

NATIONAL OLDER ADULT HOUSING SURVEY 2002

SUMMARY OF FINDINGS



NAHB RESEARCH CENTER

in collaboration with

The Joint Center for Housing Studies of Harvard University

About the National Center for Seniors' Housing Research:

The National Center for Seniors' Housing Research (NCSHR) is a cooperative effort between the NAHB Research Center and the U.S. Department of Health and Human Services' Administration on Aging. The NCSHR's goal is to offer the home building industry the most current information on older adult housing issues and options so that all Americans can live comfortably, safely, and independently in their homes as they age.

For inquiries on the National Older Adult Housing Survey (NOAHS) database, contact info@nahbrc.org.

About the NAHB Research Center:

The NAHB Research Center, located in Upper Marlboro, Md., is known as America's Housing Technology and Information Resource. In its nearly 40 years of service to the home building industry, the Research Center has provided product research and building process improvements that have been widely adopted by home builders in the United States. Through testing and certification services, the Research Center seal is recognized throughout the world as a mark of product quality and an assurance of product performance.

NOTE ON STYLE USAGE: In order to identify this company and its work correctly, first reference should be "NAHB Research Center." In subsequent mentions, "Research Center" is the only acceptable and accurate alternative reference.

About the Joint Center for Housing Studies:

The Joint Center for Housing Studies is Harvard University's center for information and research on housing in the United States. The Joint Center analyzes the dynamic relationships between housing markets and economic, demographic, and social trends, providing leaders in government, business, and the non-profit sector with the knowledge needed to develop effective policies and strategies.

National Older Adult Housing Survey 2002

Summary of Findings

Prepared by
NAHB Research Center
in collaboration with
The Joint Center for Housing Studies of Harvard University

December 2002

Acknowledgements

This National Older Adult Housing Survey (NOAHS) report was prepared by the National Center for Seniors' Housing Research, a cooperative effort between the NAHB Research Center and the U.S. Department of Health and Human Services' Administration on Aging. The NOAHS project manager was Lisa Wiederlight Gibson. Ed Hudson and Chris Steuble provided data analysis, and Charlotte Wade provided content review. Eric Belsky, executive director of the Joint Center for Housing Studies of Harvard University, and Michael Collins of the Neighborhood Reinvestment Corporation provided policy direction and data analysis. Special thanks to Donna Woodhurst and Edy Crane for graphic design.

We gratefully acknowledge the NOAHS external review committee members, who provided feedback on the survey design and content. They are: Eric Belsky; Paul Emrath, senior economist at the National Association of Home Builders; Andy Kochera, policy analyst at AARP's Public Policy Institute; Larry Murr, president of Lawrence Murr Remodeling; Barry Rosengarten, president of Rosengarten Companies; David Schless, president of the American Seniors' Housing Association; Harvey Singer, research director at the National Investment Center for the Seniors' Housing and Care Industries; and Ken Simons, president of Pulte Communities NJ Limited Partnership.

Disclaimer

While the information in this document is believed to be accurate, neither the authors, nor reviewers, nor the U.S. Department of Health and Human Services of the U.S. Government, nor the NAHB Research Center, nor the Joint Center for Housing Studies of Harvard University, nor any of their employees or representatives makes any warranty, guarantee, or representation, expressed or implied, with respect to the accuracy, effectiveness, or usefulness of any information, method, or material in this document, nor assumes any liability for the use of any information, methods, or materials disclosed herein, or for damages arising from such use.

The contents of this report are the views of the contractor and do not necessarily reflect the views or policies of the U.S. Department of Health and Human Services, the U.S. Government, or Harvard University.

Contents

Executive Summary	iv
Summary of Findings	1
Introduction	1
Details on the National Older Adult Housing Survey	2
Older Adults' Housing Preferences	2
Differences in Community Amenities and Housing Features That Older Adults Currently Have	5
Attractive Features and Amenities By Community Type	7
Features and Amenities That Older Adults Have Added to Their Homes and Those That They Say They Will Add	10
Features That Facilitate Aging in Place	12
Why Older Adults Select a Specific Community Type	12
Changes in Homeowners' Preferences as They Age	14
Community Amenities Ranked as Beneficial by Homeowners	16
Comparison of Beneficial Amenities Among Various Age Groups in Mixed-Age Communities	18
Health-Related Differences Between Homeowners in Mixed-Age and Age-Restricted Communities	20
Health-Related Home Modifications	21
Attitudes and Practices Regarding Second Homes	22
Preferences and Profiles of Assisted Living Residents	24
Why Older Adults Move to Assisted Living Facilities	24
Services That Attracted Adult Children Looking for Assisted Living for Their Parents	24
Benefits and Availability of Features in Assisted Living Centers	25
Conclusions	27
Sources	29
Appendices	A-1

LIST OF FIGURES

Figure 1
Distribution of NOAHS Responses Mixed-Age Community Homeowners 4

Figure 2
Distribution of NOAHS Responses Age-Restricted Community Homeowners 4

LIST OF TABLES

Table 1
Average Age of Housing by Community Type 5

Table 2
Percent of Respondents from Each Community Type with Community Safety and Security Amenities Present 6

Table 3
Percentage of Homes in Mixed-Age and Age-Restricted Communities with Specific Housing Features 6

Table 4
Top 10 Amenities That Attracted Homeowners in Mixed-Age Communities to Their Current Residence 8

Table 5
Top 10 Amenities that Attracted Homeowners in Age-Restricted Communities to Their Current Residence 9

Table 6
Rankings of the Attractiveness of Proximity-Related Amenities by Community Type 10

Table 7
Top 10 Additions to Homes in Mixed-Age Communities 11

Table 8
Top 10 Additions to Homes in Age-Restricted Communities 11

Table 9
Top 10 Features That Help Older Adults Age 65 and Over Live Comfortably, Safely, and Independently in Their Homes 12

Table 10
Top 10 Reasons for Choosing to Live in an Age-Restricted Community 13

Table 11
Top 10 Features That Homeowners Age 45 Years and Over Selected as Important in Choosing Their Current Community 14

Table 12
Top 10 Features That Homeowners Age 65 Years and Over Selected as Important in Choosing Their Current Community 14

Table 13
Top Factors Increasing in Importance as Homeowners in Mixed-Age Communities Age 15

Table 14
Top Factors Decreasing in Importance as Homeowners in Mixed-Age Communities Age 15

Table 15
Top 10 Most Highly-Beneficial Mixed-Age Community Amenities 17

Table 16
Top 10 Least Highly-Beneficial Mixed-Age Community Amenities 17

Table 17
Top 10 Most Highly-Beneficial Age-Restricted Community Amenities 17

Table 18
Top 10 Least Highly-Beneficial Age-Restricted Community Amenities 18

Table 19
Changes in the Community Amenities' Degree of Benefit as Mixed-Age Community Homeowners Age 20

Table 20
Percentage of Homeowners Age 65 Years and Over in Each Community Type Reporting Health Conditions 21

Table 21
Top 10 Health-Related Home Modifications Made in Mixed-Age Communities 22

Table 22
Top 10 Health-Related Home Modifications Made in Age-Restricted Communities 22

Table 23
Top 10 Reasons for Choosing the Location of a Second Home 24

Table 24
Top 10 Primary Reasons That Older Adults Move to Assisted Living Facilities 24

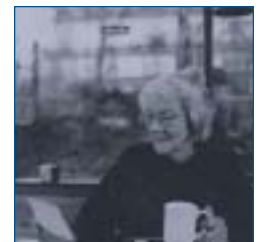
Table 25
Primary Services Attracting Occupants to Assisted Living Facilities 25

Table 26
Comparisons of Degree of Benefit and Availability for Assisted Living Features and Services 26

Table 3A
Features That Homeowners Age 45 Years and Over Selected as Very or Extremely Important in Choosing Their Current Community A-3

Table 3B
Features That Homeowners Age 65 Years and Over Selected as Very or Extremely Important in Choosing Their Current Community A-4

Table 3C
Changes in the Degree of Perceived Benefit of Community Amenities as Homeowners in Mixed-Age Communities Age A-5





EXECUTIVE

S *ummary*

The 2002 National Older Adult Housing Survey (NOAHS) examines the choices that older adult homeowners make with respect to community amenities, home features, and living arrangements. It may be used as a reference for builders, remodelers, developers, manufacturers, marketing professionals, and members of the aging profession who are interested in providing more focused and targeted products and services to older adult consumers.

The NAHB Research Center received over 2,300 mailed surveys from respondents who represented one of five housing options:

- Homeowners in mixed-age residential communities;
- Homeowners in age-restricted or active adult communities;
- Residents of assisted living facilities;
- Adults with parents in assisted living facilities; and
- Parents who live in the homes of their adult children.

This report analyzes responses of those living in mixed-age residential and age-restricted or active adult communities, and adult children with parents in assisted living facilities.

NOAHS queried respondents on their preference for community type. Generally, homeowners in mixed-age and age-restricted communities are satisfied with the community in which they live, choosing to age in place. The largest percentage of homeowners with no preference of community type came from mixed-age communities. The main factors influencing preferences include marital, employment, and health/mobility status. However, as homeowners age and the main factors change, housing preferences also change. Specifically, the data imply that people move to age-restricted communities when they reach retirement age.

A comparison of available housing features shows that age-restricted communities have far more amenities and features than mixed-age communities. This may occur because homes in age-restricted communities are intentionally designed to address the housing wants and needs of older adults. As they age, however, homeowners in mixed-age communities are adding many of the features that are built into age-restricted homes.

Community amenities are more prevalent in age-restricted communities than in mixed-age communities, and tend to be recreational in nature, such as planned social activities and arts and crafts. Other amenities, such as community and home safety features, are also more prevalent in age-restricted communities.

The degree of benefit assigned to specific mixed-age community amenities shows changes in importance across age groups. For example, fishing, planned social activities, and planned trips increase in importance from the youngest (45 to 54) to the oldest (75 and over) age groups. Having indoor pools, access to fitness centers, and walking trails decreases in importance across age groups.

Respondents were also asked what features initially attracted them to their current living situation. Features contributing to comfort and convenience, such as bedrooms on the first floor and single-story living, top the list in both community types. Homeowners in age-restricted communities found recreational and social amenities to be initially attractive, whereas their counterparts in mixed-age communities were partial to features that help to accommodate their busy schedules, regardless of their age.

NOAHS asked respondents to list the features that they have added to their homes. Perhaps nothing better indicates what homeowners really want than what they are willing to pay for by adding to their homes. Homeowners in age-restricted communities are more likely to add features that relate to decreased mobility, such as grab bars in showers. Homeowners in mixed-age communities have added features that relate to energy efficiency and occupant comfort, such as ceiling fans, and energy-efficient appliances and windows.

When asked which features they thought would keep them comfortable, safe, and independent in their homes, respondents in both community types unanimously cited first floor bedrooms, central heating and air conditioning, and minimal/low-step entries. The other features listed related to comfort and convenience.

Homeowners in age-restricted communities are more likely to add health-related features than their mixed-age counterparts, which is consistent with data that show that homeowners in mixed-age communities experience fewer age-related health problems than homeowners in age-restricted communities. The home modifications cited most often in age-restricted communities, particularly for those age 65 and over, address reduced mobility and focus on enhanced accessibility and convenience.

The most common health-related home modifications in mixed-age communities, regardless of homeowner's age, is the installation of a new heating and air conditioning system. The other common improvements for this category address reduced mobility and increased occupant comfort.

NOAHS data on adult children with parents in assisted living found that approximately 39 percent of children prefer this housing option for their parents. Twenty-six percent had no preference of community type, which indicates that assisted living facilities are doing a good job of providing for the needs of their residents. Moreover, medical reasons and the inability to perform activities of daily living are the primary reasons given for moving to assisted living.

Without question, the NOAHS findings suggest that there are opportunities in the building and remodeling industries to meet the special needs of older adults living in both mixed-age and age-restricted communities.



Summary of Findings

Introduction

In 2002, the National Center for Seniors' Housing Research (NCSHR), in collaboration with the Joint Center for Housing Studies of Harvard University, implemented the first *National Older Adult Housing Survey* (NOAHS)¹ to gain insight into the housing needs and preferences of older adult homeowners, defined as those age 45 and older. The study examines the choices that older adult households make with respect to community amenities, home features, and living arrangements. Its intended audience includes builders, developers, remodelers, product manufacturers, marketing professionals, and members of the aging profession.

The survey considered the four following housing options: mixed-age communities, age-restricted communities, assisted living facilities, and parents living in the homes of their adult children. Information on those residing in assisted living communities was collected from the adult children of parents in assisted living centers.

NOAHS defines mixed-age communities as traditional neighborhoods with no restrictions on occupants' age and no special services offered that cater to a specific age group or people with a specific health status. Age-restricted communities are defined as developments that require residents to meet minimum age requirements (either age 55

and over or age 62 and over). Assisted living facilities are defined as those offering in-house services for people with physical and/or mental impairments who need assistance with one or more activities of daily living.

NOAHS found that the preferences for community type varied substantially and were largely determined by where respondents currently live and by their age group. Most preferred mixed-age communities, but older respondents showed a greater preference for assisted living facilities than did younger respondents. Marital, employment, and health/mobility status also played a role in respondents' choices.



NOAHS found that preferences for community type were largely determined by where respondents lived and their age groups.

¹ Appendix 2 details of the survey's design and implementation.

While NOAHS used a nationally-representative sample, the results are consistent with other weighted surveys. Of the approximately 2,300 responses to NOAHS, 82 percent represented mixed-age communities, 8 percent represented mixed-age communities, and 7 percent represented assisted living communities. The sample size of parents living with their children was significantly less than that of other samples, therefore it was decided to omit an analysis of responses from this group. Appendix 1 provides more information on how the NOAHS findings compare with those of other studies.

Details on the National Older Adult Housing Survey

NAHB Research Center staff led the development of the NOAHS questionnaire, with important input from its external review committee. Five populations were selected to study the four housing options noted above. The populations were as follows:

- Homeowners in mixed-age residential communities
- Homeowners in age-restricted or active adult communities
- Residents of assisted living facilities
- Adults with parents in assisted living facilities
- Parents who live in the homes of their adult children

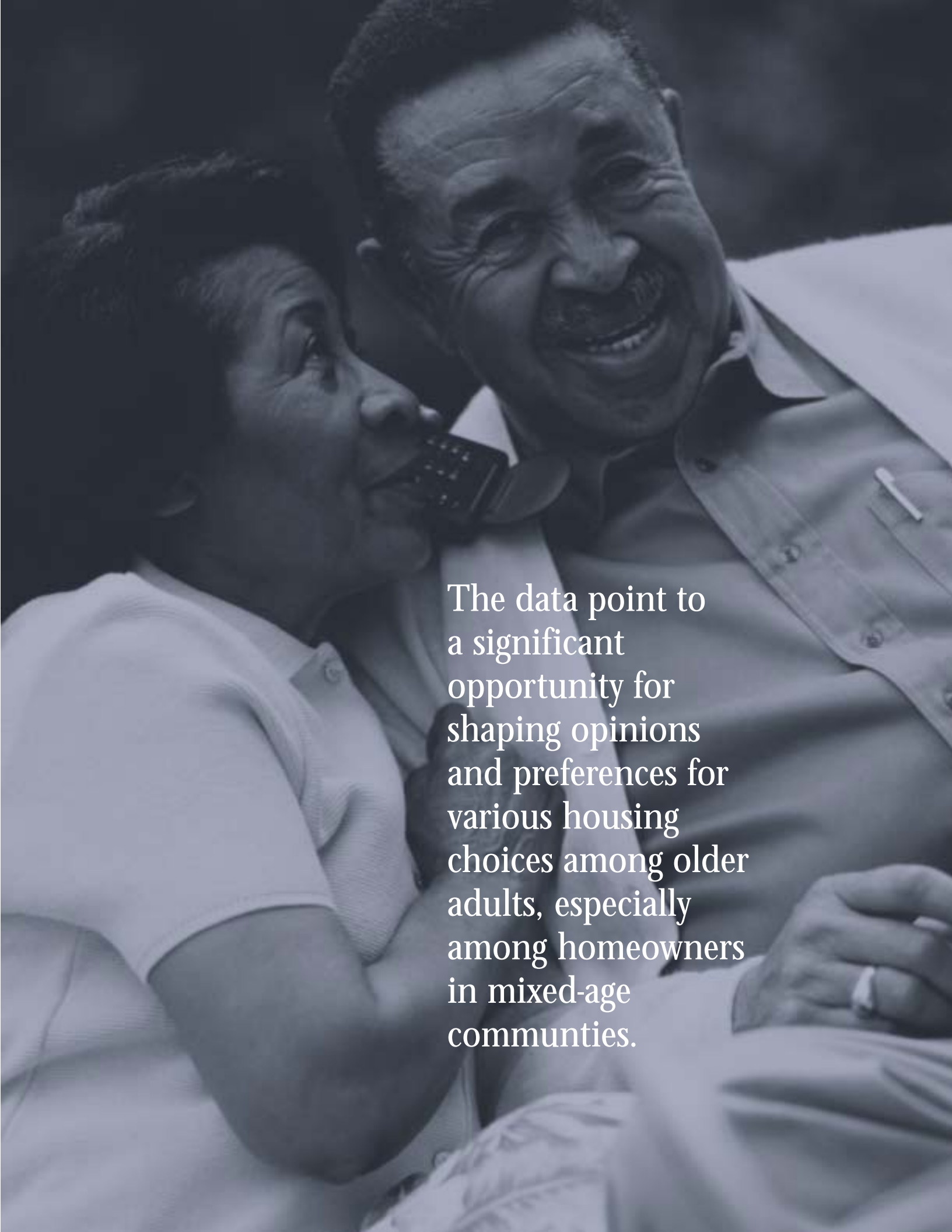
For a detailed description of the survey methodology, see Appendix 2.

Older Adults' Housing Preferences

NOAHS questioned older adults about the type of housing community in which they would prefer to live. Preference for community type varied substantially. Generally, NOAHS respondents were satisfied with the type of community in which they already reside, but a substantial share of homeowners in mixed-age communities indicated no preference.

Approximately 70 percent of the respondents residing in age-restricted communities reported a preference for living there, while only 12 percent of the same group preferred mixed-age communities. In contrast, only 43 percent of respondents from mixed-age communities preferred living there, and 11 percent preferred age-restricted communities. Remarkably, among those living in mixed-age communities, approximately 44 percent noted no preference for community type as compared with the 13 percent of homeowners in age-restricted communities who reported no preferred housing community choice. The data point to a significant opportunity for shaping opinions and preferences for various housing choices among older adults, especially among homeowners in mixed-age communities.

One key major finding is that the age distribution of homeowners age 45 and older varies substantially between community types. NOAHS data show that homeowners in age-restricted communities tended to represent older age groups, while homeowners in mixed-age communities primarily consisted of those in the youngest age groups. The results



The data point to a significant opportunity for shaping opinions and preferences for various housing choices among older adults, especially among homeowners in mixed-age communities.

are not surprising in that age-restricted communities require residents to be age 55 and over, or, in some cases, at least 62 years of age. Specifically, approximately 74 percent of homeowners in age-restricted communities in the sample are of typical retirement age, 65 and older, while about 35 percent of homeowners in mixed-age communities are of

The data also imply that people move to age-restricted communities when they reach retirement age, as indicated by the waning desire of homeowners in age-restricted communities to locate close to work. The data also indicate that residents of age-restricted communities are remaining in their homes throughout retirement.

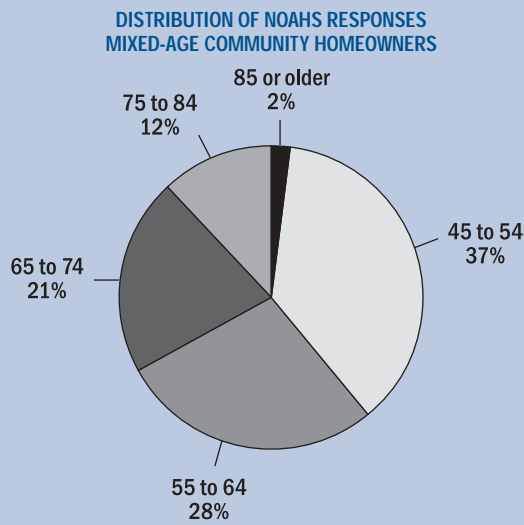


Figure 1

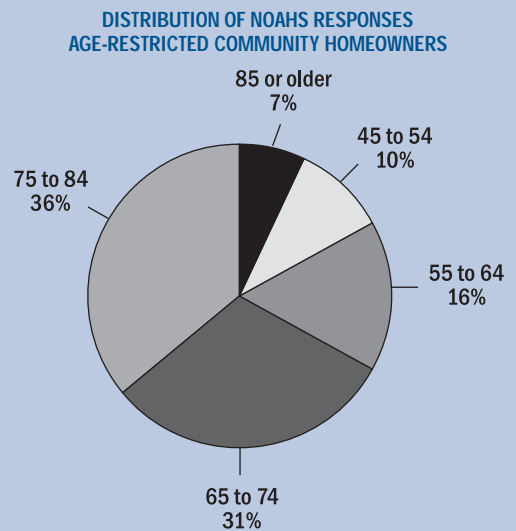


Figure 2

the same age group, as shown in Figures 1 and 2.

NOAHS data show that as homeowners in mixed-age communities age, their preference for housing options changes. The preference for living in a mixed-age community steadily declined from 46 percent among those age 45 to 54 years, to 38 percent among those age 75 years and over. Only 2 percent of mixed-age respondents age 45 to 54 preferred to reside in assisted living communities, while about 10 percent of those age 75 and older preferred to dwell in assisted living communities.



People tend to move to age-restricted communities when they reach retirement age and remain in those homes throughout retirement.



To minimize the effect of age differences in comparisons between homeowners in mixed-age and age-restricted communities, this report restricts cross-community analysis to occupants who are age 65 and over, unless otherwise indicated.

Differences in Community Amenities and Housing Features That Older Adults Currently Have

The survey instrument asked older adults a series of questions about their homes' features and amenities. An examination of the frequency with which features and amenities are found in respondents' homes provides insight into how mixed-age housing differs from age-restricted housing, as well as how the presence of certain home and community features and amenities vary with age. It is important, however, to keep in mind that, for the most part, age-restricted developments have been built in the last 25 years. In contrast, the average age of housing in 81 percent of mixed-age communities is 16 years or more. NOAHS data shown in Table 1 illustrate this fact.

AVERAGE AGE OF HOUSING BY COMMUNITY TYPE

Age of House	Mixed-Age Community Residents	Age-Restricted Community Residents
0 to 3 years	3%	16%
4 to 10 years	10%	14%
11 to 15 years	6%	14%
16 to 24 years	13%	25%
25 or more years	68%	32%

Table 1

Community Amenities

Some amenities, particularly those related to recreation, are clearly more prevalent in age-restricted communities than in mixed-age communities. For example, community centers or clubhouses, planned social activities, organized trips, arts and crafts activities, indoor and outdoor recreational and fitness facilities, and external maintenance are available to about 70 percent of residents in age-restricted communities. Moreover, age-restricted communities are nearly three times more likely than mixed-age communities to offer planned social activities; more than four times more likely to offer organized trips; more than twice as likely to have fitness centers; and about six times more likely to feature arts and crafts activities.

Age-restricted communities are also better sited, on average, with respect to community services, such as public transportation, shopping, restaurants, the workplace, and off-site medical services. As compared with mixed-age communities, age-restricted communities were more likely to be located within 10 miles of all the community services mentioned in the survey except universities and places of worship.

Security arrangements are far more common in age-restricted communities and homes than in mixed-age communities and residences. Age-restricted communities were more likely to have all of the listed security features on the NOAHS questionnaire.

Specifically, respondents from age-restricted communities were 13 times more likely to have guarded gates, and about six

times more likely to have on-site medical services. Table 2 further illustrates the differences.

PERCENT OF RESPONDENTS FROM EACH COMMUNITY TYPE WITH COMMUNITY SAFETY AND SECURITY AMENITIES PRESENT

	Mixed-Age Community Residents	Age-Restricted Community Residents
Automated Gates	3	27
Guarded Gates	2	26
Home Security Systems	32	34
Neighborhood Watch	48	56
One Entrance/Exit	19	61
On-Site Medical Services	4	26
Security Patrol	17	52
Sidewalks	57	67
Street Lights	80	91
Vehicle ID/Permits	10	45

Table 2

Housing Features

In general, age-restricted communities had far more community amenities and home features than mixed-age communities, although mixed-age residents have been adding many of these features to their homes as they age. One possible explanation for the difference in amenities and features is that age-restricted communities are relatively new. Further, age-restricted communities and homes are typically designed with amenities and features that are intended to address the wants and needs of older adults as they age, whereas housing in mixed-age communities is not.

Builders and developers of both mixed-age and age-restricted communities could, however, more effectively meet the wants and

needs of older adults by adding low-cost features to their homes (see Table 3), including non-slip treads on stairs and non-slip floors, levered door handles, and rocker-type light switches.

Wheelchair accommodations and other features that increase bathroom safety are also relatively rare, even in age-restricted communities. Wide hallways and doors are featured in about 66 percent of age-restricted homes, while bathrooms with large turning radii for wheelchairs are found in about 20 percent of age-restricted residences. Seats in showers are found in only 25 percent of age-restricted homes, wheelchair accessible showers in 10 percent of age-restricted homes, and grab bars in the shower in 50 percent of age-restricted homes. Shares of these features are much lower in homes in mixed-age communities.

Homes in age-restricted communities are more likely to come equipped with features that enhance safety and comfort, yet

PERCENTAGE OF HOMES IN MIXED-AGE AND AGE-RESTRICTED COMMUNITIES WITH SPECIFIC HOUSING FEATURES

	Mixed-Age Community Homes	Age-Restricted Community Residents
Adequate Storage	58	69
Covered Porches	45	64
Crank-Operated Windows	16	21
Levered Door Handles	9	34
Non-Slip Flooring	11	27
Non-Slip Treads on Stairs	8	21
No-Step/Low-Step Front Entrances	54	79
Rocker Light Switches	10	27

Table 3



Age-restricted communities are typically designed with amenities and features that are intended to address wants and needs of older adults as they age.

homeowners in mixed-age communities are more likely to add such features after initial move-in. This holds true for all home features mentioned in the questionnaire *except* grab bars, wheelchair accessibility, toilets with higher seats, raised dishwashers, and showers with seats—features typically added when occupants develop moderate to severe mobility problems.

First floor bedrooms are a popular feature for older adults, regardless of community type. However, homes in age-restricted communities are more likely than those in mixed-age communities to offer this feature. Specifically, 92 percent of homeowners in age-restricted communities have bedrooms on the first floor, as compared with 77 percent in mixed-age communities.

Though energy efficiency is important to the majority of NOAHS respondents, those who live in age-restricted communities are more likely to have energy-efficient housing features than their counterparts in mixed-age communities. Much of the difference, however, is probably attributable to the fact

that a large share of the homes in age-restricted communities are relatively new. Seventy-three percent of homeowners in age-restricted communities reported having energy-efficient heating and cooling systems, compared with 57 percent of those in mixed-age communities. Programmable thermostats were found in 60 percent of homes in age-restricted communities, compared with 45 percent in mixed-age communities.

Attractive Features and Amenities By Community Type

Communities and residences are typically designed with specific features and amenities that will attract targeted buyers, including older adults. To understand more fully how well builders and developers have anticipated older adults' demands and to assist the industry in better addressing the senior market's needs, NOAHS asked older adults whether certain amenities initially attracted them to their homes. Typically, for homeowners in each community type, features that contribute to comfort and convenience top the list of amenities that drew them to their homes.

Highly-Attractive Home Features in Both Community Types

Single-story living is in strong demand, especially among those living in age-restricted communities. Ninety-three percent of residents in age-restricted communities live in one-story units, and two-thirds of these respondents were initially attracted to their home because it offered single-level living. Bedrooms located on the first floor of multi-level homes are also attractive to residents of



both mixed-age and age-restricted communities. This feature attracted 50 percent of the 77 percent who reside in mixed-age communities, and 54 percent of the 92 percent who reside in age-restricted communities.

Central heating and air conditioning are also important features in attracting residents to homes in both community types. Of the 53 percent of mixed-age community dwellers whose homes had central heating and air conditioning at the time of move-in, 77 percent were initially attracted to their home because of it. Of the 84 percent of homeowners in age-restricted communities whose homes had central heating and air conditioning at the time of move-in, 84 percent were initially attracted to their home because of it.

Low-maintenance exteriors also figured prominently in the selection of both communities. This feature is important to homeowners in mixed-age communities, attracting 82 percent of the 34 percent whose units had such finishes at the time of move-in. For respondents from age-restricted communities, 77 percent of the 69 percent whose units had low-maintenance exteriors said it was a contributing factor to their selections.

Many older adults reported that they need room to store all of the things that they have accumulated over the years. Accordingly, adequate storage space attracted 72 percent of the 58 percent of mixed-age community residents whose residences had adequate storage space at the time of move-in, and 69

percent of the 42 percent of age-restricted community residents who likewise had adequate storage at the time of move-in.

Attractive Mixed-Age Community Amenities and Features

Generally, respondents who live in mixed-age communities found features that related to convenience most attractive. They seemed to want to locate in areas that accommodate busy schedules, as some are still employed and have children living with them. Accordingly, homeowners in mixed-age communities gave high rankings to proximity to shopping, work, restaurants, family, and elementary and high schools. There were slight differences in the ranking of attractive amenities, but only walking trails and “other” moved between age groups. These results are shown in Table 4.

TOP 10 AMENITIES THAT ATTRACTED HOMEOWNERS IN MIXED-AGE COMMUNITIES TO THEIR CURRENT RESIDENCE		
	Age 45 and Over	Age 65 and Over
Proximity to Shopping	48%	48%
Proximity to Work	37%	23%
Proximity to Restaurants	37%	37%
Proximity to Family	34%	35%
Proximity to Elementary/High School	32%	23%
Access to Public Transportation	29%	30%
Proximity to Place of Worship	28%	31%
Proximity to Off-Site Medical Services	26%	29%
Other	25%	Not in Top 10
Landscaping	18%	18%
Walking Trails	Not in Top 10	16%

Table 4



**TOP 10 AMENITIES THAT ATTRACTED HOMEOWNERS
IN AGE-RESTRICTED COMMUNITIES
TO THEIR CURRENT RESIDENCE**

	Age 45 and Over	Age 65 and Over
Age-Restriction/Retirement Status	72%	77%
Community Center/Clubhouse	57%	63%
Proximity to Shopping	56%	58%
Planned Social Activities	55%	59%
Outdoor Pool	50%	52%
Proximity to Restaurants	46%	45%
Proximity to Off-Site Medical Services	42%	45%
Landscaping	41%	42%
Indoor/Outdoor Recreation Center	41%	45%
Planned Trips	39%	44%

Table 5

Attractive Age-Restricted Community Amenities and Features

In contrast to their counterparts in mixed-age communities, respondents in age-restricted communities found the recreational amenities and social activities to be the most attractive of all amenities. At over 70 percent, more homeowners in age-restricted communities rate “age-restricted status” as the one feature more than any other that initially attracted them to the community. Many also assigned a high ranking to the presence of a community center/clubhouse, proximity to shopping, planned social activities, an outdoor pool, and proximity to restaurants. Moreover, little change in the ranking list occurred between age groups, despite slight differences in rank order, as shown in Table 5.

Understanding that many amenities are more likely to be included in an age-restricted community than in a mixed-age community, survey analysts isolated 13 proximity-related features that are common to both community types. Their relative ranking shows that proximity to family ranks much lower for homeowners in age-restricted communities, perhaps indicating weaker family ties or the lack of children or grandchildren. The group’s high ranking of social features, i.e., clubhouse and planned activities, also supports the likelihood of weaker family ties. With weaker or non-existent family networks, homeowners may seek out social contact to satisfy their need for friendship.

Another important difference between the two community types is the relative significance associated with age-restricted homeowners’ personal health. Specifically, as



First floor bedrooms are a popular feature for older adults, regardless of community type. Single-story living is also in strong demand, especially among those in age-restricted communities.

shown in Table 6, this group ranked proximity to off-site medical services and fitness centers substantially higher than their mixed-age community counterparts.

Features and Amenities That Older Adults Have Added to Their Homes and Those That They Say They Will Add

In most, but not all cases, the inclusion of features and amenities reflects the attempts of builders and developers to anticipate demand and market their homes and communities most effectively. In some cases, homeowners have added features that were not included in the home when they initially purchased it.

RANKINGS OF THE ATTRACTIVENESS OF PROXIMITY-RELATED AMENITIES BY COMMUNITY TYPE		
	Mixed-Age Community Residents Ranking	Age-Restricted Community Residents Ranking
Proximity to Shopping	1	1
Proximity to Restaurants	2	2
Proximity to Off-Site Medical Services	3	6
Proximity to Place of Worship	4	4
Access to Public Transportation	5	5
Proximity to Fitness Center	6	12
Proximity to Family	7	3
Fishing	8	9
Proximity to Work	9	7
Proximity to University/College	10	10
Proximity to Elementary/High School	11	8
Transportation to Elementary/High School	12	11
Transportation to University/College	13	13

Table 6

The NOAHS questionnaire asked older adults about the features or amenities that were present in the home at the time of purchase, and about those that they have added since the time of move-in. Analyzing the features and upgrades that homeowners have added in disproportionate numbers reveals some missed opportunities for home builders, and may signal opportunities for repair and remodeling professionals who can offer the most popular upgrades to older adults.

As noted earlier, homeowners in age-restricted communities tended to purchase homes with features that would add to their comfort and safety, and homeowners in mixed-age communities were, in general, more likely to add the features after move-in. Table 8 shows there is very little change between age groups for homeowners in age-restricted communities, except that the younger group was more likely to have added raised toilets, while the older group was more likely to have added a side-opening oven.



The age-restricted group ranked proximity to fitness centers and off-site medical services substantially higher than their mixed-age community counterparts.



TOP 10 ADDITIONS TO HOMES IN MIXED-AGE COMMUNITIES

Age 45 and Over	Percent That Added	Age 65 and Over	Percent That Added
Ceiling Fans	38	Ceiling Fans	40
Energy-Efficient Appliances	38	Energy-Efficient Appliances	39
Fluorescent Bulbs	30	Automatic Garage Door Opener	29
Insulated, Energy-Efficient Windows	29	Insulated, Energy-Efficient Windows	29
Programmable Thermostat	24	Fluorescent Bulbs	28
Automatic Garage Door Opener	23	Energy-Efficient HVAC	25
Low Maintenance Exterior Finishes	18	Programmable Thermostat	23
Home Office	17	Low Maintenance Exterior Finishes	21
Central HVAC	15	Central HVAC	17
Whole-House Security System	14	Grab Bars in Shower	16

Table 7

TOP 10 ADDITIONS TO HOMES IN AGE-RESTRICTED COMMUNITIES

Age 45 and Over	Percent That Added	Age 65 and Over	Percent That Added
Ceiling Fans	37	Ceiling Fans	33
Energy-Efficient Appliances	17	Fluorescent Bulbs	19
Fluorescent Bulbs	17	Programmable Thermostat	17
Programmable Thermostat	14	Covered Porch	16
Covered Porch	14	Energy-Efficient Appliances	12
Seat in Shower	11	Adequate Storage	12
Adequate Storage	11	Grab Bars in Shower	12
Insulated, Energy-Efficient Windows	10	Side-Opening Oven	11
Grab Bars in Shower	10	Seat in Shower	11
Raised Toilet	9	Insulated, Energy-Efficient Windows	10

Table 8

For 32 of the 42 listed improvements, homeowners in mixed-age communities were more likely to have added features to their homes, as compared with homeowners in age-restricted communities. Homeowners in age-restricted communities made some of the same types of additions, though at lower rates, and were more likely to make improvements designed to accommodate mobility problems. For example, one in ten added grab bars in showers. (See Table 8.)

Among the top features added to homes in mixed-age communities are those that relate to energy efficiency and occupant comfort, regardless of age group. Table 7 shows the only difference between ages is that, among older groups, grab bars in the shower move onto the list, as whole-house security systems move off the list. Little change is seen even after removing the youngest 65 percent of the sample to obtain the data for those age 65 and over.

Features that Facilitate Aging in Place

The NOAHS questionnaire asked homeowners in mixed-age and age-restricted communities to list those home features that facilitate aging in place. Such features would help them to live more comfortably, safely, and independently in their homes. Respondents seemed almost unanimously to agree about the importance of many of these features, especially in age-restricted communities. For example, over 90 percent of respondents in each community type reported that first floor bedrooms, central heating and air conditioning, and minimal/low-step entrances would help them to live more comfortably, safely, and independently. There are some slight differences between community types, nonetheless, most of the listed features relate to occupant convenience and comfort. All findings shown in Table 9 pertain to respondents age 65 and over.



Respondents in both community types reported that first floor bedrooms, central heating and air conditioning, and minimal/low-step entrances would help them live more comfortably, safely, and independently.

Why Older Adults Select a Specific Community Type

The NOAHS questionnaire asked respondents to rank the factors that influenced their decision to move and to select one community type over another. When asked why they chose an age-restricted

TOP 10 FEATURES THAT HELP OLDER ADULTS AGE 65 AND OVER LIVE COMFORTABLY, SAFELY, AND INDEPENDENTLY IN THEIR HOMES

Mixed-Age Communities	Percent	Age-Restricted Communities	Percent
First Floor Bedroom	94	First Floor Bedroom	99
Central HVAC	92	Central Heating and Air Conditioning	95
Low-Maintenance Exterior Finishes	92	Minimal/Low-Step Entrances	94
Adequate Storage	91	Low-Maintenance Exterior Finishes	93
Minimal/Low-Step Entrances	88	Automatic Garage Door Opener	91
Attached Garage	88	Covered Porch	91
Automatic Garage Door Opener	88	Energy-Efficient Heating and Air Conditioning	91
Insulated, Energy-Efficient Windows	87	Energy-Efficient Appliances	88
Energy-Efficient Appliances	86	Ceiling Fans	87
Ceiling Fans	86	Separate Shower from Bathtub	87

Table 9

community, homeowners in age-restricted communities responded that the primary benefits related to improved lifestyle, including quieter neighborhoods and reduced maintenance, as shown in Table 10. Interestingly, though, they ranked two obvious features of age-restricted communities—no children living in the community and increased interaction with peers—toward the middle or lower end of the list.

TOP 10 REASONS FOR CHOOSING TO LIVE IN AN AGE-RESTRICTED COMMUNITY

	Age-Restricted Community Residents
Easier Living	68%
Quieter Neighborhoods	61%
Maintenance Costs Included in Fees	60%
Nicely Landscaped	57%
Offers Arrange Social Activities	50%
Wanted to Feel Safer	45%
No Children in the Community	42%
Offers Attractive Community Amenities	42%
Wanted Increased Interaction with Peers	36%
No School-Related Noise and Traffic	33%

Table 10

Homeowners in age-restricted and mixed-age communities share some interest in the features that drew them to their neighborhoods while, in other cases, they place substantially different importance on such features. These similarities and differences have major implications for marketing and strategic planning efforts.

Across community types and age groups, safety ranks as the most important factor in choosing a community—lower crime ranked first for both mixed-age and age-restricted

communities, as shown in Table 11. For mixed-age homeowners, housing characteristics that are related to finances and convenience, such as lower cost of living, living in a home that is less expensive than their previous home, and proximity to work and shopping, are important considerations. The implication is that the younger homeowners in mixed-age communities are employed, and want to locate in areas that are convenient to places and activities in their daily lives. For the older mixed-age homeowners, amenities that relate to finances and health are more important.

Regardless of age, homeowners in age-restricted communities attached consistently-high rankings to amenities that are associated with an easier, more relaxed lifestyle, such as lower cost of living, weather/climate, and community amenities. Other important amenities for age-restricted community residents were maintenance costs included in fees, and reduced home maintenance. Unlike their mixed-age counterparts, they did not assign a high ranking to amenities that make life more convenient as they age. Table 12 shows these results.

Efforts to develop both mixed-age and age-restricted communities should emphasize safety. Builders and developers of mixed-age communities who wish to attract older adult buyers should locate housing communities close to economic centers, shopping, and health services. For age-restricted community developments, however, builders and developers should place an emphasis on reducing home maintenance, creating pleasant surroundings, and marketing community amenities.



**TOP 10 FEATURES THAT HOMEOWNERS AGE 45 YEARS AND OVER SELECTED AS IMPORTANT
IN CHOOSING THEIR CURRENT COMMUNITY**

Mixed-Age Ranking		Age-Restricted Ranking	
1	Lower Crime	1	Lower crime
2	Lower Cost of Living	2	Reduced Home Maintenance
3	Proximity to Work	3	Weather/Climate
4	Proximity to Shopping	4	Lower Cost of Living
5	Proximity to Hospitals/Health Services	5	Less Expensive than Previous Home
6	Less Expensive than Previous Home	6	Community Amenities
7	Reduced Home Maintenance	7	Maintenance Costs Included in Fees
8	Needed Larger Home	8	Home Safety Features
9	Weather/Climate	9	Community Safety Features
10	Home Safety Features	10	Proximity to Hospitals/Health Services

Table 11

**TOP 10 FEATURES THAT HOMEOWNERS AGE 65 YEARS AND OVER SELECTED AS IMPORTANT
IN CHOOSING THEIR CURRENT COMMUNITY**

Mixed-Age Ranking		Age-Restricted Ranking	
1	Lower Crime	1	Lower crime
2	Lower Cost of Living	2	Reduced Home Maintenance
3	Proximity to Hospitals/Health Services	3	Weather/Climate
4	Weather/Climate	4	Lower Cost of Living
5	Less Expensive than Previous Home	5	Maintenance Costs Included in Fees
6	Proximity to Shopping	6	Community Amenities
7	Reduced Home Maintenance	7	Home Safety Features
8	Proximity to Children	8	Less Expensive than Previous Home
9	Proximity to Grandchildren	9	Proximity to Hospitals/Health Services
10	Home Safety Features	10	Community Safety Features

Table 12

Changes in Homeowners' Preferences as They Age

The factors that affect homeowners' decisions to move to specific housing communities change as they age. Given that the sample of respondents in mixed-age communities was larger and exhibited greater diversity among age groups than that of age-restricted communities, this section is limited to a discussion of homeowners residing in mixed-age communities.

NOAHS respondents rated the importance of 21 factors in their decision to locate to their current homes as either not important, somewhat important, very important, or extremely important. Several of these factors do not appear to change in importance² as homeowners age. They include: proximity to friends and other family, lower crime, home and community safety features, and community amenities.

² Importance here is defined by responding to "Very Important" or "Extremely Important" in the survey.



TOP FACTORS INCREASING IN IMPORTANCE AS HOMEOWNERS IN MIXED-AGE COMMUNITIES AGE

	Age 45 to 54 Years (Percent)	Age 75 Years and Over	Percentage Point Change from Youngest to Oldest Age Groups
Need for Smaller Home	11	38	+27
Maintenance Costs Included in Fees	13	36	+23
Proximity to Children	22	42	+20
Proximity to Hospitals/Health Services	34	53	+19
Proximity to Grandchildren	17	35	+17
Weather/Climate	30	47	+17
Reduced Home Maintenance	31	48	+17
Access to Public Transportation	25	39	+14

Table 13

TOP FACTORS DECREASING IN IMPORTANCE AS HOMEOWNERS IN MIXED-AGE COMMUNITIES AGE

	Age 45 to 54 Years (Percent)	Age 75 Years and Over	Percentage Point Change from Youngest to Oldest Age Groups
Proximity to Work	49	24	-25
Need for a Larger Home	41	24	-17
Proximity to College/University	11	5	-7
Desire to Start Over	24	19	-5

Table 14

In general, the factors that showed the strongest increase in importance over time to homeowners in mixed-age communities were related to the cost and amount of effort required to maintain the home, and to convenience. Specifically, the two factors showing the strongest increase in importance as occupants age are the need for a smaller home, which increased 27 percentage points from the youngest age group (age 45 to 54 years) to the oldest age group (age 75 years and over), and maintenance costs included in homeowners' association fees, which increased by 23 percentage points from the youngest to oldest age groups. Table 13

presents the other factors that increased in importance with age.

Several factors seem to decrease in importance as these homeowners age, suggesting that the oldest older adults surveyed may no longer be employed, may have fewer people living in the household, may have less interest in and/or ability to further their educations, or may not have school-aged children living at home. The data illustrated in Table 14 also imply that these adults may be reluctant to assume additional financial and maintenance responsibilities.



The two factors showing the strongest increase in importance as occupants age are the need for a smaller home, and maintenance costs included in homeowners' association fees.

Community Amenities Ranked as Beneficial by Homeowners

It is unclear whether the same features that attracted people to their current residences were still considered beneficial after homeowners had lived with them for some time. Accordingly, the survey asked respondents whether they considered community amenities beneficial—whether they had them or not. The findings reveal differences by age as well as by community type.

Mixed-Age Community Amenities

Homeowners in mixed-age communities ranked as highly-beneficial those amenities that increased convenience. In fact, as shown in Table 15, the top five amenities were related directly to convenience.

Unlike the age-restricted dwellers, however, homeowners in mixed-age communities ranked proximity and transportation to colleges or universities substantially higher.

Mixed-age community dwellers ranked proximity to family as third most beneficial, even as age-restricted homeowners ranked the same factor as 13th most beneficial. One possible reason homeowners select mixed-age communities may be their desire to increase social contact to replace what is commonly found in family relationships.

Age-Restricted Community Amenities

At the top of homeowners in age-restricted communities list of beneficial community features was retirement or age-restricted status. Over 60 percent of respondents from both age groups rated the restriction as highly-beneficial. Proximity to medical services and shopping ranked second and third for both groups. It is important to note that these homeowners attached significantly lower importance to these amenities when initially considering the move to their current location.

It is also noteworthy that the community amenities ranked least beneficial all related to education—proximity and transportation to colleges, universities, high schools, and grade schools. The result is not surprising in view of the age requirements for residents of age-restricted communities. Also comprising most of the bottom third of the rankings are amenities that are sports-related or that require more strenuous physical activity. The only slight difference in response between age

groups in this category is that respondents in the older age group seemed more interested in less strenuous activities, such as bocce ball and shuffleboard. It seems reasonable, then, that marketing efforts for age-restricted communities should emphasize the more popular amenities associated with convenience, reduced maintenance responsibilities, and increased social activities, all of which earned the vast majority of higher rankings. Tables 17 and 18 show the most and least beneficial amenities noted by residents in age-restricted communities.

TOP 10 MOST HIGHLY-BENEFICIAL MIXED-AGE COMMUNITY AMENITIES

	Age 45 Years and Over (percent)	Age 65 Years and Over (percent)
Proximity to Shopping	51	48
Proximity to Off-Site Medical Services	45	46
Proximity to Family	45	47
Access to Public Transportation	44	46
Proximity to Restaurants	35	35
Planned Social Activities	48	53
Indoor Pool	32	Not in Top Ten
Proximity to Place of Worship	32	37
Proximity to Elementary/High School	25	23
On-Site Emergency Medical Services	24	26
Walking Trails	23	Not in Top Ten
Landscaping	Not in Top Ten	21
Community Center/Clubhouse	Not in Top Ten	20

Table 15

TOP 10 LEAST HIGHLY-BENEFICIAL MIXED-AGE COMMUNITY AMENITIES

	Age 45 Years and Over (percent)	Age 65 Years and Over (percent)
Bicycle Trails	13	9
Fishing	11	10
Planned Social Activities	11	Not in Top Ten
Arts and Crafts Activities	10	10
Planned Trips	9	10
Transportation to College/University	9	6
Golf Course	8	7
Age Restriction or Retirement Status	6	8
Shuffle Board	1	1
Bocce Courts	0.8	0.4
Tennis Courts	Not in Top Ten	4

Table 16

TOP 10 MOST HIGHLY-BENEFICIAL AGE-RESTRICTED COMMUNITY AMENITIES

	Age 45 Years and Over (percent)	Age 65 Years and Over (percent)
Age-Restriction/Retirement Status	62	66
Proximity to Off-Site Medical Services	60	66
Proximity to Shopping	59	61
Community Center/Clubhouse	55	61
Outdoor Pool	54	60
Planned Social Activities	48	53
Indoor/Outdoor Recreation Center	46	50
On-Site Emergency Medical Services	44	46
Landscaping	41	Not in Top Ten
Planned Trips	Not in Top Ten	42
Proximity to Place of Worship	39	42

Table 17



TOP 10 LEAST HIGHLY-BENEFICIAL AGE-RESTRICTED COMMUNITY AMENITIES		
	Age 45 Years and Over (percent)	Age 65 Years and Over (percent)
Golf Course	24	26
Shuffleboard	18	2
Tennis Courts	15	17
Bike Trails	12	12
Bocce Courts	11	13
Fishing	9	5
Transportation to College/University	5	3
Proximity to College/University	5	4
Proximity to Elementary/High School	4	3
Transportation to Elementary/High School	3	1

Table 18

Comparison of Beneficial Amenities Among Various Age Groups in Mixed-Age Communities

Homeowners in mixed-age communities ranked the top five amenities’ degree of benefit consistently across age groups. For example, proximity to shopping finished highest for all age groups. Additionally, respondents in each of the age groups for these communities ranked access to public transportation and proximity to off-site medical services and restaurants in their top four community amenities. Interestingly, proximity to family finished fifth for the youngest of the three age groups, but dropped out of the top five amenities for the oldest age group. Those age 75 years and older ranked proximity to place of worship as the fifth most beneficial community amenity.

Differences among age groups emerge, however, when other community features’ degree of benefit is tracked. In all answer categories except fishing and arts and crafts, the percentage of homeowners responding that any feature is beneficial declined as respondents aged; thus, on average, homeowners perceived fewer features as less beneficial over time.

Accordingly, to understand the relative importance of amenities by age, it is advisable to look at the individual amenity rankings—from first to 28th—by age group rather than in terms of percentage of respondents. Table 3C in Appendix 3 summarizes the necessary comparison.

As homeowners in mixed-age communities age, several noticeable changes become evident. In general, access to more strenuous physical activities—biking trails, walking trails, fitness centers, and indoor pools—declined in relative degree of benefit. Further, all community amenities relating to proximity or transportation to schools and universities decreased in degree of benefit. In fact, all categories that exhibited a significant decline in ranking were related to physical activity or schools and universities.

Numerous community features increased in degree of benefit as mixed-age community homeowners aged. With two exceptions, all amenities that showed a significant increase in rank were related to the availability of social and otherwise less-strenuous forms of entertainment or physical activity—fishing, arts and crafts activities, planned social activities, organized trips, community center/clubhouse, and golf. One understandable exception is proximity to on-site medical services, which denoted an increased reliance



As homeowners
in mixed-age
communities age,
access to more
strenuous
physical activities
declined in
relative degree
of benefit.

CHANGES IN THE COMMUNITY AMENITIES' DEGREE OF BENEFIT
AS MIXED-AGE COMMUNITY HOMEOWNERS AGE

Increases in Importance	Decreases in Importance	Little or No Change
Fishing	Biking Trails	Proximity to Family
Arts and Crafts Activities	Walking Trails	Landscaping Included in Fees
Planned Social Activities	Access to Fitness Centers	Indoor/Outdoor Recreation Center
Planned Trips	Indoor Pools	Outdoor Pool
Community Center/Clubhouse	Proximity to Elementary or High School	Proximity to Shopping
Golf	Transportation to Elementary or High School	Access to Public Transportation
Tennis	Closeness to University or College	Proximity to Restaurants
Proximity to On-Site Medical Services	Transportation to University or College	Proximity to Off-Site Medical Services
		Bocce Courts
		Shuffle Board
		Proximity to Places of Worship

Table 19

on regular medical care or a growing concern for rapid access to medical services in case of emergency.

Approximately half of the listed community amenities showed little change in degree of benefit as occupants aged. Table 19 shows most of the features with little or no change related to convenience, but some recreational activities also showed little change.

Health-Related Differences Between Homeowners in Mixed-Age and Age-Restricted Communities

NOAHS results provide insight into the health-related differences between older adults who live in mixed-aged and age-restricted communities. The information is derived from survey questions that addressed whether respondents suffered from various health problems—allergies, diminished

eyesight, hearing and mobility impairments, arthritis, other, or none of the above.

The analysis shows that homeowners age 65 years and over in mixed-age communities tend to experience fewer health problems than their counterparts in age-restricted communities. Specifically, approximately 20 percent of the mixed-age community group reported no major health problems, as compared with 14 percent of homeowners in age-restricted communities. When asked about diminished mobility, 22 percent of older adults living in mixed-age communities reported diminished mobility, as compared with 30 percent of age-restricted community residents. Further, 12 percent of homeowners in mixed-age communities reported needing assistance with activities of daily living, such as bathing, dressing, or meal preparation, as compared with 18 percent of homeowners in age-restricted communities. These differences are shown in Table 20.

Health-Related Home Modifications

According to the U.S. Department of Housing and Urban Development's American Housing Survey, about half of all American homeowners undertake some type of home repair or improvement annually, but only a small percentage of them make modifications for health-related reasons. Health-related reasons for the purposes of NOAHS analysis include features associated with comfort and convenience, such as central air conditioning. NOAHS data reveal that 68 percent of homeowners living in mixed-age communities and 52 percent of homeowners in age-restricted communities have not made any of the health-related home modifications listed in the survey questionnaire since moving into their homes.

Health-Related Home Modifications in Mixed-Age Communities

The most common health-related home modification in mixed-age communities, regardless of homeowners' age, was the installation of a new heating and air conditioning system, signaling comfort as the primary motivator. This statistic agrees with the NAHB Research Center's Annual Consumer Practices Survey from 1999 and 2000, which found that replacement of heating and air conditioning was the most common health-related home improvement or repair.

The next most common health-related home improvements in mixed-age communities, regardless of homeowners' age, addressed reduced mobility. Other popular modifications, such as the addition of grab bars in the shower and the installation of

PERCENTAGE OF HOMEOWNERS AGE 65 YEARS AND OVER IN EACH COMMUNITY TYPE REPORTING HEALTH CONDITIONS

	Mixed-Age Community	Age-Restricted Community
No Major Health Problems	20	14
Diminished Mobility	22	30
Assistance with Activities of Daily Living	12	18

Table 20

adjustable, hand-held showerheads, increased safety. Table 21 lists the top ten health-related modifications made in mixed-age communities.

Health-Related Home Modifications in Age-Restricted Communities

In general, homeowners in age-restricted communities are more likely to add health-related features than their mixed-age community counterparts, though the percentage of health-related home modifications is still relatively low. It is notable that homeowners in age-restricted and mixed-age communities made very similar modifications.

Regardless of age, homeowners in age-restricted communities were more likely to have completed home upgrades that address reduced mobility. For example, hand-held showerheads and grab bars in the shower were first and second on homeowners' lists. Especially among those age 65 years and older, the majority of added features enhanced accessibility and convenience, such as easy-to-reach shelving, audible or visual strobe light alarm systems, and more accessible storage. Table 22 lists the top ten health-related modifications made in age-restricted communities.



TOP 10 HEALTH-RELATED HOME MODIFICATIONS MADE IN MIXED-AGE COMMUNITIES

Age 45 Years and Over	Percent	Age 65 Years and Over	Percent
None of the Above	68	None of the Above	61
Replaced Heating and Air Conditioning System	10	Replaced Heating and Air Conditioning System	13
Replaced Appliances	9	Added Grab Bars in the Shower	12
Installed Adjustable, Hand-Held Showerhead	8	Installed Adjustable, Hand-Held Showerhead	11
Added Grab Bars in the Shower	8	Eliminated Throw Rugs	9
Made Storage Areas More Accessible	6	Replaced Appliances	9
Eliminated Throw Rugs	5	Installed Audible or Visual Strobe Light Alarm System	8
Installed Audible or Visual Strobe Light Alarm System	4	Made Storage Areas More Accessible	7
Built Easy-to-Reach Shelving	4	Installed Higher Toilet	7
Installed Higher Toilet	4	Built Easy-to-Reach Shelving	6

Table 21

TOP 10 HEALTH-RELATED HOME MODIFICATIONS MADE IN AGE-RESTRICTED COMMUNITIES

Age 45 Years and Over	Percent	Age 65 Years and Over	Percent
None of the Above	53	None of the Above	53
Installed Adjustable, Hand-Held Showerhead	15	Added Grab Bars in the Shower	17
Added Grab Bars in the Shower	15	Installed Adjustable, Hand-Held Showerhead	13
Eliminated Throw Rugs	12	Built Easy-to-Reach Shelving	11
Replaced Appliances	9	Replaced Appliances	11
Made Storage Areas More Accessible	9	Added Grab Bars around Toilet	10
Built Easy-to-Reach Shelving	8	Eliminated Throw Rugs	10
Replaced Heating and Air Conditioning System	8	Installed Audible or Visual Strobe Light Alarm System	10
Installed Audible or Visual Strobe Light Alarm System	8	Made Storage Areas More Accessible	9
Added Grab Bars Around Toilet	8	Installed Higher Toilet	8

Table 22

Attitudes and Practices Regarding Second Homes

Approximately 8 percent of the homeowners in mixed-age communities own second homes. The top ten reasons for choosing the location of those homes are listed in Table 23.

Climate and vacation amenities were the most important factors in the decision of where to purchase a second home. Surprisingly, lower property taxes played a role in about 18 percent of the decisions to purchase a second home. Other factors



Regardless of age,
homeowners in
age-restricted
communities were
more likely to
have completed
home upgrades
that address
mobility.

TOP 10 REASONS FOR CHOOSING THE LOCATION OF A SECOND HOME

	Percent
Vacation Home/Proximity to Attraction	44
Other Reason Not Stated	39
Climate	31
Lower Property Taxes	18
Proximity to Shopping	15
Proximity to Your Children	12
Proximity to Amenities	11
Proximity to Entertainment	10
Maintenance Costs Included in Fees	10
Proximity to Healthcare Services	8

Table 23

related to proximity to shopping, children, amenities, and entertainment.

Preferences and Profiles of Assisted Living Residents

To obtain a more complete picture of seniors' housing, NOAHS asked children with parents in assisted living facilities about their experiences with such housing. This approach was used because the physical and mental limitations that some assisted living occupants experience may lead to sample bias.

As might be expected, the survey results reveal that those who move to assisted living, on average, are among the oldest adults. Additionally, they have lived in the assisted living facility for a shorter period of time than older adults who live in other community types. Over 50 percent of older adults residing in assisted living facilities have lived there for fewer than three years, 32 percent have lived there for between four to 10 years, and 11 percent have lived there 11 years or more.

Why Older Adults Move to Assisted Living Facilities

The primary reasons for older adults to move to assisted living facilities are medical problems and/or the inability to perform activities of daily living. For a substantial share of older adults, however, the death of a spouse or a family's prompting are the precipitating factors for the move. Table 24 displays the most common reasons that most respondents identified for moving to an assisted living facility.

TOP 10 PRIMARY REASONS THAT OLDER ADULTS MOVE TO ASSISTED LIVING FACILITIES

	Percent
Medical Reasons	77
Difficulty Getting Around Home/Apartment	56
Difficulty with Cooking and Cleaning	52
Difficulty with Driving	39
Family Prompted	32
Death of Spouse	27
Lacked Transportation to Shopping	16
Children Live Far Away	14
Other	13
To be Closer to Family and Friends	12

Table 24

Services That Attracted Adult Children Looking for Assisted Living for Their Parents

When asked what services most attracted them to the assisted living centers where their parents currently reside, and what factors entered into their decisions to relocate their parents to the specific center, respondents were most likely to point to services associated with activities of daily living. (See Table 25.)

It is notable that planned social activities, though ranking only fifth in importance, earned such ranking among 43 percent of respondents. The lower ranking indicates that although improving residents' social outlook is probably a secondary motivator in a relocation to an assisted living facility, it is still important in contributing to the overall well-being of the older adults residing there.

PRIMARY SERVICES ATTRACTING OCCUPANTS TO ASSISTED LIVING FACILITIES

	Percent
Daily Meal Preparation	76
Personal Assistance (Bathing, Dressing, Medication, Etc.)	65
Housekeeping	64
On-Site Health Services	50
Planned Activities (Social, Exercise, Trips, Etc.)	43
Laundry Service	42
Transportation Services	32
Maintenance (Leaf & Snow Removal, Landscaping, Etc.)	29

Table 25

Benefits and Availability of Features in Assisted Living Centers

The NOAHS questionnaire asked adult children with parents in assisted living facilities to select the features and services that are available in their parents' facilities, and to rate each feature's degree of benefit. The data reveal that some features were present in greater proportions than they are considered beneficial, and that some features considered beneficial were entirely lacking.



Those who move to assisted living are among the oldest of older adults. The primary reason for moving to an assisted living facility is the inability to perform activities of daily living.

Table 26 lists various features and services offered by assisted living facilities, the percentage of respondents who reported that the features were available in their parents' facilities, and the percentage of respondents who found the features beneficial for their parents. A positive difference indicates that the feature was beneficial to more people than had it available, perhaps presenting an opportunity for developers and owners of assisted living facilities to improve the value of their services to residents. A negative difference indicates where a feature or service's availability is greater than its need.

In general, many features that are considered beneficial were not available. Some relatively inexpensive improvements that may increase the value of assisted living facilities as a housing option for adult children and their parents (as prospective residents) are stairs with non-slip treads, grab

COMPARISONS OF DEGREE OF BENEFIT AND AVAILABILITY FOR ASSISTED LIVING FEATURES AND SERVICES

	Highly or Somewhat Beneficial (percent)	Available in Facility (percent)	Percentage Point Difference
Stairs with Non-Slip Treads	87	35	51
Elevator	97	56	51
Wide Stairways	80	42	38
Chair Rail	90	64	26
On-Site Health Services	95	73	22
Grab Bars	94	74	20
Conveniently Located Activities	93	75	18
Laundry Services	95	80	15
Transportation Services	90	80	10
Maintenance	85	77	8
Housekeeping	99	92	7
Daily Meal Preparation	98	91	7
Personal Assistance	89	84	5
Wide Doorways for Wheelchairs	90	89	1
Planned Activities	86	85	1
Wide Hallways for Wheelchairs	88	90	-2

Table 26

bars, and chair rails. Another feature, on-site health services, could not be added without a significant investment, although an income potential exists when such services are added.

Assisted living centers seem to have addressed the needs of their residents for planned activities and wide doorways for wheelchairs.

Conclusions

Builders, developers, remodelers, and marketing professionals can use this report to better understand the housing wants and needs of older adults. In the United States, the older adult population continues to grow in proportion to the total U.S. population with the aging of the baby boomer generation. Moreover, this age group has diverse housing wants and needs. This section of the report provides recommendations for the building industry on how to best serve older adults.

For Builders and Developers:

- Build new homes with features that facilitate aging in place, such as minimal/low-step entrances, non-slip flooring, rocker light switches, levered door handles, crank-operated windows, non-slip treads on stairs, first floor bedrooms, wide doorways, and reinforcements for grab bars in bathroom walls.
- Offer single-story living or first floor bedrooms, which are in strong demand by older adults.
- Consider the following features that respondents in mixed-age and age-restricted communities reported were initially attractive to them when they purchased their current residence: central heating and air conditioning, low maintenance exteriors, and adequate storage space.
- Incorporate recreational and social amenities in age-restricted developments for older adults.
- Locate mixed-age housing developments in proximity to convenience factors, such as shopping, restaurants, economic centers, and elementary and high schools. Locate age-restricted housing developments close to shopping and health services. Locate vacation home developments for older adults near attractions.
- Offer features that promote energy efficiency and address reduced mobility for older adult homeowners. The following features were commonly added by homeowners to homes in age-restricted communities: ceiling fans, fluorescent bulbs, programmable thermostats, energy-efficient appliances and windows, low-maintenance exterior finishes, automatic garage door openers, grab bars in the shower, side-opening ovens, and seats in the shower.
- Emphasize community and home security features for older adults. Homeowners in mixed-age and age-restricted communities ranked lower crime of primary importance for choosing their current home.
- Include maintenance and landscaping services in homeowner association fees. Older adults typically want to reduce the amount of maintenance on their homes, and may have a difficult time locating reliable services.
- Consider incorporating the most highly-beneficial amenities as ranked by homeowners in mixed-age and age-restricted communities. In mixed-age communities, these amenities include: access to public transportation and proximity to convenience factors, such as shopping and restaurants. Highly-ranked amenities in age-restricted communities are: age-restriction or retirement status, community center/clubhouse, and an outdoor pool.
- Ensure that all features that contribute to the accessibility of assisted living communities are present throughout the entire facility. This includes grab bars, wide doorways, non-slip treads and surfaces, and wide hallways and stairways.

For Remodelers:

- Expect the market for home improvements relating to aging in place to increase. These improvements accommodate reductions in mobility, aid the ease of upkeep, and increase occupant comfort. As homeowners in mixed-age and age-restricted communities continue to live in their homes throughout retirement, they will need to make these changes.
- Offer appropriate and low-cost additions for older adults, including non-slip flooring, rocker light switches, levered door handles, crank-operated windows, and non-slip treads on stairs.
- Offer conversions of first floor bedrooms to clients who want to age in place. Also recommend the addition of central heating and air conditioning, more storage areas, and other features that will increase safety and independence.
- Offer home improvements that promote energy efficiency and address reduced mobility in both community types. Homeowners in age-restricted communities commonly added features such as ceiling fans, programmable thermostats, energy-efficient appliances and windows, grab bars in the shower, side-opening ovens, and seats in the shower.
- Plan to add home upgrades that address reduced mobility in both community types, such as hand-held showerheads, grab bars in the shower, easy-to-reach shelving, audible or visual strobe light alarm systems, and more accessible storage, to your list of services.
- Research and offer the most cost-effective improvements that increase occupant comfort. The most popular health-related home modification in mixed-age communities is the installation of a new heating and air conditioning system.

For Marketing Professionals:

- Focus marketing efforts on shaping the opinions and preferences of older adults in mixed-age communities. Over 40 percent of homeowners in this type of community currently have no preference for the type of community in which they live.
- Highlight the presence of single-story living or bedrooms on the first floor, central heating and air conditioning, low-maintenance exteriors, and adequate storage space.
- Emphasize the recreational and social amenities, lower maintenance, and age-restricted status of age-restricted communities in marketing materials.
- Publicize a development's location as it relates to shopping, restaurants, and medical facilities.
- Advertise both the community and home security features. These are the most important factors in choosing a community among homeowners in mixed-age and age-restricted community types.
- List popular amenities, when applicable, such as lower cost of living, and weather/climate. Other important amenities for homeowners in age-restricted communities are maintenance and landscaping costs included in homeowner association dues, community centers, and outdoor pools.
- Market the most attractive services of assisted living centers to prospective residents and to adult children of prospective residents. The data show that these are: daily meal preparation; personal assistance with bathing, dressing, and medications; housekeeping; and on-site health services.

Sources

“American Housing Survey for the United States. 2001” U.S. Department of Housing and Urban Development. October 2002.

“Annual Consumer Practices Reports.” NAHB Research Center. 1999 and 2000.

“A Profile of Older Americans: 2001.” U.S. Department of Health and Human Services, Administration on Aging, 2001.

“A Quiet Crisis in America.” Report to Congress by the Commission on Affordable Housing and Health Facility Needs for Seniors in the 21st Century, June 30, 2002.

“Fixing to Stay: A National Survey of Housing and Home Modifications Issues.” AARP. May 2000.

Schafer, Robert. “America’s Elderly Population and Their Needs for Supportive Services.” Joint Center for Housing Studies, Harvard University, W99-3, January 1999.

Schafer, Robert. “Determinants of the Living Arrangements of the Elderly.” Joint Center for Housing Studies, Harvard University, W99-6, June 1999.

Schafer, Robert. “Housing America’s Elderly Population.” Joint Center for Housing Studies, Harvard University, W99-4, January 1999.

Appendices

Appendix 1: A Comparison of Other Surveys with NOAHS Findings

An analysis of the AHEAD (Assets and Health Dynamics Among the Oldest-Old) survey by the Joint Center for Housing Studies of Harvard University found that income plays much less of a role than might be expected in making housing choices. The analysis found that the most aged (those over age 85 years) favor assisted living, especially when no children live within ten miles of the elderly resident. The analysis also found that healthy households located in the South Atlantic, Mountain, and Pacific regions of the country, tend to choose age-restricted communities, while those who live with or near their children mostly choose mixed-age communities.

A report by the Seniors' Housing Commission found that in 1999, more than four-fifths of the 26 million households with a head age 65 years or older (82 percent) were living in conventional housing, often sharing the unit with cohabitants under age 65 years. Finally, the survey estimates that 2.7 million (10 percent) of elderly households are in what is defined as "supportive seniors' housing units," 6 percent in skilled nursing care, and only 2 percent in assisted living.

In a series of studies conducted since 1986, AARP found that the number of householders who wish to age in place is steadily growing. The 2000 survey, *Fixing to Stay*, found that among households with the head age 45 years and over, 72 percent "strongly agree" that they would like to stay in their current home for as long as possible, and 63 percent believe that they will always live in their current home. Respondents also indicated that they would be willing to make modifications to or receive assistance in their current home to stay there. These shares have been rising as AARP repeats its survey over time.

Appendix 2: Methodology

The study examines the choices that older adult households make with respect to community amenities, home features, and living arrangements. It is targeted to builders, remodelers, product manufacturers, marketing professionals, and members of the aging industry, so that they may better understand the housing wants and needs of this demographic.

NAHB Research Center staff led the development of the survey questionnaire, with important input from an external review committee. The study singled-out five populations that lived in one of four housing options:

- Assisted living facilities
- Age-restricted or active adult communities
- Mixed-age residential communities
- Adult children with parents in assisted living facilities
- Parents who live in the homes of their adult children

One of the study's main goals was to compare the amenities and features in each of the four housing options. The mixed-age residential community is, by a large measure, the most common housing option for older adults. As a result, a single mailing would likely produce more than a sufficient number of responses for "mixed-age residential," but an inadequate number for the other options. Therefore, the Research Center decided to mail a prequalification survey to a large sample and a follow-up survey with the detailed survey to a smaller sample.

Given the depth of the information required of respondents, the Research Center determined a mail survey to be an appropriate vehicle for fielding the detailed questionnaire. It contracted the mailing and data entry services to a national market research firm that maintains a consumer panel that has agreed to participate regularly in its surveys. The use of a prescreened mail panel ensured a high response rate.

Using the market research firm's omnibus mailing, the prequalification card was sent to 50,000 U.S. householders to obtain information on their age, community type, and other vital information. The sample for the omnibus mailing was drawn from the market research firm's panel of survey participants, and is nationally representative based on U.S. Census population characteristics. The response rate for the prequalification mailing was 67 percent, with 33,578 returns.

The goal of the prequalification mailing was to identify about 1,600 households from the mixed-age communities and about 500 households from each of the other four housing options whose occupants were over 45 years of age. The sample was drawn randomly from the pool of respondents based on their meeting certain qualifying conditions. From these returns, a sample of approximately 3,500 was drawn for the detailed questionnaire. The response rate for the detailed survey was about 77 percent, with about 2,300 responses.

Appendix 3: Supplemental Data

FEATURES THAT HOMEOWNERS AGE 45 YEARS AND OVER SELECTED AS VERY OR EXTREMELY IMPORTANT IN CHOOSING THEIR CURRENT COMMUNITY			
	Mixed-Age Community	Age-Restricted Community	Difference in Ranking
Lower Crime	1	1	0
Lower Cost of Living	2	4	2
Proximity to Work	3	21	18
Proximity to Shopping	4	13	9
Proximity to Hospitals/Health Services	5	10	5
Less Expensive than Previous Home	6	5	1
Reduced Home Maintenance	7	2	5
Need Larger Home	8	23	15
Weather/Climate	9	3	6
Home Safety Features	10	8	2
Proximity to Other Family Members	11	20	9
Natural Beauty	12	12	0
Proximity to Children	13	15	2
Community Safety Features	14	9	5
Proximity to Friends	15	16	1
Access to Public Transportation	16	14	2
Proximity to Grandchildren	17	17	0
Wanted to Start Over	18	18	0
Proximity to Entertainment	19	19	0
Community Amenities	20	6	14
Needed Smaller Home	21	11	10
Maintenance Costs Included in Fees	22	7	15
Proximity to College/Universities	23	22	1

Table 3A

**FEATURES THAT HOMEOWNERS AGE 65 YEARS AND OVER SELECTED AS VERY OR EXTREMELY IMPORTANT
IN CHOOSING THEIR CURRENT COMMUNITY**

	Mixed-Age Community	Age-Restricted Community	Difference in Ranking
Lower Crime	1	1	0
Lower Cost of Living	2	4	2
Closer to Hospitals/Health Services	3	9	6
Weather/Climate	4	3	-1
Less Expensive than Previous Home	5	8	3
Closer to Shopping	6	13	7
Less Home Maintenance	7	2	-5
Closer to Children	8	16	8
Closer to Grandchildren	9	19	10
Home Safety Features	10	7	-3
Access to Public Transportation	11	14	3
Closer to Other Family	12	20	8
Community Safety Features	13	10	-3
Closer to Friends	14	15	1
Needed a Smaller Home	15	11	-4
Closer to Work	16	21	5
Natural Beauty	17	12	-5
Needed a Larger Home	18	23	5
Maintenance Costs Included in Fees	19	5	-14
Community Amenities	20	6	-14
Closer to Entertainment	21	17	-4
Wanted to Start Over	22	18	-4
Closer to College/University	23	22	-1

Table 3B


Appendix 3: Supplemental Data (continued)

CHANGES IN THE DEGREE OF PERCEIVED BENEFIT OF COMMUNITY AMENITIES AS HOMEOWNERS IN MIXED-AGE COMMUNITIES AGE					
	45 to 54	55 to 64	65 to 74	Over 75	Difference ³
Closeness to Shopping	1	1	1	1	0
Access to Public Transportation	2	3	3	2	0
Closeness to Restaurants	3	4	4	3	0
Closeness to Off-Site Medical Services	4	2	2	4	0
Closeness to Family	5	5	5	6	-1
Closeness to Place of Worship	6	6	6	5	1
Walking Trails	7	8	9	16	-9
Landscaping Included in Fees	8	7	8	9	-1
Indoor/Outdoor Recreation Center	9	9	11	10	-1
Closeness to Fitness Center	10	11	12	14	-4
Closeness to Elementary or High School	11	15	17	20	-9
Bike Trails	12	13	20	25	-13
On-Site Emergency Medical Services	13	10	7	7	6
Community Center/Clubhouse	14	12	10	8	6
Closeness to University/College	15	20	18	19	-4
Outdoor Pool	16	14	13	17	-1
Indoor Pool	17	19	16	21	-4
Transportation to Elementary/High Schools	18	22	22	24	-6
Planned Social Activities	19	16	14	12	7
Transportation to University/College	20	25	25	28	-8
Arts and Crafts Activities	21	21	19	13	8
Planned Trips	22	17	15	15	7
Fishing	23	18	21	11	12
Golf Course	24	23	23	18	6
Tennis Courts	25	26	26	22	3
Age Restriction or Retirement Status	26	24	24	23	3
Shuffle Board	27	27	27	26	1
Bocce Courts	28	28	28	27	1

Table 3C

³ Difference in ranking is: ranking at age 75 years and older minus ranking at age 45 to 54 years. Positive differences denote general increase in importance as occupants get older, while a negative differences denote decreasing importance with age.

Appendix 4: NOAHS Questionnaire



Home Testing Institute
P.O. Box 9351
Unionsdale, NY 11553

WW4X37003-1
0302

1-8
0-10
11-14R

SECTION A

A1. Please indicate your age and gender. Age: _____ (13-14) Gender: Male 1(17) Female 2

A2. In what type of housing community would you **prefer** to live? ("X" **ONE ONLY**)
 Age-restricted 1(18) Mixed-age 2 Assisted living facility 3 No preference 4

SECTION B

B1. Do you or your parent(s) live in an assisted living facility?
 I do 1(19) One or both of my parents do 2 No 3 → **SKIP TO SECTION C**

B2. What year did you or your parent(s) move into the assisted living facility? _____ (20-23)

B3. Before you or your parent(s) moved to the assisted living facility, where was your or your parent(s) previous primary residence located? (PLEASE ANSWER EVEN IF YOU DID NOT OWN YOUR PREVIOUS HOME)
 State _____ County _____

B4. How long did you or your parent(s) live in the previous primary residence? _____ years (24-26)

B5. What caused you or your parent(s) to move into an assisted living facility? ("X" **ALL THAT APPLY**)

Wanted more social interaction..... <input type="checkbox"/> 1(27)	Family prompted..... <input type="checkbox"/> 1(28)
Medical reasons..... <input type="checkbox"/> 2	Difficulty with driving..... <input type="checkbox"/> 2
To be closer to friends and family..... <input type="checkbox"/> 3	Difficulty with cooking and cleaning..... <input type="checkbox"/> 3
Financial reasons..... <input type="checkbox"/> 4	Lacked transportation to shopping..... <input type="checkbox"/> 4
Difficulty getting around home/apartment..... <input type="checkbox"/> 5	Other (PLEASE SPECIFY)..... <input type="checkbox"/> 4
Children live far away..... <input type="checkbox"/> 6	
Death of spouse..... <input type="checkbox"/> 7 <input type="checkbox"/> 5

B6. Which of the following services were important factors in your or your parent(s) decision to move into the assisted living facility? ("X" **ALL THAT APPLY**)

Daily meal preparation..... <input type="checkbox"/> 1(29)	Maintenance (leaf & snow removal, landscaping, etc.)..... <input type="checkbox"/> 1(30)
Transportation services..... <input type="checkbox"/> 2	Personal assistance (bathing, dressing, medication etc.)..... <input type="checkbox"/> 2
Planned activities (social, exercise, trips)..... <input type="checkbox"/> 3	On-site health services..... <input type="checkbox"/> 3
Housekeeping..... <input type="checkbox"/> 4	Other (PLEASE SPECIFY)..... <input type="checkbox"/> 4
Laundry service..... <input type="checkbox"/> 5 <input type="checkbox"/> 4

B7. How beneficial do you or your parent(s) find the following services and design features? (RATE FROM "HIGHLY BENEFICIAL" TO "NOT BENEFICIAL")

	Highly Beneficial	Somewhat Beneficial	Not Beneficial
Daily meal preparation.....	<input type="checkbox"/> 1(31)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Transportation Services.....	<input type="checkbox"/> 1(32)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Planned activities (social, exercise, trips).....	<input type="checkbox"/> 1(33)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
On-site medical services.....	<input type="checkbox"/> 1(34)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Housekeeping.....	<input type="checkbox"/> 1(35)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Laundry service.....	<input type="checkbox"/> 1(36)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Maintenance (leaf & snow removal, landscaping, etc.).....	<input type="checkbox"/> 1(37)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Personal assistance (bathing, dressing, medication etc.).....	<input type="checkbox"/> 1(38)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Wider doors for wheelchairs.....	<input type="checkbox"/> 1(39)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Grab bars.....	<input type="checkbox"/> 1(40)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Chair rail.....	<input type="checkbox"/> 1(41)	<input type="checkbox"/> 2	<input type="checkbox"/> 3

B8a. Which of the following features/services are available in your or your parents' assisted living facility: If available, please rate from "Highly Beneficial" to "Not Beneficial." (PLEASE "X" ONE BOX FOR EACH FEATURE/SERVICE AVAILABLE.)

	Available	Highly Beneficial	Somewhat Beneficial	Not Beneficial
Wider doorways.....	<input type="checkbox"/> 1(42)	<input type="checkbox"/> 1(15)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Sliding "pocket" doors.....	<input type="checkbox"/> 2	<input type="checkbox"/> 1(16)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Crank-operated (casement) windows.....	<input type="checkbox"/> 3	<input type="checkbox"/> 1(17)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Easy to use levers on doors instead of knobs.....	<input type="checkbox"/> 4	<input type="checkbox"/> 1(18)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Chair rail.....	<input type="checkbox"/> 5	<input type="checkbox"/> 1(19)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Easy to reach shelves.....	<input type="checkbox"/> 6	<input type="checkbox"/> 1(20)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Easy to read temperature controls.....	<input type="checkbox"/> 7	<input type="checkbox"/> 1(21)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Easy to maneuver temperature controls.....	<input type="checkbox"/> 8	<input type="checkbox"/> 1(22)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Open shower/Shower without door.....	<input type="checkbox"/> 9	<input type="checkbox"/> 1(23)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Easy to use plumbing fixtures, (i.e., hot and cold water levers, in bathrooms).....	<input type="checkbox"/> 0	<input type="checkbox"/> 1(24)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Raised/Higher toilet.....	<input type="checkbox"/> 1	<input type="checkbox"/> 1(25)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Night lighting for path from bedroom to bathroom.....	<input type="checkbox"/> 2	<input type="checkbox"/> 1(26)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Emergency call button.....	<input type="checkbox"/> 1(43)	<input type="checkbox"/> 1(27)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Seat in shower.....	<input type="checkbox"/> 2	<input type="checkbox"/> 1(28)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Adequate storage.....	<input type="checkbox"/> 3	<input type="checkbox"/> 1(29)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Easy to access storage space.....	<input type="checkbox"/> 4	<input type="checkbox"/> 1(30)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Other (PLEASE SPECIFY).....	<input type="checkbox"/> 5	<input type="checkbox"/> 1(31)	<input type="checkbox"/> 2	<input type="checkbox"/> 3

B8b. Which of the following are available in the public areas of your or your parents' assisted living facility?

Elevator.....	<input type="checkbox"/> 1(44)	<input type="checkbox"/> 1(32)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Grab bars.....	<input type="checkbox"/> 2	<input type="checkbox"/> 1(33)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Chair rail.....	<input type="checkbox"/> 3	<input type="checkbox"/> 1(34)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Wide stairways.....	<input type="checkbox"/> 4	<input type="checkbox"/> 1(35)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Stairs with "non-slip" treads.....	<input type="checkbox"/> 5	<input type="checkbox"/> 1(36)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Hallways wide enough for use of wheelchairs....	<input type="checkbox"/> 6	<input type="checkbox"/> 1(37)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Doorways wide enough for use of wheelchairs....	<input type="checkbox"/> 7	<input type="checkbox"/> 1(38)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Housekeeping.....	<input type="checkbox"/> 8	<input type="checkbox"/> 1(39)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Laundry service.....	<input type="checkbox"/> 9	<input type="checkbox"/> 1(40)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Daily meal preparation.....	<input type="checkbox"/> 0	<input type="checkbox"/> 1(41)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Transportation services.....	<input type="checkbox"/> 1	<input type="checkbox"/> 1(42)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Conveniently located activities.....	<input type="checkbox"/> 2	<input type="checkbox"/> 1(43)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Planned activities (social, exercise, trips).....	<input type="checkbox"/> 1(45)	<input type="checkbox"/> 1(44)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Maintenance (leaf & snow removal, landscaping, etc.).....	<input type="checkbox"/> 3	<input type="checkbox"/> 1(45)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Personal assistance (bathing, dressing, medication etc.).....	<input type="checkbox"/> 4	<input type="checkbox"/> 1(46)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
On-site health services.....	<input type="checkbox"/> 5	<input type="checkbox"/> 1(47)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Other (PLEASE SPECIFY).....	<input type="checkbox"/> 6	<input type="checkbox"/> 1(48)	<input type="checkbox"/> 2	<input type="checkbox"/> 3

46-708
79-03-02

B9. Would you say that compared to living in your own home that residing in an assisted living facility has:

	Yes	No	Not Applicable
Increased your independence.....	<input type="checkbox"/> 1(49)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Given you more control over your surroundings.....	<input type="checkbox"/> 1(50)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Made your daily living easier.....	<input type="checkbox"/> 1(51)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Made you unhappy.....	<input type="checkbox"/> 1(52)	<input type="checkbox"/> 2	<input type="checkbox"/> 3

+

+

B10. If you have parents living in an assisted living facility, would you say that compared to living in their own home that residing in an assisted living facility has:

	Yes	No	Not Applicable
Increased your parent(s) independence	<input type="checkbox"/> 1(53)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Given your parent(s) more control over their surroundings	<input type="checkbox"/> 1(54)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Made your parent(s) daily living easier	<input type="checkbox"/> 1(55)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Made your parent(s) unhappy	<input type="checkbox"/> 1(56)	<input type="checkbox"/> 2	<input type="checkbox"/> 3

THANK YOU. PLEASE RETURN YOUR QUESTIONNAIRE.

SECTION C

C1. Do you live in the home of your adult child/children? Yes 1(57) No 2 → SKIP TO SECTION D

C2. Do you or one of your adult children own the residence in which you live?

I own the home 1(58)

My children own the home 2

We rent the home 3 → THANK YOU. PLEASE RETURN YOUR QUESTIONNAIRE.

C3. What year did you move into the home in which you currently live? _____ (59-62)

C4. Where is your previous primary residence located? (PLEASE ANSWER EVEN IF YOU DID NOT OWN YOUR PREVIOUS HOME)

State _____ County _____

C5. How long did you live there? _____ years (63-65)

C6. How old is your current primary residence? (WHERE YOU SPEND MOST OF YOUR TIME)
_____ years old (66-68)

C7. Approximately how many miles did you move from your previous primary residence?

Less than 10 miles	<input type="checkbox"/> 1(69)	50 to less than 100 miles	<input type="checkbox"/> 4
10 to less than 25 miles	<input type="checkbox"/> 2	100 to less than 500 miles	<input type="checkbox"/> 5
25 to less than 50 miles	<input type="checkbox"/> 3	500 miles or more	<input type="checkbox"/> 6
		Don't recall	<input type="checkbox"/> 7

C8. Overall, how satisfied are you with your current home? ("X" ONE BOX ONLY)

Very satisfied	<input type="checkbox"/> 1(70)	Dissatisfied	<input type="checkbox"/> 4
Satisfied	<input type="checkbox"/> 2	Very dissatisfied	<input type="checkbox"/> 5
Neither satisfied nor dissatisfied	<input type="checkbox"/> 3		

C9. For what purposes do you use the Internet? ("X" ALL THAT APPLY)

I do not use the Internet	<input type="checkbox"/> 1(71)	Investing/Managing finances	<input type="checkbox"/> 1(72)
Conducting business	<input type="checkbox"/> 2	House hunting	<input type="checkbox"/> 2
E-mail	<input type="checkbox"/> 3	Video gaming	<input type="checkbox"/> 3
Taking online courses	<input type="checkbox"/> 4	Researching products	<input type="checkbox"/> 4
Planning travel	<input type="checkbox"/> 5	Other research	<input type="checkbox"/> 5
Reading news	<input type="checkbox"/> 6	Music entertainment	<input type="checkbox"/> 6
Shopping	<input type="checkbox"/> 7	Gambling	<input type="checkbox"/> 7
Finding a contractor	<input type="checkbox"/> 8	Other (PLEASE SPECIFY)	<input type="checkbox"/> 8

C10. Thinking about the places you visit most often, approximately how many miles from your current primary residence are the following: (PLEASE RECORD THE NUMBER OF MILES IN THE SPACES PROVIDED)

Hospital _____	University/College _____
Preferred place of worship _____	Elementary/High Schools _____
Restaurants _____	Parks _____
Friends (other than neighbors) _____	Shopping _____
Public transportation _____	Work _____

C11. Do you have difficulty using stairs?
Yes 1(45) No 2 (15-44)

WW4X37003-1

3

(Please Continue On Next Page)

+

C12. Which of the following health conditions do you currently experience? ("X" ALL THAT APPLY)

Allergies.....	<input type="checkbox"/> 1(46)	Diminished mobility ..	<input type="checkbox"/> 4	Other (PLEASE SPECIFY)	
Diminished eyesight ..	<input type="checkbox"/> 2	Arthritis.....	<input type="checkbox"/> 5	_____	<input type="checkbox"/> 6
Diminished hearing....	<input type="checkbox"/> 3			None of the above.....	<input type="checkbox"/> 7

C13. Which of the following activities do you or other household members have problems performing without assistance? ("X" ALL THAT APPLY)

Eating.....	<input type="checkbox"/> 1(47)	Laundry.....	<input type="checkbox"/> 5	Other (PLEASE SPECIFY)	
Dressing.....	<input type="checkbox"/> 2	Bathing.....	<input type="checkbox"/> 6	_____	<input type="checkbox"/> 9
Light housework.....	<input type="checkbox"/> 3	Toileting.....	<input type="checkbox"/> 7	None of the above.....	<input type="checkbox"/> 8
Using the telephone ...	<input type="checkbox"/> 4	Meal preparation.....	<input type="checkbox"/> 8		

C14. What caused you to move into your child's home instead of remaining in your own home? ("X" ALL THAT APPLY)

Wanted more social interaction.....	<input type="checkbox"/> 1(48)	Financial reasons	<input type="checkbox"/> 8
To be closer to friends and family	<input type="checkbox"/> 2	Death of spouse	<input type="checkbox"/> 9
Other family members live far away.....	<input type="checkbox"/> 3	Difficulty getting around home/apartment	<input type="checkbox"/> 0
Unable to drive.....	<input type="checkbox"/> 4	Other (PLEASE SPECIFY)	
Unable to cook and clean sufficiently.....	<input type="checkbox"/> 5	_____	<input type="checkbox"/> 5
Family prompted.....	<input type="checkbox"/> 6	None of the above.....	<input type="checkbox"/> 7
Medical reasons	<input type="checkbox"/> 7		

C15. Do you expect this move to be permanent? Yes 1(49) No 2 Don't know 3

C16. Were there or have there been any modifications done to your children's home to accommodate your move into their home?
 Yes 1(50) No 2 } **THANK YOU. PLEASE RETURN YOUR QUESTIONNAIRE.**
 Don't know . 3 }

C17. Which of following modifications were done to your children's home to accommodate your move into their home? ("X" ALL THAT APPLY)

Built bedroom on first floor	<input type="checkbox"/> 1(51)	Replaced standard windows with crank-operated (casement) windows.....	<input type="checkbox"/> 1(53)
Installed easy to read temperature controls.....	<input type="checkbox"/> 2	Built easy-to-reach shelving	<input type="checkbox"/> 2
Installed easy to maneuver temperature controls.....	<input type="checkbox"/> 3	Installed an audible or visual strobe light alarm system to indicate activation of doorbell, telephone, smoke or carbon monoxide detectors	<input type="checkbox"/> 3
Removed carpeting	<input type="checkbox"/> 4	Made storage areas more accessible.....	<input type="checkbox"/> 4
Eliminated throw rugs.....	<input type="checkbox"/> 5	Installed elevator or lift device	<input type="checkbox"/> 5
Removed/Replaced stairs.....	<input type="checkbox"/> 6	Installed a ramp to front or back door	<input type="checkbox"/> 6
Placed non-slip tread on stairs	<input type="checkbox"/> 7	Replaced door knobs with levers.....	<input type="checkbox"/> 7
Installed non-glare, non-slip flooring.....	<input type="checkbox"/> 8	Widened hallways and doorways	<input type="checkbox"/> 8
Added chair rail.....	<input type="checkbox"/> 9	Installed higher electrical outlets	<input type="checkbox"/> 9
Added grab bars in shower	<input type="checkbox"/> 0	Lowered cabinets.....	<input type="checkbox"/> 0
Added grab bars near toilet	<input type="checkbox"/> 1	Installed side-opening oven	<input type="checkbox"/> 1
Built a seat in shower.....	<input type="checkbox"/> 2	Installed multi-level work areas in the kitchen.....	<input type="checkbox"/> 2
Installed a whirlpool tub	<input type="checkbox"/> 1(52)	Integrated pull down shelving in kitchen.....	<input type="checkbox"/> 1(54)
Built a separate shower from bathtub	<input type="checkbox"/> 2	Mounted adjustable closet rods and shelves.....	<input type="checkbox"/> 2
Installed adjustable, hand-held showerhead.....	<input type="checkbox"/> 3	Raised the height of clothes washer/dryer.....	<input type="checkbox"/> 3
Raised the height of toilet	<input type="checkbox"/> 4	Raised the height of dishwasher	<input type="checkbox"/> 4
Added a curbless "walk-in" or open shower	<input type="checkbox"/> 5	Built/Renovated room for in-home caregiver.....	<input type="checkbox"/> 5
Replaced heating/air conditioning system.....	<input type="checkbox"/> 6	Other (PLEASE SPECIFY)	
Replaced appliances.....	<input type="checkbox"/> 7	_____	<input type="checkbox"/> 6
Made bathroom/bedroom wheelchair maneuverable.....	<input type="checkbox"/> 8	None of the above.....	<input type="checkbox"/> 7

C18. Are you paying for any of the modifications?
 Yes 1(55) No 2 → SKIP TO QUESTION C20

C19. Approximately what percent of the modification costs on your children(s)' home have you paid/are you paying?
 25%..... 1(56) 50%

+

+

C20. Was a licensed contractor used to make the modifications?

Yes, for all of the work..... 1(57) No..... 3 } **THANK YOU. PLEASE RETURN YOUR QUESTIONNAIRE.**
 Yes, for some of the work..... 2 Don't know..... 4

C21. Where did you or your children find the contractor? ("X" ALL THAT APPLY)

Yellow pages..... <input type="checkbox"/> 1(58)	Solicitation..... <input type="checkbox"/> 7
Newspaper advertisement..... <input type="checkbox"/> 2	Association or professional group..... <input type="checkbox"/> 8
Word of mouth..... <input type="checkbox"/> 3	Don't know..... <input type="checkbox"/> 9
Referral from friend/neighbor..... <input type="checkbox"/> 4	Other (PLEASE SPECIFY)..... <input type="checkbox"/> 0
Internet..... <input type="checkbox"/> 5	
Direct mail..... <input type="checkbox"/> 6 <input type="checkbox"/> 0

C22. On what criteria did you base your selection? ("X" ALL THAT APPLY)

Professional credentials..... <input type="checkbox"/> 1(59)	Timing/Availability..... <input type="checkbox"/> 8
Resume..... <input type="checkbox"/> 2	Personality..... <input type="checkbox"/> 9
Price..... <input type="checkbox"/> 3	Don't know..... <input type="checkbox"/> 0
Interview..... <input type="checkbox"/> 4	Other (PLEASE SPECIFY)..... <input type="checkbox"/> 0
Word of mouth..... <input type="checkbox"/> 5	
Referrals..... <input type="checkbox"/> 6 <input type="checkbox"/> 0
Presentation of work samples..... <input type="checkbox"/> 7	

C23. What was or is the estimated cost of these modifications?

\$1-100..... <input type="checkbox"/> 1(60)	\$10,001-25,000..... <input type="checkbox"/> 4
\$101-500..... <input type="checkbox"/> 2	\$25,001-50,000..... <input type="checkbox"/> 7
\$500-2,000..... <input type="checkbox"/> 3	\$50,001-100,000..... <input type="checkbox"/> 8
\$2,001-5,000..... <input type="checkbox"/> 4	Over \$100,000..... <input type="checkbox"/> 9
\$5,001-10,000..... <input type="checkbox"/> 5	Don't know..... <input type="checkbox"/> 0

THANK YOU. PLEASE RETURN YOUR QUESTIONNAIRE.

SECTION D

D1. Do you currently live in an age-restricted or age-targeted housing community?

Yes 1(61) No..... 2 } → **SKIP TO SECTION E**
 Don't know..... 3

D2. Why did you choose to live in an age-restricted or age-targeted housing community?

("X" ALL THAT APPLY)

No children in the community..... <input type="checkbox"/> 1(62)	Nicely landscaped..... <input type="checkbox"/> 9
Wanted increased interaction with peers..... <input type="checkbox"/> 2	Easier living..... <input type="checkbox"/> 0
Wanted to feel safer..... <input type="checkbox"/> 3	Offers arranged social activities..... <input type="checkbox"/> 8
Offers arranged transportation..... <input type="checkbox"/> 4	Maintenance included in fees..... <input type="checkbox"/> 7
Offers attractive community amenities..... <input type="checkbox"/> 5	Other (PLEASE SPECIFY)..... <input type="checkbox"/> 0
Quieter neighborhoods..... <input type="checkbox"/> 6	
Couldn't afford to stay where I lived..... <input type="checkbox"/> 7 <input type="checkbox"/> 1(63)
No school-related noise and traffic..... <input type="checkbox"/> 8	None of the above..... <input type="checkbox"/> 2

D3. How did you first become aware of the housing community in which you are living?

("X" ALL THAT APPLY)

Television..... <input type="checkbox"/> 1(64)	Billboards..... <input type="checkbox"/> 1(65)
Internet..... <input type="checkbox"/> 2	Knew someone who lived there..... <input type="checkbox"/> 2
Direct mail..... <input type="checkbox"/> 3	Word of mouth, general knowledge..... <input type="checkbox"/> 3
Visited there..... <input type="checkbox"/> 4	Friends..... <input type="checkbox"/> 4
Work, job, commission..... <input type="checkbox"/> 5	Children or other relatives..... <input type="checkbox"/> 5
Lived in the area..... <input type="checkbox"/> 6	Realtor..... <input type="checkbox"/> 6
Other media (magazines, articles, radio)..... <input type="checkbox"/> 7	Other (PLEASE SPECIFY)..... <input type="checkbox"/> 0
Drove by it..... <input type="checkbox"/> 8	
Newspaper..... <input type="checkbox"/> 9 <input type="checkbox"/> 7

PLEASE CONTINUE WITH SECTION E

SECTION E

E1. Overall, how safe do you feel in your housing community? ("X" ONE ONLY)

Very safe..... 1(66) Unsafe..... 4
 Safe..... 2 Very unsafe..... 5
 Neither safe nor unsafe... 3

+ WW4X37003-1

5

(Please Continue On Next Page)

+

E2. Which of the following safety and security features attracted you to your current housing community? ("X" ALL THAT APPLY)

- | | | | | | |
|---------------------------|--------------------------|-------|----------------------------------|--------------------------|---|
| Automated gates..... | <input type="checkbox"/> | 1(67) | Sidewalks..... | <input type="checkbox"/> | 6 |
| Guarded gates..... | <input type="checkbox"/> | 2 | Home security/Alarm systems..... | <input type="checkbox"/> | 7 |
| Security patrols..... | <input type="checkbox"/> | 3 | One community entrance/exit..... | <input type="checkbox"/> | 8 |
| Neighborhood watches..... | <input type="checkbox"/> | 4 | On-site medical services..... | <input type="checkbox"/> | 9 |
| Street lights..... | <input type="checkbox"/> | 5 | Other (PLEASE SPECIFY) | <input type="checkbox"/> | 0 |

48-788
79-80-04

E3. Which of the following safety and security features does your housing community have and which features would you be willing to pay more to have?

	Do NOT Have	Currently Have	Would Pay More to Have	Would NOT Pay More to Have
Automated gates.....	<input type="checkbox"/> 1(13)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(26)	<input type="checkbox"/> 3
Guarded gates.....	<input type="checkbox"/> 1(16)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(27)	<input type="checkbox"/> 2
Security patrols.....	<input type="checkbox"/> 1(17)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(28)	<input type="checkbox"/> 2
Neighborhood watches.....	<input type="checkbox"/> 1(18)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(29)	<input type="checkbox"/> 2
Sidewalks.....	<input type="checkbox"/> 1(19)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(30)	<input type="checkbox"/> 2
Home security/Alarm systems.....	<input type="checkbox"/> 1(20)	<input type="checkbox"/> 3	<input type="checkbox"/> 1(31)	<input type="checkbox"/> 2
Street lights.....	<input type="checkbox"/> 1(21)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(32)	<input type="checkbox"/> 3
One community entrance/exit.....	<input type="checkbox"/> 1(22)	<input type="checkbox"/> 3	<input type="checkbox"/> 1(33)	<input type="checkbox"/> 2
On-site emergency medical services.....	<input type="checkbox"/> 1(23)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(34)	<input type="checkbox"/> 2
Vehicle permits/identification system.....	<input type="checkbox"/> 1(24)	<input type="checkbox"/> 3	<input type="checkbox"/> 1(35)	<input type="checkbox"/> 2
Other (PLEASE SPECIFY)	<input type="checkbox"/> 1(25)	<input type="checkbox"/> 2	<input type="checkbox"/> 1(36)	<input type="checkbox"/> 3

E4. Which of the following features attracted you to your current housing community? ("X" ALL THAT APPLY)

- | | | | | | |
|---|--------------------------|-------|---|--------------------------|-------|
| Access to public transportation..... | <input type="checkbox"/> | 1(37) | Tennis courts..... | <input type="checkbox"/> | 1(39) |
| Closeness to restaurants..... | <input type="checkbox"/> | 2 | Shuffle boards..... | <input type="checkbox"/> | 2 |
| Closeness to fitness center..... | <input type="checkbox"/> | 3 | Fishing..... | <input type="checkbox"/> | 3 |
| Closeness to elementary/high school..... | <input type="checkbox"/> | 4 | Landscaping..... | <input type="checkbox"/> | 4 |
| Closeness to university/college..... | <input type="checkbox"/> | 5 | Indoor/Outdoor recreation center..... | <input type="checkbox"/> | 5 |
| Closeness to off-site medical services..... | <input type="checkbox"/> | 6 | Community center/Clubhouse..... | <input type="checkbox"/> | 6 |
| On-site emergency medical services..... | <input type="checkbox"/> | 7 | Planned social activities..... | <input type="checkbox"/> | 7 |
| Closeness to family..... | <input type="checkbox"/> | 8 | Planned trips..... | <input type="checkbox"/> | 8 |
| Closeness to work..... | <input type="checkbox"/> | 9 | Arts and crafts activities..... | <input type="checkbox"/> | 9 |
| Closeness to place of worship..... | <input type="checkbox"/> | 0 | Transportation to elementary/high school..... | <input type="checkbox"/> | 0 |
| Closeness to shopping..... | <input type="checkbox"/> | 1(38) | Transportation to university/college..... | <input type="checkbox"/> | 1(40) |
| Walking trails..... | <input type="checkbox"/> | 2 | Age restriction or retirement status..... | <input type="checkbox"/> | 2 |
| Golf course..... | <input type="checkbox"/> | 3 | Indoor pool..... | <input type="checkbox"/> | 3 |
| Bike trails..... | <input type="checkbox"/> | 4 | Outdoor pool..... | <input type="checkbox"/> | 4 |
| Bocce courts..... | <input type="checkbox"/> | 5 | Other (PLEASE SPECIFY) | <input type="checkbox"/> | 5 |

E5. Which of the following features would you like to see added or improved? ("X" ALL THAT APPLY)

- | | | | | | |
|---|--------------------------|-------|---|--------------------------|-------|
| Access to public transportation..... | <input type="checkbox"/> | 1(41) | Tennis courts..... | <input type="checkbox"/> | 1(43) |
| Closeness to restaurants..... | <input type="checkbox"/> | 2 | Shuffle boards..... | <input type="checkbox"/> | 2 |
| Closeness to fitness center..... | <input type="checkbox"/> | 3 | Fishing..... | <input type="checkbox"/> | 3 |
| Closeness to elementary/high school..... | <input type="checkbox"/> | 4 | Landscaping..... | <input type="checkbox"/> | 4 |
| Closeness to university/college..... | <input type="checkbox"/> | 5 | Indoor/Outdoor recreation center..... | <input type="checkbox"/> | 5 |
| Closeness to off-site medical services..... | <input type="checkbox"/> | 6 | Community center/Clubhouse..... | <input type="checkbox"/> | 6 |
| On-site emergency medical services..... | <input type="checkbox"/> | 7 | Planned social activities..... | <input type="checkbox"/> | 7 |
| Closeness to family..... | <input type="checkbox"/> | 8 | Planned trips..... | <input type="checkbox"/> | 8 |
| Closeness to work..... | <input type="checkbox"/> | 9 | Arts and crafts activities..... | <input type="checkbox"/> | 9 |
| Closeness to place of worship..... | <input type="checkbox"/> | 0 | Transportation to elementary/high school..... | <input type="checkbox"/> | 0 |
| Closeness to shopping..... | <input type="checkbox"/> | 1(42) | Transportation to university/college..... | <input type="checkbox"/> | 1(44) |
| Walking trails..... | <input type="checkbox"/> | 2 | Age restriction or retirement status..... | <input type="checkbox"/> | 2 |
| Golf course..... | <input type="checkbox"/> | 3 | Indoor pool..... | <input type="checkbox"/> | 3 |
| Bike trails..... | <input type="checkbox"/> | 4 | Outdoor pool..... | <input type="checkbox"/> | 4 |
| Bocce courts..... | <input type="checkbox"/> | 5 | Other (PLEASE SPECIFY) | <input type="checkbox"/> | 5 |

+

+

E6. How beneficial are the following housing community features? (PLEASE RATE FROM "HIGHLY BENEFICIAL" TO "NOT BENEFICIAL")

	Highly Beneficial	Somewhat Beneficial	Not Beneficial
Access to public transportation.....	<input type="checkbox"/> 1(45)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to restaurants.....	<input type="checkbox"/> 1(46)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to fitness center.....	<input type="checkbox"/> 1(47)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to elementary/high school.....	<input type="checkbox"/> 1(48)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to university/college.....	<input type="checkbox"/> 1(49)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to shopping.....	<input type="checkbox"/> 1(50)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to off-site medical services.....	<input type="checkbox"/> 1(51)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
On-site emergency medical services.....	<input type="checkbox"/> 1(52)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to family.....	<input type="checkbox"/> 1(53)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Closeness to place of worship.....	<input type="checkbox"/> 1(54)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Bike trails.....	<input type="checkbox"/> 1(55)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Walking trails.....	<input type="checkbox"/> 1(56)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Golf course.....	<input type="checkbox"/> 1(57)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Tennis courts.....	<input type="checkbox"/> 1(58)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Bocce courts.....	<input type="checkbox"/> 1(59)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Shuffle boards.....	<input type="checkbox"/> 1(60)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Fishing.....	<input type="checkbox"/> 1(61)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Landscaping.....	<input type="checkbox"/> 1(62)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Indoor/Outdoor recreation center.....	<input type="checkbox"/> 1(63)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Community center/Clubhouse.....	<input type="checkbox"/> 1(64)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Planned social activities.....	<input type="checkbox"/> 1(65)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Planned trips.....	<input type="checkbox"/> 1(66)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Arts and crafts activities.....	<input type="checkbox"/> 1(67)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Transportation to elementary/high school.....	<input type="checkbox"/> 1(68)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Transportation to university/college.....	<input type="checkbox"/> 1(69)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Age restriction or retirement status.....	<input type="checkbox"/> 1(70)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Indoor pool.....	<input type="checkbox"/> 1(71)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Outdoor pool.....	<input type="checkbox"/> 1(72)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Other (PLEASE SPECIFY).....	<input type="checkbox"/> 1(73)	<input type="checkbox"/> 2	<input type="checkbox"/> 3

E7. Do you pay homeowners association dues or community fees for amenities and services? Yes... 1(74) No..... 2 Don't know..... 3 → SKIP TO QUESTION E9

75-708 79-80-05

E8. Which of the following features are included in your community fees, and which features cost extra? ("X" = "Not Applicable" IF YOU DO NOT HAVE THIS FEATURE IN YOUR COMMUNITY.)

	Included	Pay Extra	Not Applicable
Bike trails.....	<input type="checkbox"/> 1(15)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Golf course.....	<input type="checkbox"/> 1(16)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Tennis courts.....	<input type="checkbox"/> 1(17)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Bocce courts.....	<input type="checkbox"/> 1(18)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Shuffle boards.....	<input type="checkbox"/> 1(19)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Fishing.....	<input type="checkbox"/> 1(20)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Landscaping/External maintenance.....	<input type="checkbox"/> 1(21)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Security.....	<input type="checkbox"/> 1(22)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Wellness/Health-related services.....	<input type="checkbox"/> 1(23)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Indoor/Outdoor recreation center.....	<input type="checkbox"/> 1(24)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Community center/Clubhouse.....	<input type="checkbox"/> 1(25)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Fitness center.....	<input type="checkbox"/> 1(26)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Planned social activities.....	<input type="checkbox"/> 1(27)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Planned trips.....	<input type="checkbox"/> 1(28)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
In-home repair and maintenance.....	<input type="checkbox"/> 1(29)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Arts and crafts.....	<input type="checkbox"/> 1(30)	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Other (PLEASE SPECIFY).....	<input type="checkbox"/> 1(31)	<input type="checkbox"/> 2	<input type="checkbox"/> 3

+

+

E9. How important were the following factors in your decision to move to your current primary residence? (RATE FROM "EXTREMELY IMPORTANT" TO "NOT IMPORTANT")

	Extremely Important	Very Important	Somewhat Important	Not Important
Closer to children.....	<input type="checkbox"/> 1032	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to grandchildren.....	<input type="checkbox"/> 1033	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to other family.....	<input type="checkbox"/> 1034	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to friends.....	<input type="checkbox"/> 1035	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to work.....	<input type="checkbox"/> 1036	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to shopping.....	<input type="checkbox"/> 1037	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to entertainment.....	<input type="checkbox"/> 1038	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to hospitals/health services.....	<input type="checkbox"/> 1039	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Closer to a university/college.....	<input type="checkbox"/> 1040	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Weather/Climate.....	<input type="checkbox"/> 1041	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Lower cost of living.....	<input type="checkbox"/> 1042	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Low crime.....	<input type="checkbox"/> 1043	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Less expensive than previous home.....	<input type="checkbox"/> 1044	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Needed smaller home.....	<input type="checkbox"/> 1045	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Needed larger home.....	<input type="checkbox"/> 1046	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Less home maintenance.....	<input type="checkbox"/> 1047	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Home safety features.....	<input type="checkbox"/> 1048	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Access to public transportation.....	<input type="checkbox"/> 1049	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Community safety features.....	<input type="checkbox"/> 1050	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Community amenities.....	<input type="checkbox"/> 1051	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Maintenance included in fees.....	<input type="checkbox"/> 1052	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Natural beauty (lakes, mountains, etc.).....	<input type="checkbox"/> 1053	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Wanted to start over.....	<input type="checkbox"/> 1054	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Other (PLEASE SPECIFY).....	<input type="checkbox"/> 1055	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4

E10. How far in advance did you begin planning your most recent move? ("X" ONE ONLY)

0 to less than 3 months....	<input type="checkbox"/> 1056	12 months to less than 3 years	<input type="checkbox"/> 4	6 to less than 10 years	<input type="checkbox"/> 6
3 to less than 6 months....	<input type="checkbox"/> 2	3 to less than 6 years.....	<input type="checkbox"/> 5	10 or more years.....	<input type="checkbox"/> 7
6 to less than 12 months..	<input type="checkbox"/> 3				

E11. How far in advance did you begin looking at homes/house-hunting? ("X" ONE ONLY)

0 to less than 3 months....	<input type="checkbox"/> 1057	12 months to less than 3 years	<input type="checkbox"/> 4	6 to less than 10 years	<input type="checkbox"/> 6
3 to less than 6 months....	<input type="checkbox"/> 2	3 to less than 6 years.....	<input type="checkbox"/> 5	10 or more years.....	<input type="checkbox"/> 7
6 to less than 12 months..	<input type="checkbox"/> 3				

E12. Approximately how many miles did you move from your previous primary residence? ("X" ONE ONLY)

Less than 10 miles.....	<input type="checkbox"/> 1058	50 to less than 100 miles....	<input type="checkbox"/> 4
10 to less than 25 miles.....	<input type="checkbox"/> 2	100 to less than 500 miles...	<input type="checkbox"/> 5
25 to less than 50 miles.....	<input type="checkbox"/> 3	500 miles or more.....	<input type="checkbox"/> 6
		Don't recall.....	<input type="checkbox"/> 7

E13. What year did you move into your current primary residence? (WHERE YOU SPEND MOST OF YOUR TIME)

_____ (59-62)

E14. How old is your current home? _____ years old (63-65)

E15. Is your current primary residence your former second home? Yes 1060 No 1

E16. Where is your previous primary residence located? (ANSWER EVEN IF YOU DID NOT OWN YOUR PREVIOUS HOME)

State _____ County _____

E17. How long did you live at your previous primary residence? _____ years. (67-68)

E18. How old is your previous primary residence? _____ years old. (69-71)

72-78R
79-80-86

+

+

E19. Which of the following features initially attracted you to your current home? ("X" ALL THAT APPLY)

One-story.....	<input type="checkbox"/>	b(15)	Front-loading clothes washer.....	<input type="checkbox"/>	b(18)
Bedroom on first floor.....	<input type="checkbox"/>	2	Multi-level work areas in the kitchen.....	<input type="checkbox"/>	2
Attached garage or garage connected by covered walkway.....	<input type="checkbox"/>	3	Adjustable closet rods and shelves.....	<input type="checkbox"/>	3
Automatic garage door opener.....	<input type="checkbox"/>	4	Low maintenance exterior finishes (siding, roofing, trim).....	<input type="checkbox"/>	4
Elevator or lift device.....	<input type="checkbox"/>	5	Crank-operated (casement) windows.....	<input type="checkbox"/>	5
Home office.....	<input type="checkbox"/>	6	Central heating system & air conditioning.....	<input type="checkbox"/>	6
Adequate storage space.....	<input type="checkbox"/>	7	Energy-efficient heating system & air conditioning.....	<input type="checkbox"/>	7
Covered porch.....	<input type="checkbox"/>	8	Ceiling fans.....	<input type="checkbox"/>	8
Minimal/Low step up to front door.....	<input type="checkbox"/>	9	Fluorescent, energy-efficient light bulbs.....	<input type="checkbox"/>	9
Wide hallways and doors.....	<input type="checkbox"/>	0	Programmable thermostat.....	<input type="checkbox"/>	0
Non-slip tread on stairs.....	<input type="checkbox"/>	b(16)	Easy to reach temperature controls.....	<input type="checkbox"/>	b(19)
Non-glare, non-slip flooring.....	<input type="checkbox"/>	2	Insulated, energy-efficient windows.....	<input type="checkbox"/>	2
Lever handles on doors.....	<input type="checkbox"/>	3	Energy-efficient appliances.....	<input type="checkbox"/>	3
Rocker type light switches (vs. conventional switches).....	<input type="checkbox"/>	4	Home warranty.....	<input type="checkbox"/>	4
Grab bars in shower.....	<input type="checkbox"/>	5	Emergency call button.....	<input type="checkbox"/>	5
Grab bars around toilet.....	<input type="checkbox"/>	6	Whole house security system.....	<input type="checkbox"/>	6
Wheelchair accessible shower.....	<input type="checkbox"/>	7	Integrated wiring for home networks, home automation, or whole-house entertainment systems.....	<input type="checkbox"/>	7
Bathroom with large turning area for wheelchair.....	<input type="checkbox"/>	8	Room for in-home caregiver.....	<input type="checkbox"/>	8
Separate shower from bathtub.....	<input type="checkbox"/>	9	Other (PLEASE SPECIFY).....	<input type="checkbox"/>	9
Whirlpool tub.....	<input type="checkbox"/>	0			
Seat in shower.....	<input type="checkbox"/>	b(17)			
Raised toilet.....	<input type="checkbox"/>	2			
Raised dishwasher.....	<input type="checkbox"/>	3			
Side opening oven.....	<input type="checkbox"/>	4			

E20. Which of the following features were present in your home when you moved in, which have been added, and which do you plan to add? ("X" ONE BOX FOR EACH FEATURE)

	Present When Moved In	Added	Plan to Add	Do NOT Plan to Add
Bedroom on first floor.....	<input type="checkbox"/> b(20)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Attached garage or garage connected by covered walkway	<input type="checkbox"/> b(21)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Automatic garage door opener.....	<input type="checkbox"/> b(22)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Elevator or lift device.....	<input type="checkbox"/> b(23)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Home office.....	<input type="checkbox"/> b(24)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Adequate storage space.....	<input type="checkbox"/> b(25)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Covered porch.....	<input type="checkbox"/> b(26)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Minimal/Low step up to front door.....	<input type="checkbox"/> b(27)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Wide hallways and doors.....	<input type="checkbox"/> b(28)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Non-slip tread on stairs.....	<input type="checkbox"/> b(29)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Non-glare, non-slip flooring.....	<input type="checkbox"/> b(30)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Lever handles on doors.....	<input type="checkbox"/> b(31)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Rocker type light switches (vs. conventional switches).....	<input type="checkbox"/> b(32)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Grab bars in shower.....	<input type="checkbox"/> b(33)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Grab bars around toilet.....	<input type="checkbox"/> b(34)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Wheelchair accessible shower.....	<input type="checkbox"/> b(35)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Bathroom with large turning area for walker/wheelchair.....	<input type="checkbox"/> b(36)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Separate shower from bathtub.....	<input type="checkbox"/> b(37)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Whirlpool tub.....	<input type="checkbox"/> b(38)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Seat in shower.....	<input type="checkbox"/> b(39)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Raised toilet.....	<input type="checkbox"/> b(40)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Raised dishwasher.....	<input type="checkbox"/> b(41)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Side opening oven.....	<input type="checkbox"/> b(42)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Front-loading clothes washer.....	<input type="checkbox"/> b(43)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Multi-level work areas in the kitchen.....	<input type="checkbox"/> b(44)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Adjustable closet rods and shelves.....	<input type="checkbox"/> b(45)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Low maintenance exterior finishes (siding, roofing, trim, etc.) ..	<input type="checkbox"/> b(46)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Crank-operated (casement) windows.....	<input type="checkbox"/> b(47)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Central heating system & air conditioning.....	<input type="checkbox"/> b(48)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Energy-efficient heating system & air conditioning.....	<input type="checkbox"/> b(49)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Ceiling fans.....	<input type="checkbox"/> b(50)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Fluorescent, energy-efficient light bulbs.....	<input type="checkbox"/> b(51)	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4

+

WW4X37003-1

9

(Please Continue On Next Page)

+

QUESTION E20 CONTINUED (“X” ONE BOX FOR EACH FEATURE)	Present When Moved In	Added	Plan to Add	Do NOT Plan to Add
Programmable thermostat.....	<input type="checkbox"/> 1052	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Easy to reach temperature controls.....	<input type="checkbox"/> 1053	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Insulated, energy-efficient windows.....	<input type="checkbox"/> 1054	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Energy-efficient appliances.....	<input type="checkbox"/> 1055	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Home warranty.....	<input type="checkbox"/> 1056	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Emergency call button.....	<input type="checkbox"/> 1057	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Whole house security system.....	<input type="checkbox"/> 1058	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Integrated wiring for home networks, home automation, or whole-house entertainment systems.....	<input type="checkbox"/> 1059	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Room for in-home caregiver.....	<input type="checkbox"/> 1060	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Basement.....	<input type="checkbox"/> 1061	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4
Other (PLEASE SPECIFY).....	<input type="checkbox"/> 1062	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> 4

63-788 79-80-07

E21. Do you find that the following features in your home specifically help you to live comfortably, safely, and independently? (PLEASE “X” ONE BOX FOR EACH FEATURE. “X” “Not Applicable” IF YOU DO NOT HAVE THIS FEATURE IN YOUR HOME)

	Yes	No	Not Applicable
One-story.....	<input type="checkbox"/> 1115	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Bedrooms on first floor.....	<input type="checkbox"/> 1116	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Attached garage or garage connected by covered walkway.....	<input type="checkbox"/> 1117	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Automatic garage door opener.....	<input type="checkbox"/> 1118	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Elevator or lift device.....	<input type="checkbox"/> 1119	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Home office.....	<input type="checkbox"/> 1120	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Adequate storage space.....	<input type="checkbox"/> 1121	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Covered porch.....	<input type="checkbox"/> 1122	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Minimal/Low step up to front door.....	<input type="checkbox"/> 1123	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Wide hallways and doors.....	<input type="checkbox"/> 1124	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Non-slip tread on stairs.....	<input type="checkbox"/> 1125	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Non-glare, non-slip flooring.....	<input type="checkbox"/> 1126	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Lever handles on doors.....	<input type="checkbox"/> 1127	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Rocker type light switches vs. conventional switches.....	<input type="checkbox"/> 1128	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Grab bars in shower.....	<input type="checkbox"/> 1129	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Grab bars around toilet.....	<input type="checkbox"/> 1130	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Wheelchair accessible shower.....	<input type="checkbox"/> 1131	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Bathroom with large turning area for walker/wheelchair.....	<input type="checkbox"/> 1132	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Separate shower from tub.....	<input type="checkbox"/> 1133	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Whirlpool tub.....	<input type="checkbox"/> 1134	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Seat in shower.....	<input type="checkbox"/> 1135	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Raised toilet.....	<input type="checkbox"/> 1136	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Raised dishwasher.....	<input type="checkbox"/> 1137	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Front-loading clothes washer.....	<input type="checkbox"/> 1138	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Multi-level work areas in the kitchen.....	<input type="checkbox"/> 1139	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Adjustable closet rods and shelves.....	<input type="checkbox"/> 1140	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Low maintenance exterior finishes (siding, roofing, trim).....	<input type="checkbox"/> 1141	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Crank-operated (casement) windows.....	<input type="checkbox"/> 1142	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Central heating system & air conditioning.....	<input type="checkbox"/> 1143	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Energy-efficient heating system & air conditioning.....	<input type="checkbox"/> 1144	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Ceiling fans.....	<input type="checkbox"/> 1145	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Fluorescent, energy-efficient light bulbs.....	<input type="checkbox"/> 1146	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Programmable thermostat.....	<input type="checkbox"/> 1147	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Insulated, energy-efficient windows.....	<input type="checkbox"/> 1148	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Energy-efficient appliances.....	<input type="checkbox"/> 1149	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Home warranty.....	<input type="checkbox"/> 1150	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Emergency call button.....	<input type="checkbox"/> 1151	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Whole house security system.....	<input type="checkbox"/> 1152	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Integrated wiring for home networks, home automation, or whole-house entertainment systems.....	<input type="checkbox"/> 1153	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Room for in-home caregiver.....	<input type="checkbox"/> 1154	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Basement.....	<input type="checkbox"/> 1155	<input type="checkbox"/> 2	<input type="checkbox"/> 3
Other (PLEASE SPECIFY).....	<input type="checkbox"/> 1156	<input type="checkbox"/> 2	<input type="checkbox"/> 3

+

+

E22. Where is your bedroom located? ("X" ONE ONLY)

Basement 1(37) First Floor..... 2 Second or Third Floor..... 3E23. Do you need to use stairs to reach your bedroom? Yes 1(38) No 2

E24. How satisfied are you with the storage space available in your home?

Very satisfied..... 1(39) Neither satisfied nor dissatisfied... 3
Satisfied..... 2 Dissatisfied..... 4
Very dissatisfied..... 5

E25. What have you done when you determined that your home had insufficient storage space? ("X" ALL THAT APPLY)

Rented a storage space..... 1(40) Added a room(s)..... 7
Added a storage shed..... 2 Converted living space to storage..... 8
Sold or gave away possessions..... 3 Bought storage-related furniture..... 9
Stored at home of friend or relative..... 4 Other (PLEASE SPECIFY) _____
Moved..... 5 _____ 0
Built a garage..... 6 Did not have this problem..... X

E26. Which of the following do you use as storage space in your home? ("X" ALL THAT APPLY)

Attic..... 1(41) Non-walk-in closets... 5 Other built-in storage..... 9
Garage..... 2 Basement..... 6 Other (PLEASE SPECIFY) _____
Spare room..... 3 Storage shed..... 7 _____ 0
Walk-in closets... 4 Crawl space..... 8 _____ 0

E27. How many closets do you have? (WRITE IN NUMBER) _____ (42-43)

E28. What type of electronic home security/alarm system is in your current primary residence? ("X" ALL THAT APPLY)

No system..... 1(44) System that sounds alarm and alerts police or protection service..... 4
System that sounds alarm only in your home..... 2 System with a visual or audible alarm that alerts police or protection service..... 3
System with a visual or audible alarm that sounds only in your home..... 3 Don't know..... 6

E29. Which of the following technologies are currently in your home, and which do you desire to have in your home? ("X" ALL THAT APPLY)

	Currently Have	Desire to Have
Home computer.....	<input type="checkbox"/> 1(45)	<input type="checkbox"/> 1(46)
High speed Internet access (cable modem, DSL, satellite Internet access).....	<input type="checkbox"/> 2	<input type="checkbox"/> 2
Integrated wiring system within house (has voice/audio and data outlets with central distribution panel).....	<input type="checkbox"/> 3	<input type="checkbox"/> 3
Community Intranet.....	<input type="checkbox"/> 4	<input type="checkbox"/> 4
None of the above.....	<input type="checkbox"/> 5	<input type="checkbox"/> 5
Other (PLEASE SPECIFY) _____	<input type="checkbox"/> 6	<input type="checkbox"/> 6

E30. For what purposes do you use the Internet? ("X" ALL THAT APPLY)

I do not use the Internet... <input type="checkbox"/> 1(47)	Shopping..... <input type="checkbox"/> 7	Other research..... <input type="checkbox"/> 4
Conducting business..... <input type="checkbox"/> 2	Finding a contractor..... <input type="checkbox"/> 8	Music entertainment..... <input type="checkbox"/> 5
E-mail..... <input type="checkbox"/> 3	Investing/Managing finances... <input type="checkbox"/> 9	Gambling..... <input type="checkbox"/> 6
Taking online courses..... <input type="checkbox"/> 4	House hunting..... <input type="checkbox"/> 1(48)	Other (PLEASE SPECIFY) _____
Planning travel..... <input type="checkbox"/> 5	Video gaming..... <input type="checkbox"/> 2	_____ <input type="checkbox"/> 7
Reading news..... <input type="checkbox"/> 6	Researching products..... <input type="checkbox"/> 3	

69-728 79-80-08

E31. Thinking about the places you visit most often, approximately how many miles from your current primary residence are the following: (PLEASE RECORD THE NUMBER OF MILES IN THE SPACES PROVIDED)

Hospital..... _____	University/College..... _____
Place of worship..... _____	Elementary/High Schools..... _____
Restaurants..... _____	Parks..... _____
Friends (other than neighbors)..... _____	Shopping..... _____
Public transportation..... _____	Work..... _____ (15-44)

+ WW4X37003-1

11

(Please Continue On Next Page)

+

+

E32. Do you or a member of your household have difficulty using stairs? Yes 1(45) No 2

E33. Which of the following health conditions do you or a member of your household currently experience? ("X" ALL THAT APPLY)

Allergies.....	<input type="checkbox"/> 1(46)	Arthritis.....	<input type="checkbox"/> 3
Diminished eyesight.....	<input type="checkbox"/> 2	Other (PLEASE SPECIFY).....	
Diminished hearing.....	<input type="checkbox"/> 3		
Diminished mobility.....	<input type="checkbox"/> 4	None of the above.....	<input type="checkbox"/> 6
			<input type="checkbox"/> 7

E34. Which of the following activities do you or other household members have problems performing without assistance? ("X" ALL THAT APPLY)

Eating.....	<input type="checkbox"/> 1(47)	Laundry.....	<input type="checkbox"/> 5	Other (PLEASE SPECIFY).....	
Dressing.....	<input type="checkbox"/> 2	Bathing.....	<input type="checkbox"/> 6		
Light housework.....	<input type="checkbox"/> 3	Toileting.....	<input type="checkbox"/> 7		<input type="checkbox"/> 9
Using the telephone.....	<input type="checkbox"/> 4	Meal preparation.....	<input type="checkbox"/> 8	None of the above.....	<input type="checkbox"/> 8

E35. What health-related home modifications have been made to your residence? ("X" ONLY THOSE MODIFICATIONS MADE TO ACCOMMODATE A HEALTH CONDITION)

Built bedroom on first floor.....	<input type="checkbox"/> 1(48)	Installed an audible or visual strobe light alarm system to indicate activation of doorbell, telephone, smoke or carbon monoxide detectors.....	<input type="checkbox"/> 1(50)
Installed easy to read temperature controls.....	<input type="checkbox"/> 2	Built easy-to-reach shelving.....	<input type="checkbox"/> 2
Installed easy to maneuver temperature controls.....	<input type="checkbox"/> 3	Made storage areas more accessible.....	<input type="checkbox"/> 3
Removed carpeting.....	<input type="checkbox"/> 4	Added non-glare, non-slip flooring.....	<input type="checkbox"/> 4
Eliminated throw rugs.....	<input type="checkbox"/> 5	Installed elevator or lift device.....	<input type="checkbox"/> 5
Removed/Replaced stairs.....	<input type="checkbox"/> 6	Installed a ramp to front or back door.....	<input type="checkbox"/> 6
Placed non-slip tread on stairs.....	<input type="checkbox"/> 7	Replaced door knobs with levers.....	<input type="checkbox"/> 7
Added chair rail.....	<input type="checkbox"/> 8	Widened hallways and doorways.....	<input type="checkbox"/> 8
Added grab bars in shower.....	<input type="checkbox"/> 9	Installed higher electrical outlets.....	<input type="checkbox"/> 9
Added grab bars around toilet.....	<input type="checkbox"/> 0	Lowered cabinets.....	<input type="checkbox"/> 0
Built a seat in shower.....	<input type="checkbox"/> x	Installed side-opening oven.....	<input type="checkbox"/> x
Installed a whirlpool tub.....	<input type="checkbox"/> y	Installed multi-level work areas.....	<input type="checkbox"/> y
Built a separate shower from bathtub.....	<input type="checkbox"/> 1(49)	Integrated pull down shelving in kitchen.....	<input type="checkbox"/> 1(51)
Installed adjustable, hand-held showerhead.....	<input type="checkbox"/> 2	Mounted adjustable closet rods and shelves.....	<input type="checkbox"/> 2
Installed higher toilet.....	<input type="checkbox"/> 3	Installed a front-loading clothes washer.....	<input type="checkbox"/> 3
Placed slip-resistant flooring in bathrooms.....	<input type="checkbox"/> 4	Raised the height of clothes washer/dryer.....	<input type="checkbox"/> 4
Added a curbless "walk-in" or open shower.....	<input type="checkbox"/> 5	Raised the height of dishwasher.....	<input type="checkbox"/> 5
Replaced heating/air conditioning system.....	<input type="checkbox"/> 6	Built/Renovated room for in-home caregiver.....	<input type="checkbox"/> 6
Replaced appliances.....	<input type="checkbox"/> 7	Other (PLEASE SPECIFY).....	
Made bathroom/bedroom wheelchair maneuverable.....	<input type="checkbox"/> 8		
Replaced standard windows with crank-operated (casement) windows.....	<input type="checkbox"/> 0	None of the above.....	<input type="checkbox"/> 7
			<input type="checkbox"/> 8

E36. Do you own a second home? (PLEASE DO NOT INCLUDE INVESTMENT OR TIMESHARE PROPERTIES)
 Yes 1(52) No 2 → THANK YOU. PLEASE RETURN YOUR QUESTIONNAIRE.

E37. In what State and County is your second home located? (IF YOU OWN MORE THAN ONE "SECOND HOME," ANSWER FOR THE ONE YOU USE MOST OFTEN)

State _____ County _____

E38. What year did you purchase your second home? _____ (53-54)

E39. How old is your second home? _____ years old. (57-59)

E40. What caused you to choose this location? ("X" ALL THAT APPLY)

Vacation home/Close to attraction.....	<input type="checkbox"/> 1(60)	Close to your children.....	<input type="checkbox"/> 1(61)
Climate.....	<input type="checkbox"/> 2	Close to your grandchildren.....	<input type="checkbox"/> 2
Close to amenities.....	<input type="checkbox"/> 3	Close to university/college.....	<input type="checkbox"/> 3
Close to entertainment.....	<input type="checkbox"/> 4	Maintenance included in fees.....	<input type="checkbox"/> 4
Close to shopping.....	<input type="checkbox"/> 5	Lower cost of living.....	<input type="checkbox"/> 5
Close to healthcare services.....	<input type="checkbox"/> 6	Other (PLEASE SPECIFY).....	
Lower property taxes.....	<input type="checkbox"/> 7		
			<input type="checkbox"/> 6

E41. Do you plan to retire in your second home? ("X" ONE ONLY) Yes 1(62) No 2 Don't know 3

THANK YOU. PLEASE RETURN YOUR QUESTIONNAIRE. 63-78R 79-80-80

+

Notice

No part of this publication may be reproduced or used in any form by any means, electronic or mechanical, including photocopying or scanning, or by any information storage and retrieval system without written permission from the NAHB Research Center and the Joint Center for Housing Studies of Harvard University.

NAHB Research Center
400 Prince George's Boulevard
Upper Marlboro, MD 20774-8731
(800) 638-8556
www.nahbrc.org

Joint Center for Housing Studies of Harvard University
1033 Massachusetts Avenue, Fifth Floor
Cambridge, MA 02143
(617) 495-7908
www.jchs.harvard.edu



400 Prince George's Boulevard
Upper Marlboro, Maryland 20774
Telephone: (800) 638-8556
Fax: (301)430-6180
www.nahbrc.org