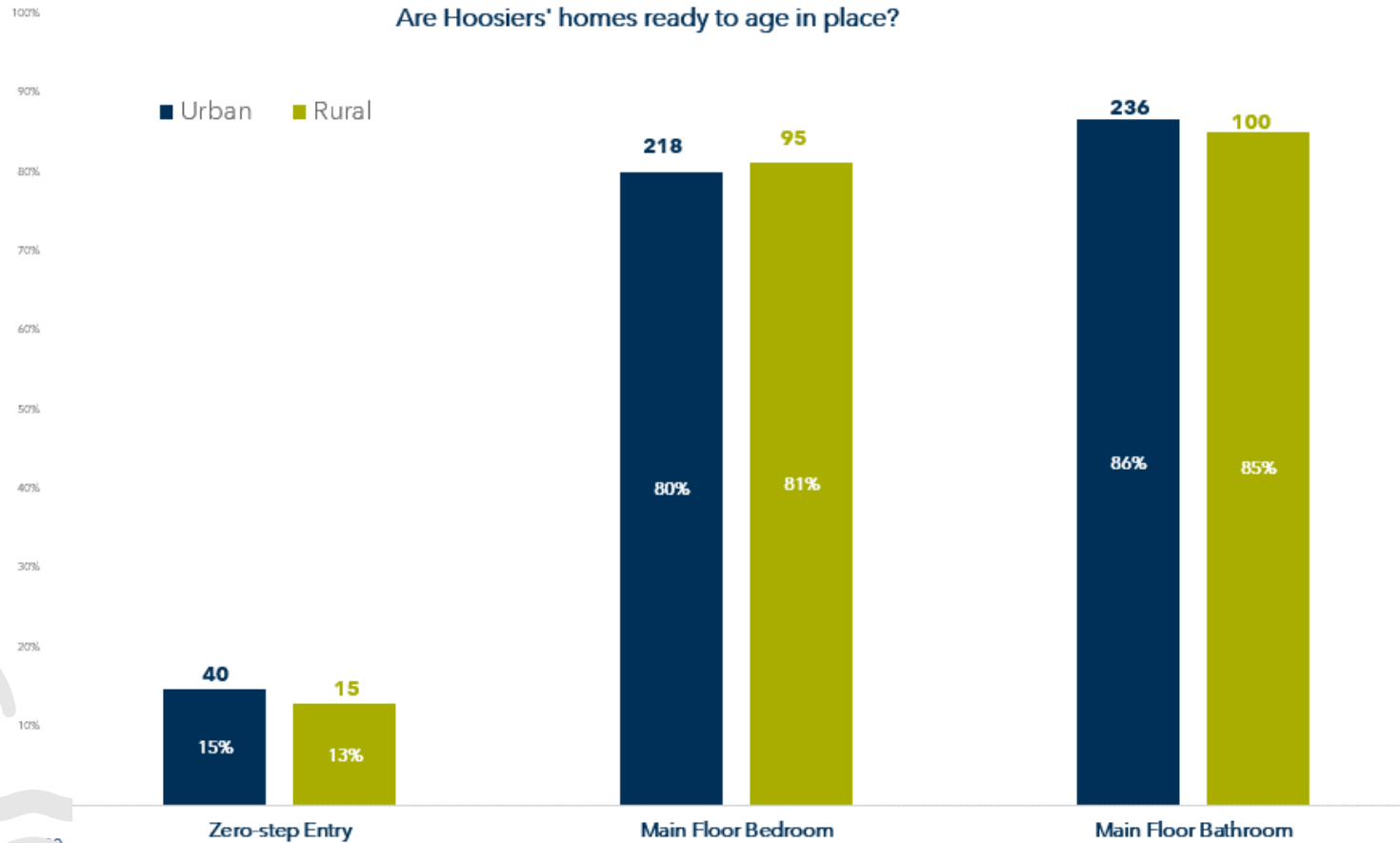
### National Poll on Healthy Aging Comparison

88% of respondents said it was important to stay in their homes as long as possible.



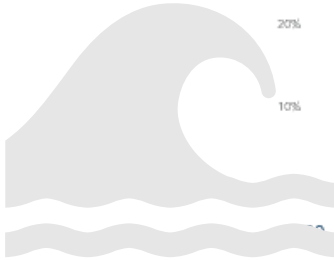
# Survey Results - Home Readiness

Home Readiness:  
Are Hoosiers' homes ready to age in place?



National Poll on Healthy Aging Comparison

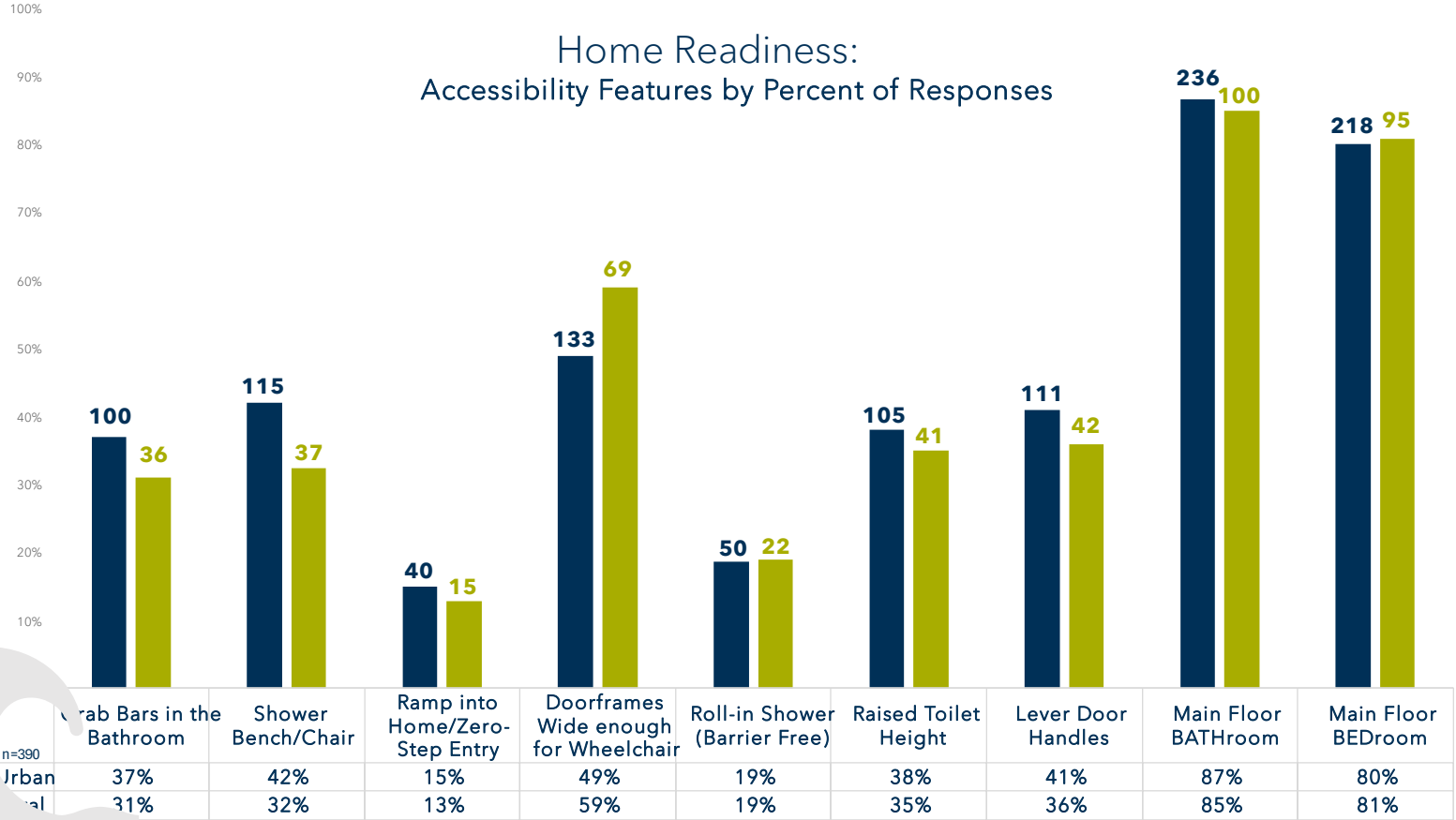
- Zero-step entry 19%
- Main Floor Bedroom 78%
- Main Floor Bathroom 88%



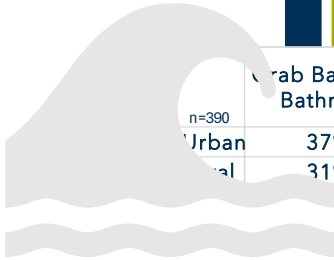




# Survey Results - Home Readiness



National Poll on Healthy Aging Comparison  
Varied but within range on all criteria.





## Survey Results - Moved in the Last Five Years

Out of the 390 older Hoosiers (aged 55+) surveyed **12% (47)** had moved in the last five years.

National Poll on Healthy Aging Comparison

Older Hoosiers moved at a lower rates than national respondents.





## Survey Results - Moved in the Last Five Years

According to the survey results, older Hoosiers moved for different reasons.  
A comparison of the response percentages shows:

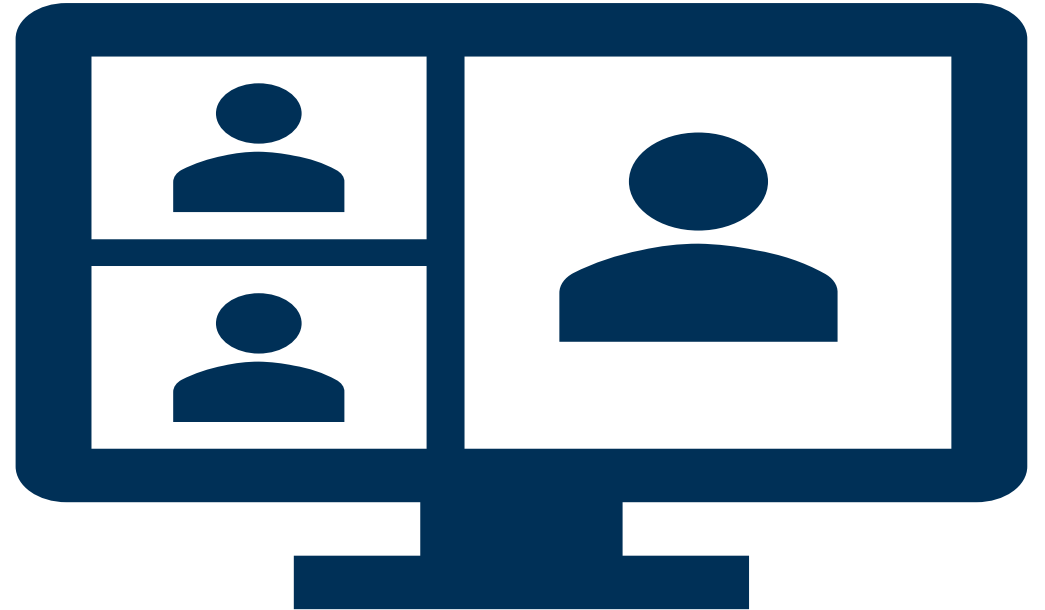
- Considerably more Hoosiers moved to be closer to relatives (51% vs. 34%).
- Hoosiers moved to a home that was easier to get around at a higher rate than national surveys (65% vs. 52%) .
- Hoosiers moved in with relatives or had relatives move in with them at double the rate of the national survey (23% vs. 11%).





# The Interviews

- Interviews averaged 60 minutes
- 16 Area Agency on Aging Directors
- 22 hours of discussion





## Interview Results – Most Common Modifications

- Renovating Bathrooms – Extensive Projects including Barrier-Free Showers
- Adding Ramps





## Interview Results - Funding Sources

- Most agencies receive 90%+ of modification funding from the Aged and Disabled Waiver program
  - Other sources include CHOICE or locally available funds
- 
- AAA's with an urban concentration have better access to donations, grants and volunteer organizations, including faith-based donations.
  - Habitat for Humanity and SAWS provide consistent assistance, particularly for ramps throughout many areas of the state.

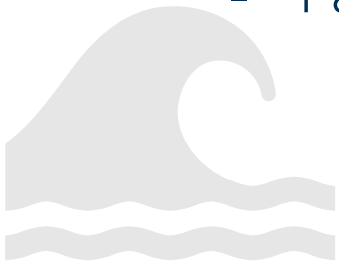




## Interview Results - Challenges

### Getting Providers (contractors or licensed vendors) to Do the Work

- Rural areas find that providers wait to have multiple jobs in the region before coming to the area.
- Urban areas find that competition for providers is too great.
- Average AAA works with 2-4 providers per year.
- Average time to completion is 8-12 months—less for Central Indiana
- Payment structure for the waiver program is challenging for providers\*





## Interview Results – Additional Issues

- Low inventory of accessible housing. Low inventories of affordable housing.
- Finding age-ready housing means moving away from social support and loved ones for many rural residents.
- Older Hoosiers are often resistant to change—creating another layer of challenge for finding appropriate housing options.







# The Data



Data from FSSA Division of Aging\*:

**3,686 results**  
**Almost \$36 million in approvals**

- Service Authorizations for Environmental Home Modification Install
- Funding from Aged and Disabled-Money Follows the Person
- Start or End Date in Calendar Year 2023



\*Data provide on behalf of FSSA Division of Aging by emagine, an Indianapolis-based technology firm.



## Data Results - Aged and Disabled Waiver Approvals by Region

All birth years after 1969 were excluded from the analysis.

Service requests with "Hold" status were eliminated. (326)

"Ready to Send" authorizations were included. (8)

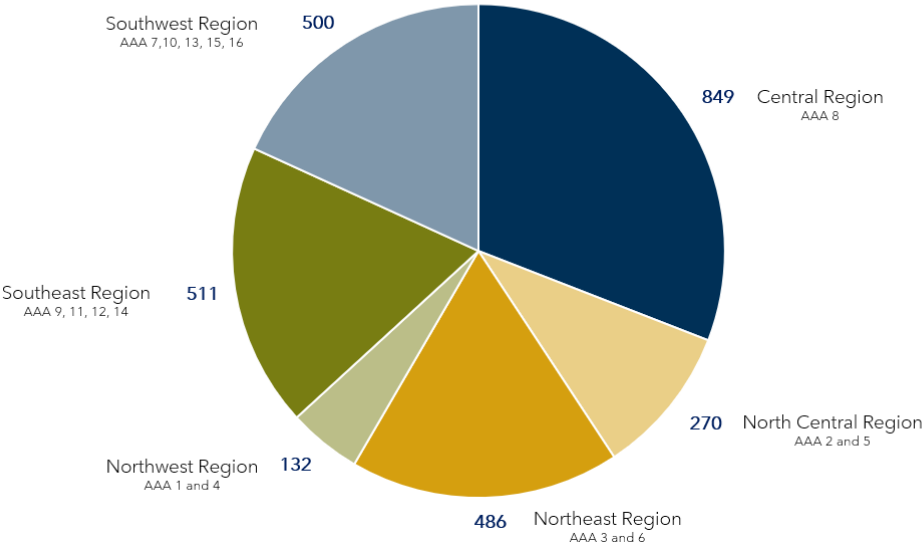
**A total of 2,748 entries were analyzed.**



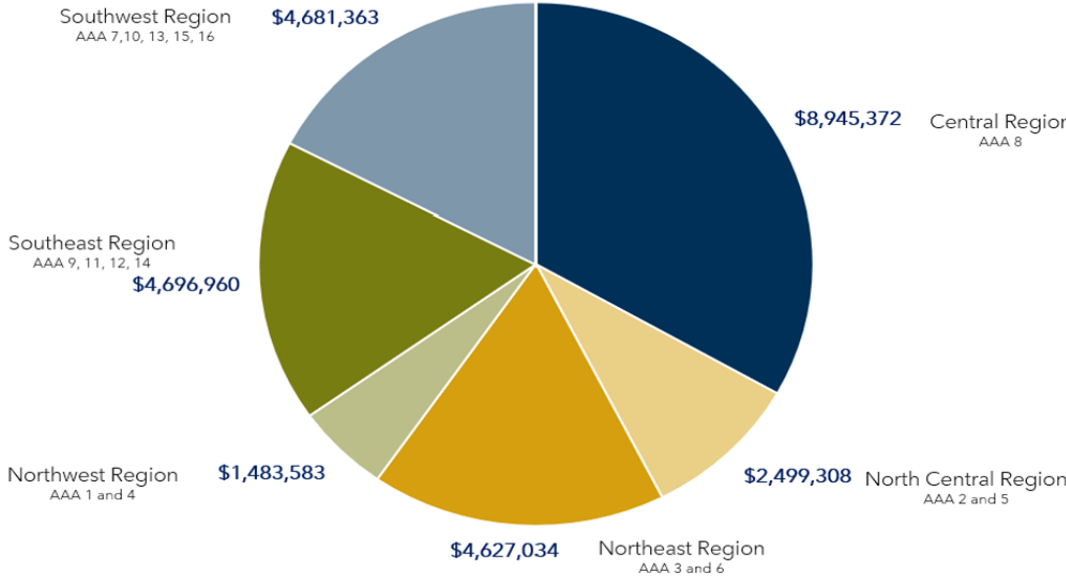


# Data Results - Aged and Disabled Waiver Approvals by Region

Home Modifications by Number of Requests -- Approved 55+  
Funding Source: Aged and Disabled Waiver  
Start Date or End Date: Calendar Year 2023



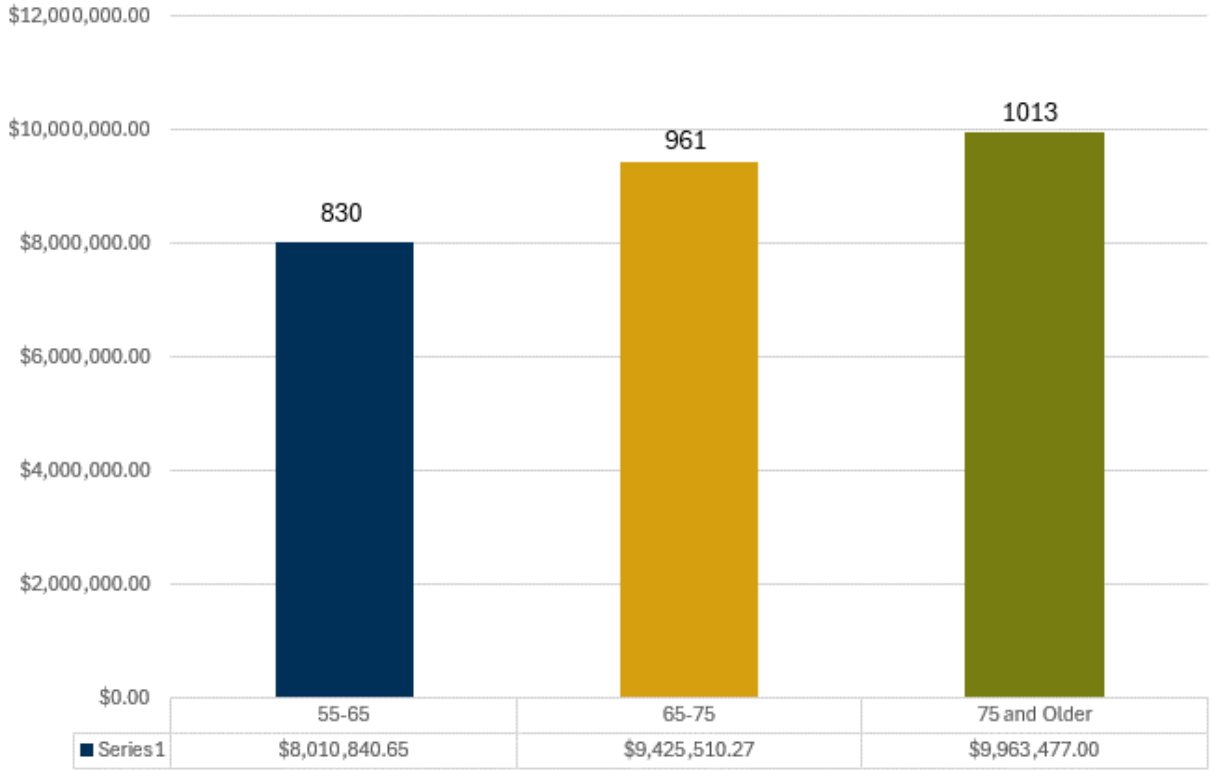
Home Modifications by Dollar Amount -- Approved 55+  
Funding Source: Aged and Disabled Waiver  
Start Date or End Date: Calendar Year 2023





# Data Results - Aged and Disabled Waiver Spending by Age State of Indiana

Aged and Disabled Waiver Spending by Age  
State of Indiana  
Start Date or End Date: Calendar Year 2023





## **Key Findings:** Owner-Occupied Perspectives and Needs

- Older Hoosiers place a higher value on staying in their homes as long as possible versus national studies (94-95% vs. 88%), regardless of urban or rural setting.
- State survey results indicate that Indiana homes have fewer zero-step entry features than national levels.
- Funding alternatives to A&D waiver are more available (generally) in larger cities, as are volunteer organizations. Coordination with volunteer organizations, along with grants and donations, alleviate some of the burden of funding by waivers.
- Accessible housing options and resident education could help address some issues.



# Thank you!



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