



WHICH OLDER ADULTS HAVE ACCESS TO AMERICA'S MOST LIVABLE NEIGHBORHOODS?

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October 30, 2020

Research Questions & Methods

Questions:

- Is access to livable communities equitable among older adults?
- When people move, do they relocate to places with higher livability?

Methods:

- Analysis of neighborhoods: we used the Index + 2017 ACS 5-year to determine livability scores for 217,000+ Census block groups; we then divided these into quintiles and then analyzed the characteristics of each quintile
- Analysis of older adults residing in livable neighborhoods: we used restricted-access 2017 Public Use Microdata 1-Year Estimates to examine the profile of older adults (50 and over) in each livability quintile*
- Analysis of movers: we used regression models to investigate household and neighborhood determinants of residential mobility and location choices*

*Census Disclosure Review Board approval numbers CBDRB-FY19-580 & CBDRB-FY19-540.

A photograph of a residential street featuring a row of two-story houses with light-colored siding and dark trim. A concrete sidewalk runs along the front of the properties, with small trees and bushes planted between the houses. The scene is overlaid with a dark purple filter. The text "1. The Most Livable Communities Vary in Their Strengths, But Share Some Common Characteristics" is written in white, bold, sans-serif font across the middle of the image.

1. The Most Livable Communities Vary in Their Strengths, But Share Some Common Characteristics

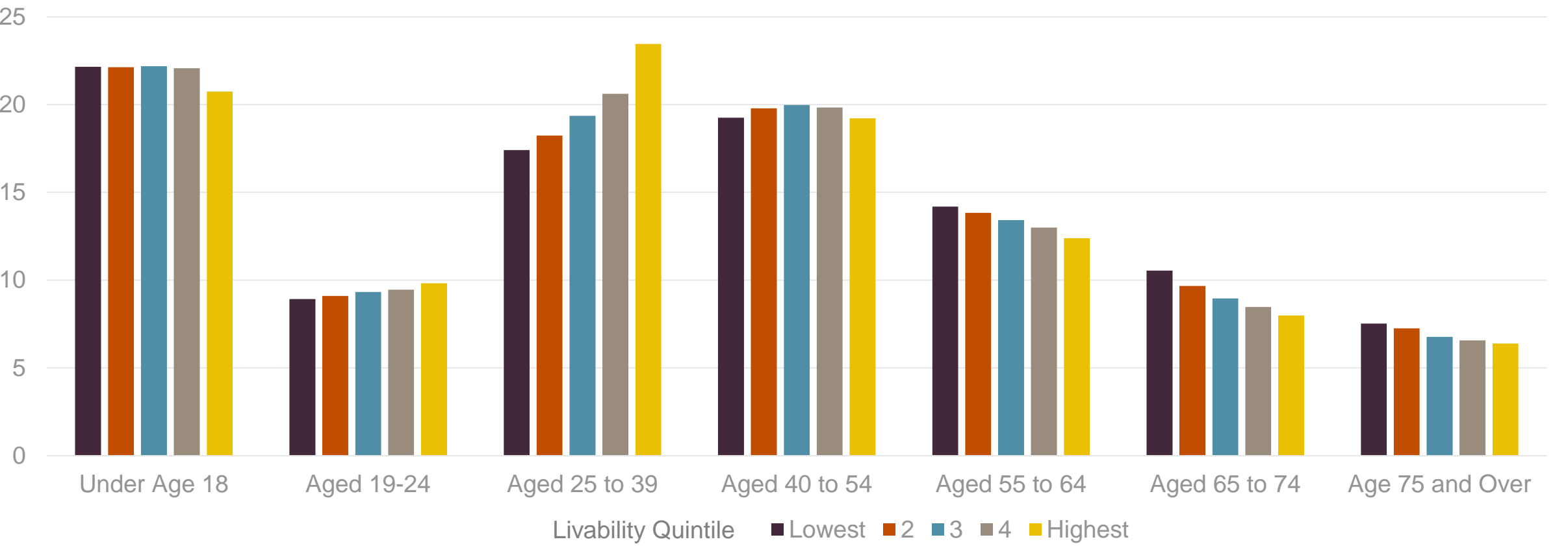
...But on Average Tend to Feature Older, More Expensive, and More Varied Housing Stock

		Livability Quintile				
		Lowest	2	3	4	Highest
Housing Type	Multifamily (%)	10	17	23	31	44
Housing Age	Built Before 1950 (%)	14	18	21	26	33
Tenure	Renter-Occupied (%)	23	27	30	35	44
Housing Costs	Median Rent (\$)	920	1,030	1,090	1,110	1,160
	Median Value of Owner-Occupied Housing (\$)	175,860	224,180	248,820	271,710	328,750

Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.

Older Adults Are Underrepresented in Highly Livable Neighborhoods

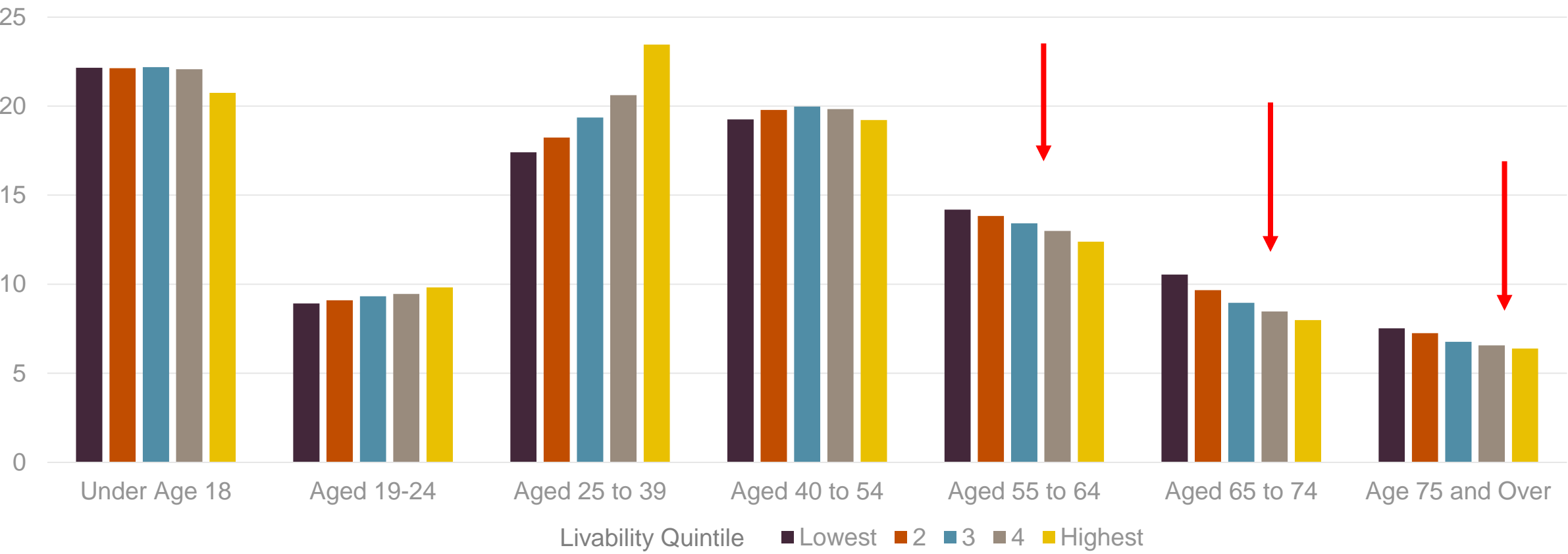
Share of Population within Each Livability Quintile (Percent)



Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.

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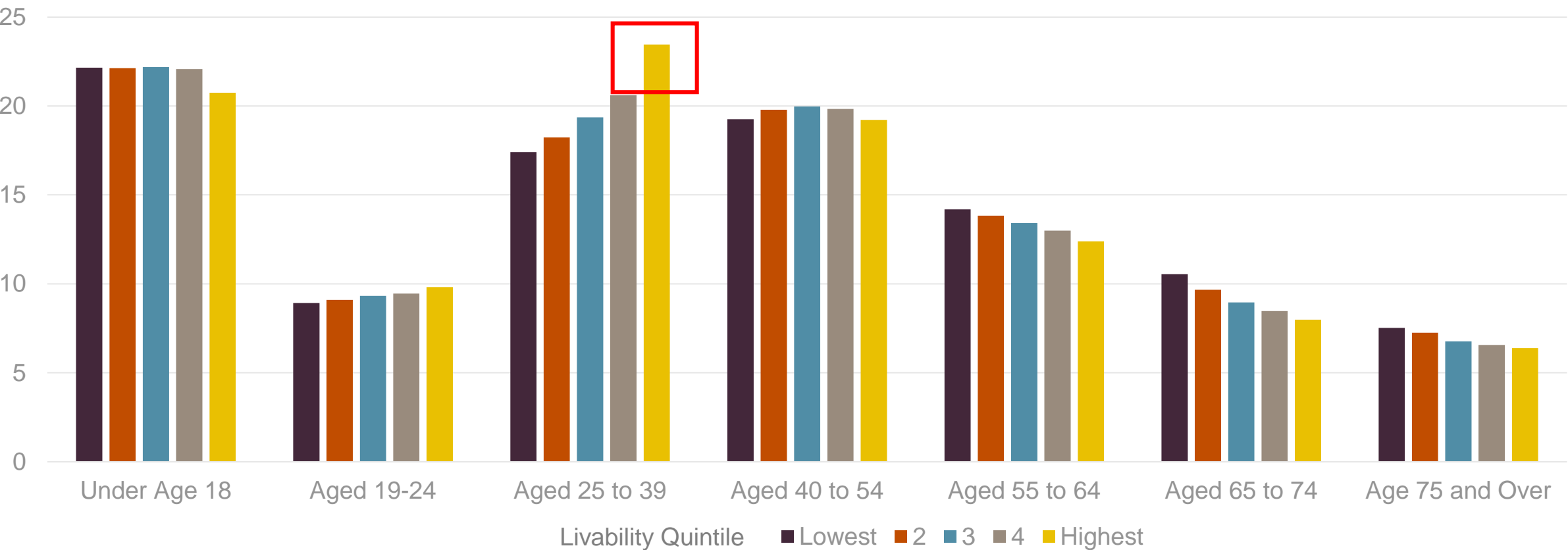
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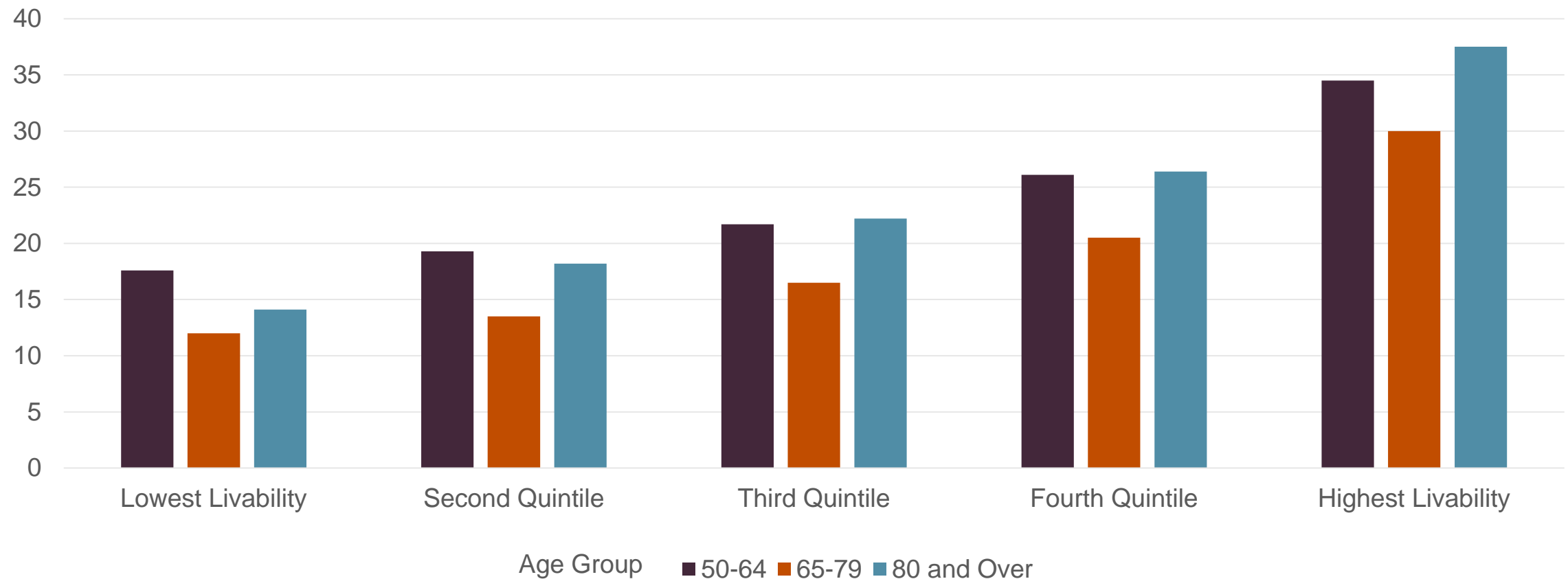
Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.



2. Older Adults' Access to Livable Neighborhoods is Not Evenly Distributed

The Share of Older Adult Renters Rises with Each Livability Quintile

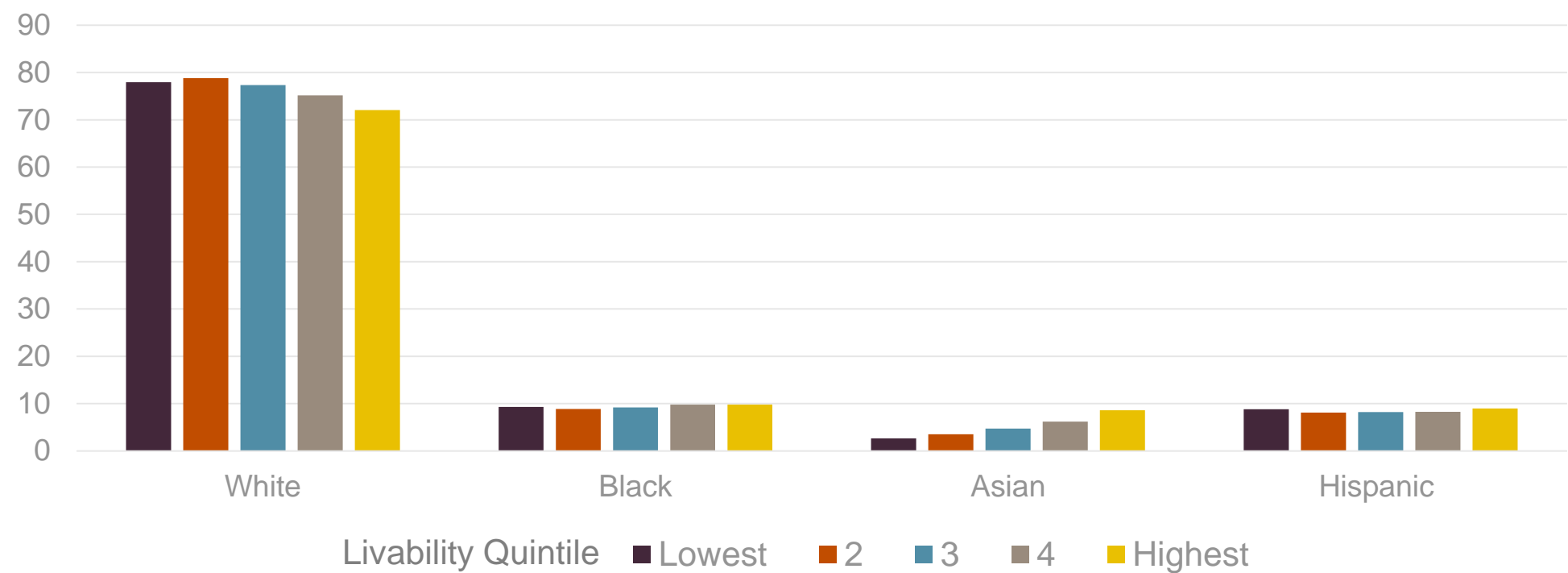
Share of Older Adults Who Are Renters (Percent)



Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.

Asian Older Adults Make Up Higher Shares of the Older Population in High Livability Neighborhoods

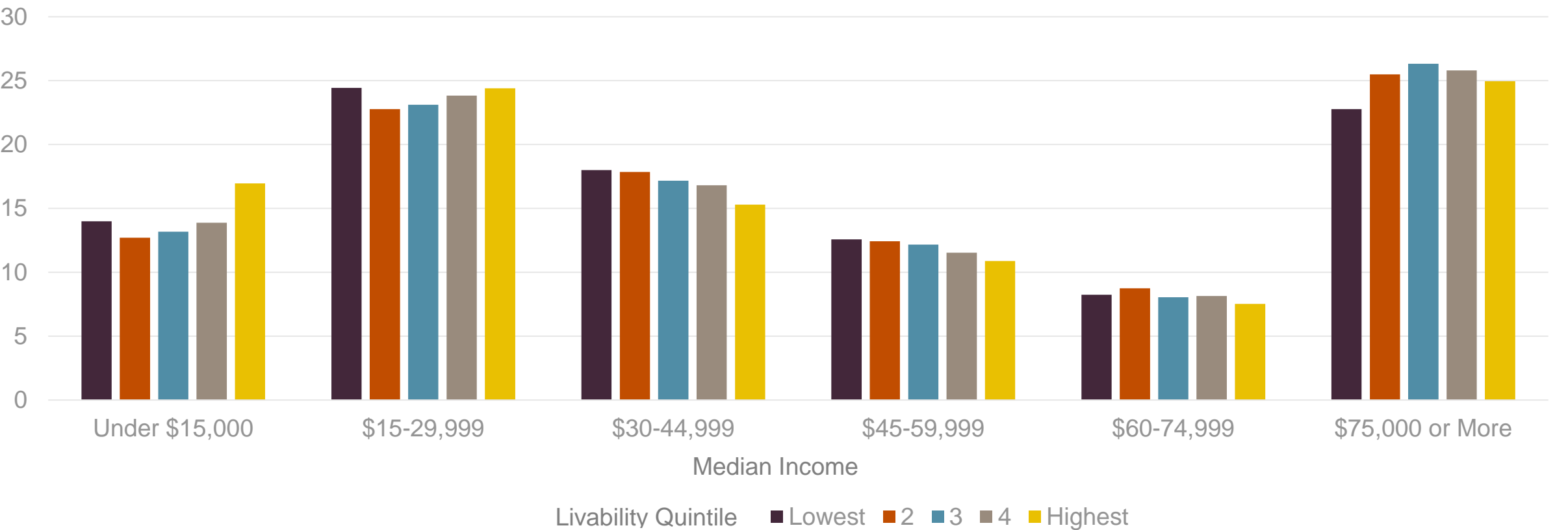
Share Race/Ethnicity by Livability Quintile Among Those Ages 65-79 (Percent)



Note: Hispanic households may be of any race. White, Black, and Asian households are non-Hispanic.
Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.

Older Adults with Middle Incomes Make Up Smaller Shares of Higher Livability Neighborhoods

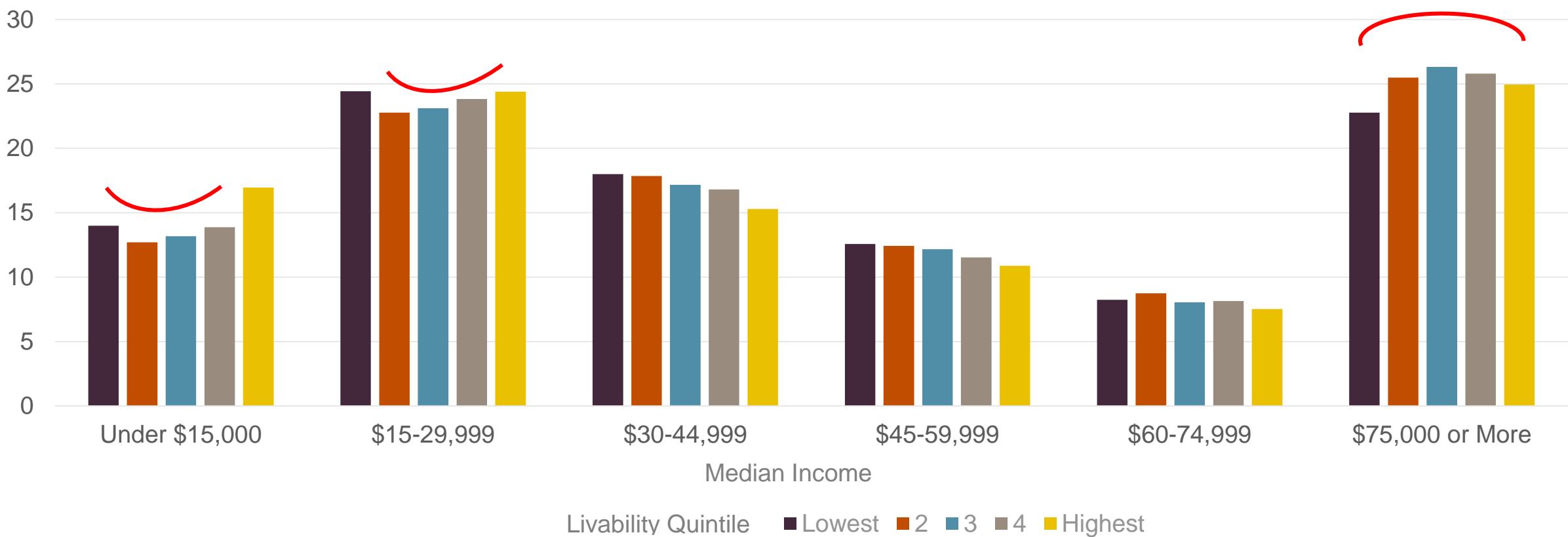
Share of Income Group in Each Quintile for People Ages 80 and Over



Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.

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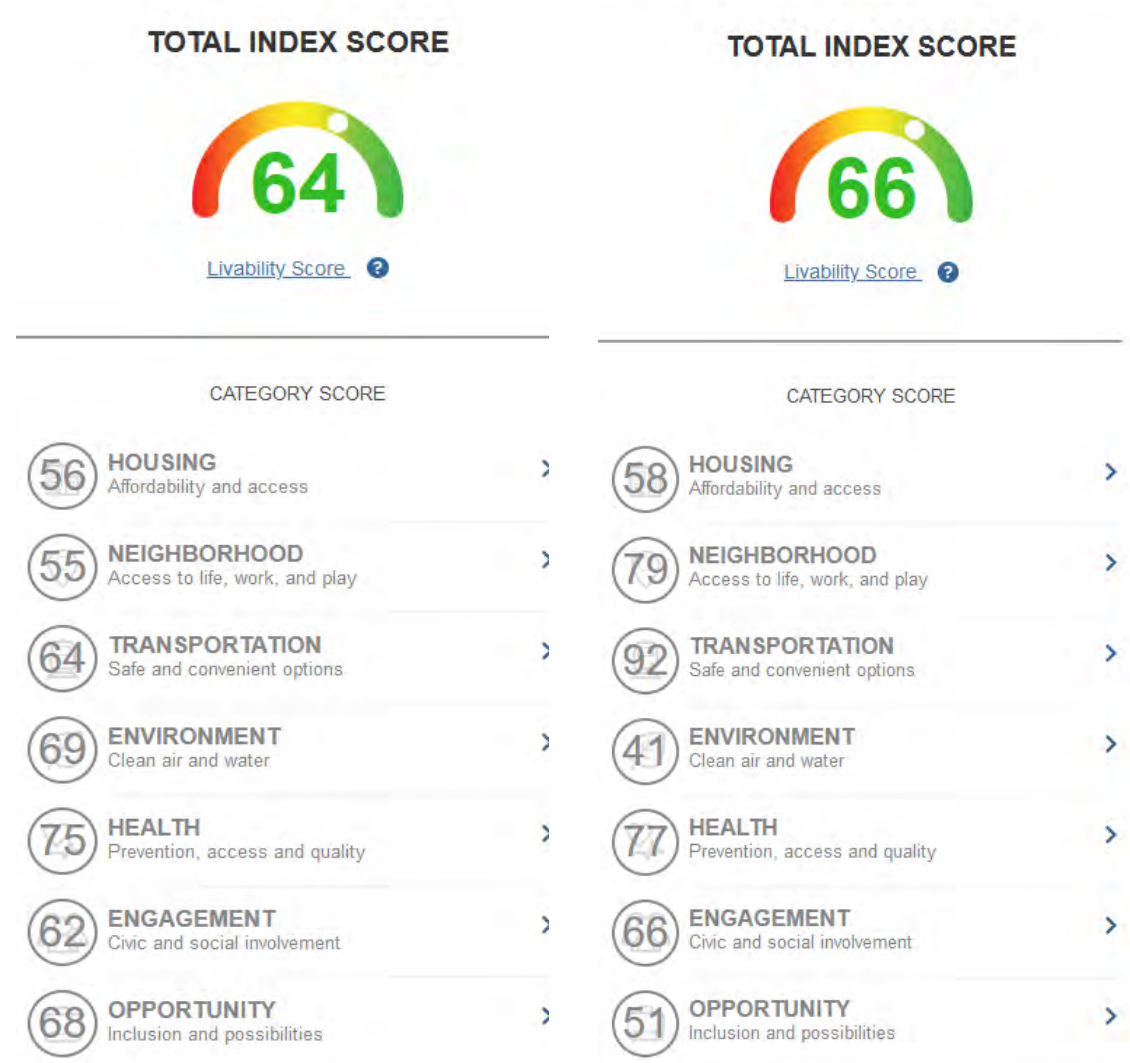


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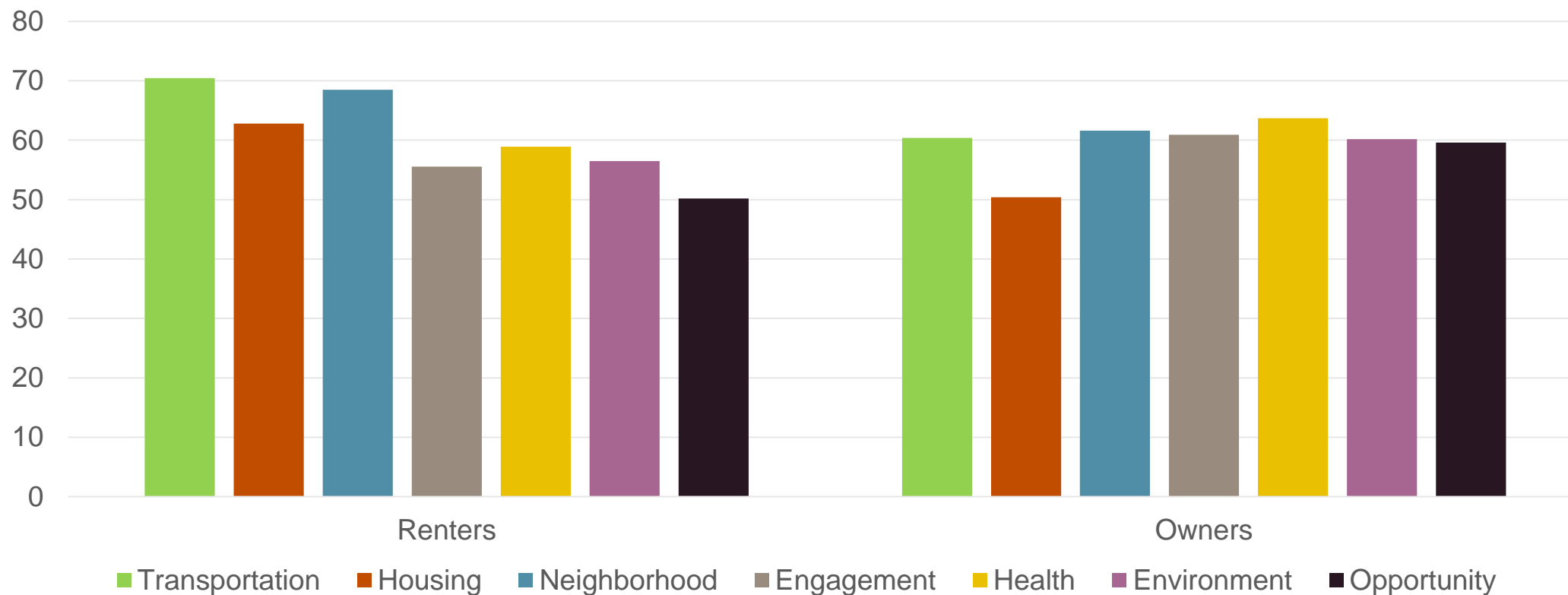
3. Different Groups of Older Adults Live in Different Types of Livable Neighborhoods

Highly Livable Neighborhoods Vary in Their Strengths....



The Highest Livability Neighborhoods for Older Owners and Renters Vary in Characteristics

Mean Category Score in the Highest Livability Neighborhoods for Older Adults 65-79

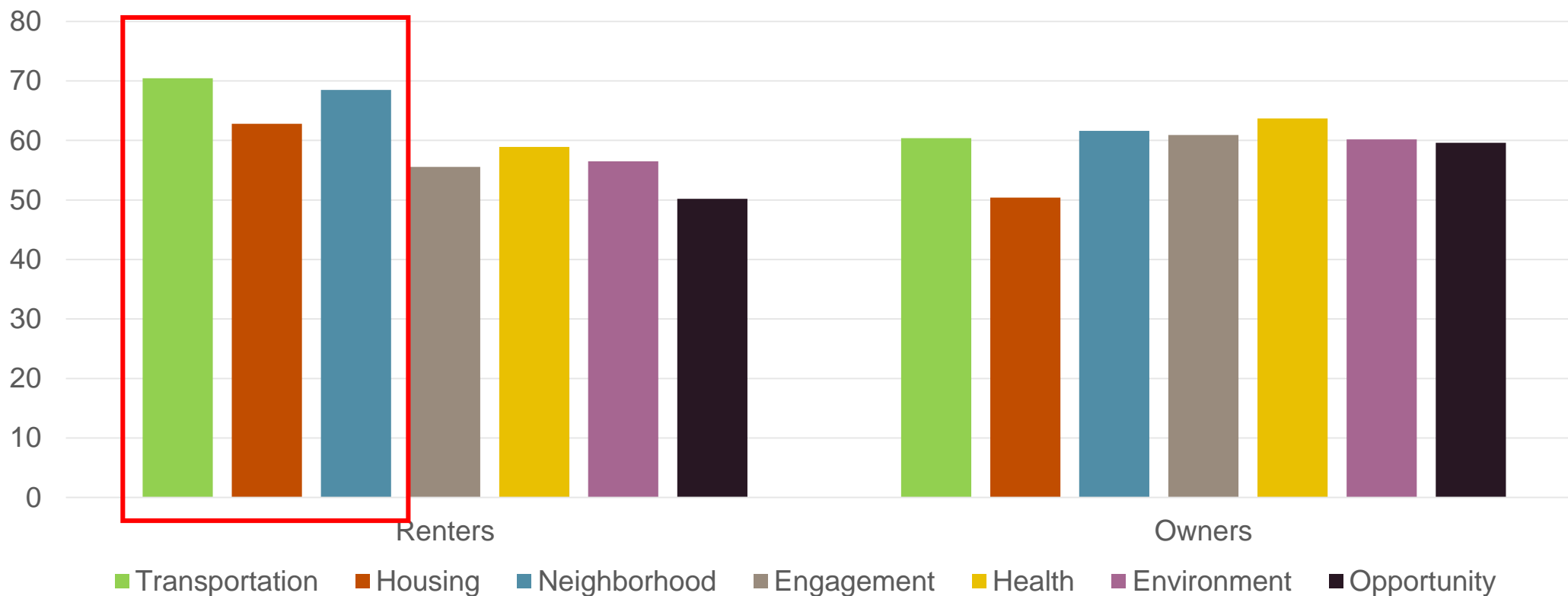


Note: Mean scores shown are for neighborhoods in the highest quintile for overall livability.

Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.

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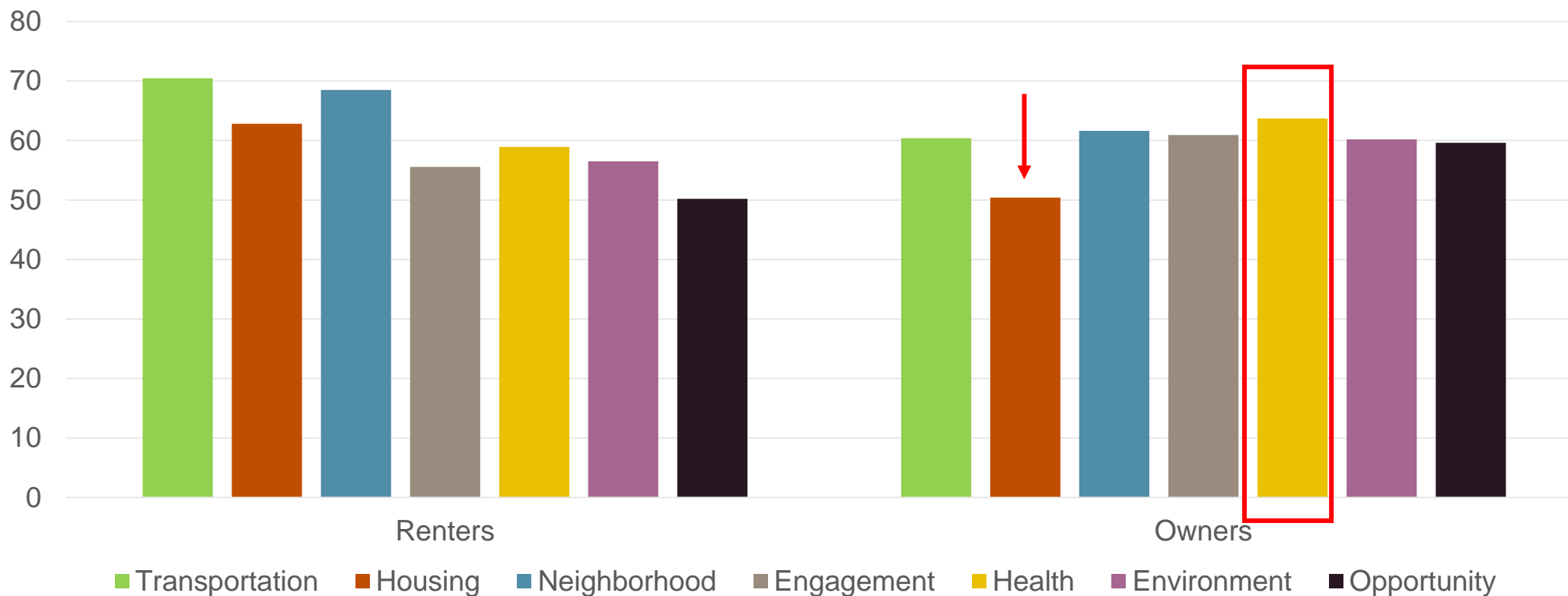


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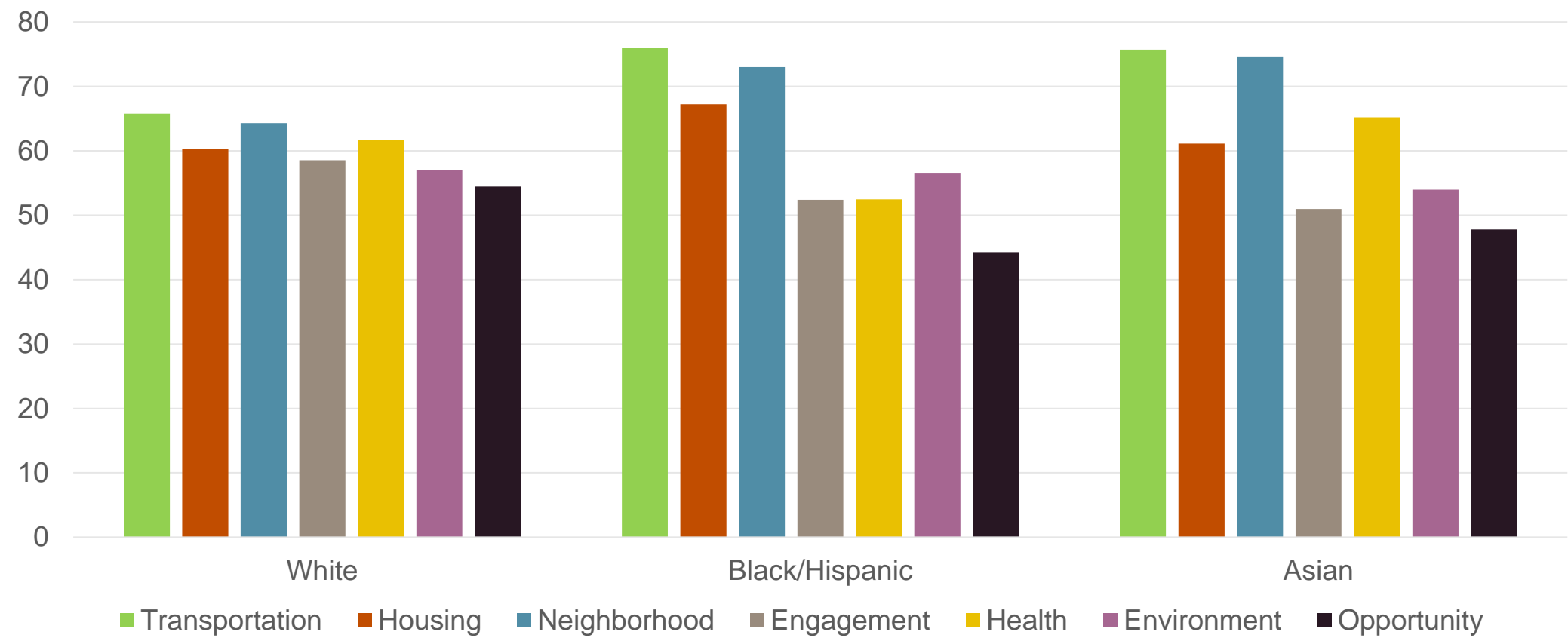


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Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.

Characteristics of Highly Livable Neighborhoods Vary for Residents of Different Races/Ethnicities

Mean Category Score in the Highest Livability Neighborhoods for Older Adults Ages 65-79



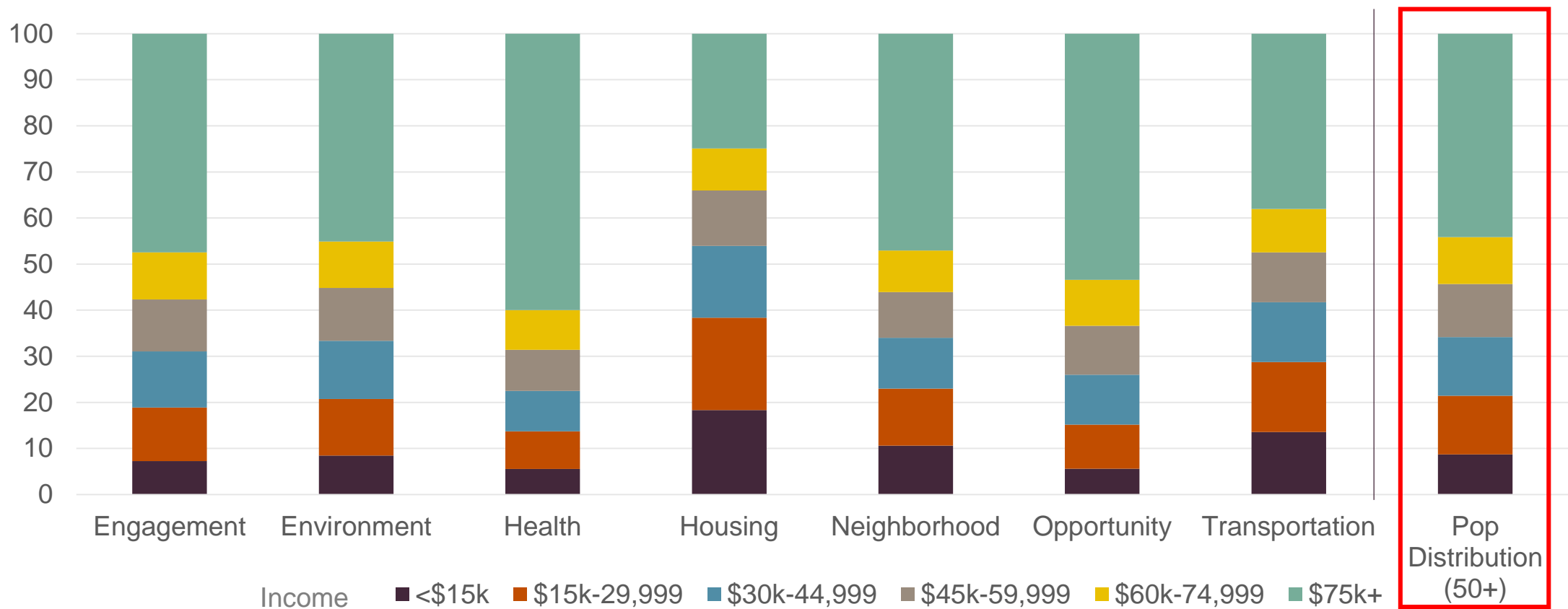
Notes: Mean scores shown are for neighborhoods in the highest quintile for overall livability. Data confidentiality concerns do not allow further disaggregation by race.
Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.



4. Across ALL Neighborhoods, Access to Certain Features Varies by Race/Ethnicity, Income, and Tenure

Lower-Income Older Adults Are Overrepresented in Neighborhoods Scoring High on Housing

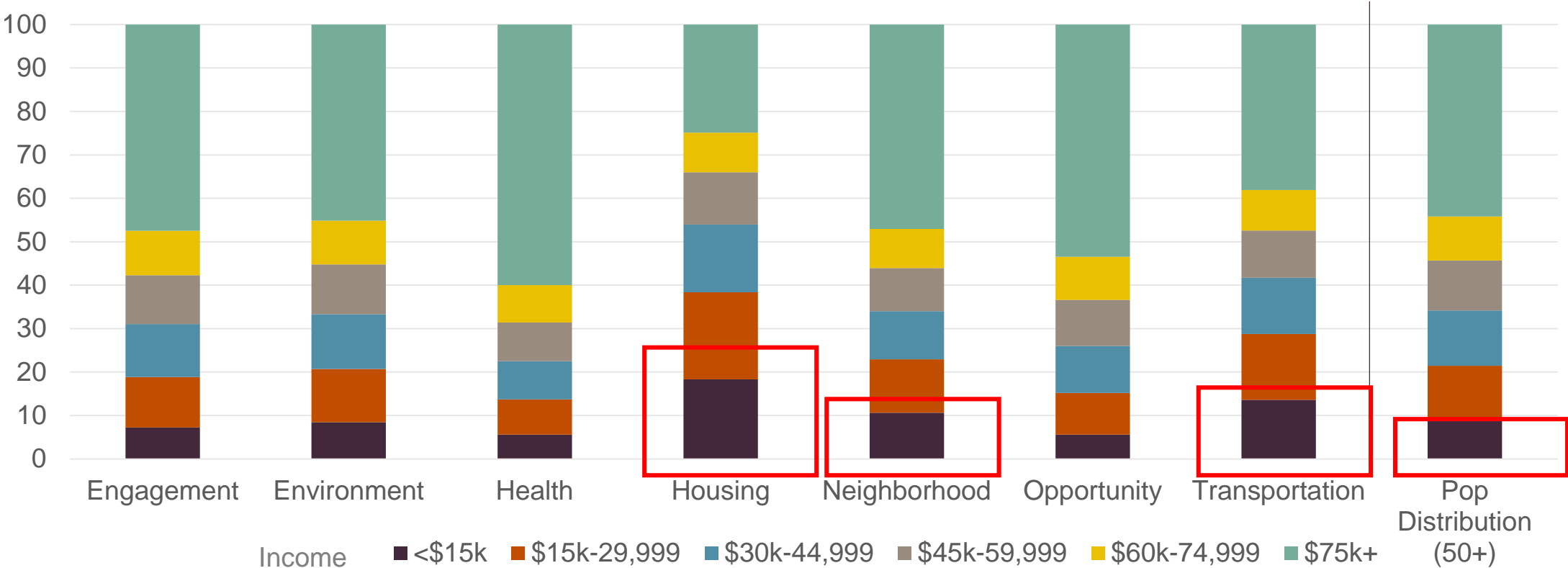
Shares of Older Adults in Neighborhoods that Score Highest on Each Category of the Livability Index (Percent)



Note: Shares are given for neighborhoods that score in the top quintile of a given Livability Index category. Distribution of population is the distribution of people age 50 and over.
Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.

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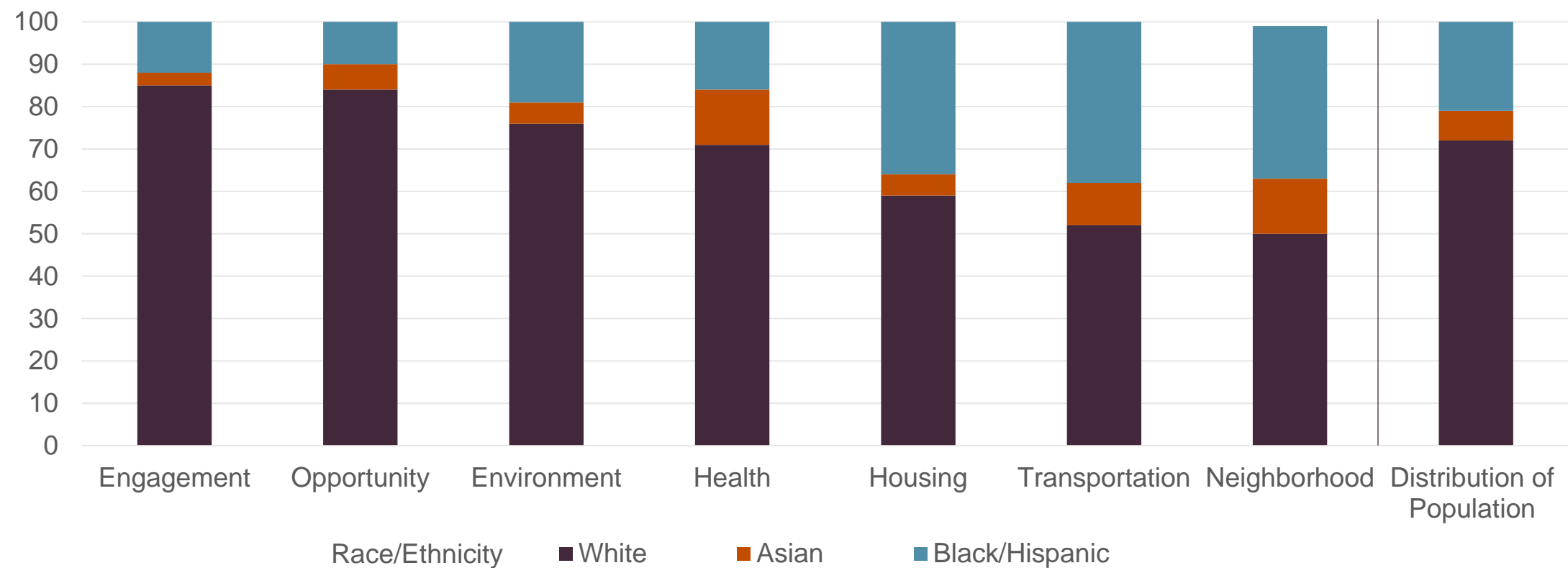
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Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.

White Older Adults Have Greater Access to Neighborhoods with the Highest Scores on Engagement and Opportunity

Shares of Adults Ages 50 and Over in Neighborhoods that Score Highest on Each Category of the Livability Index (Percent)



Note: Shares are given for neighborhoods that score in the top quintile of a given Livability Index category. Distribution of population is the distribution of people age 50 and over. Scores may not total 100 as the chart omits people of other races or who are multiracial.

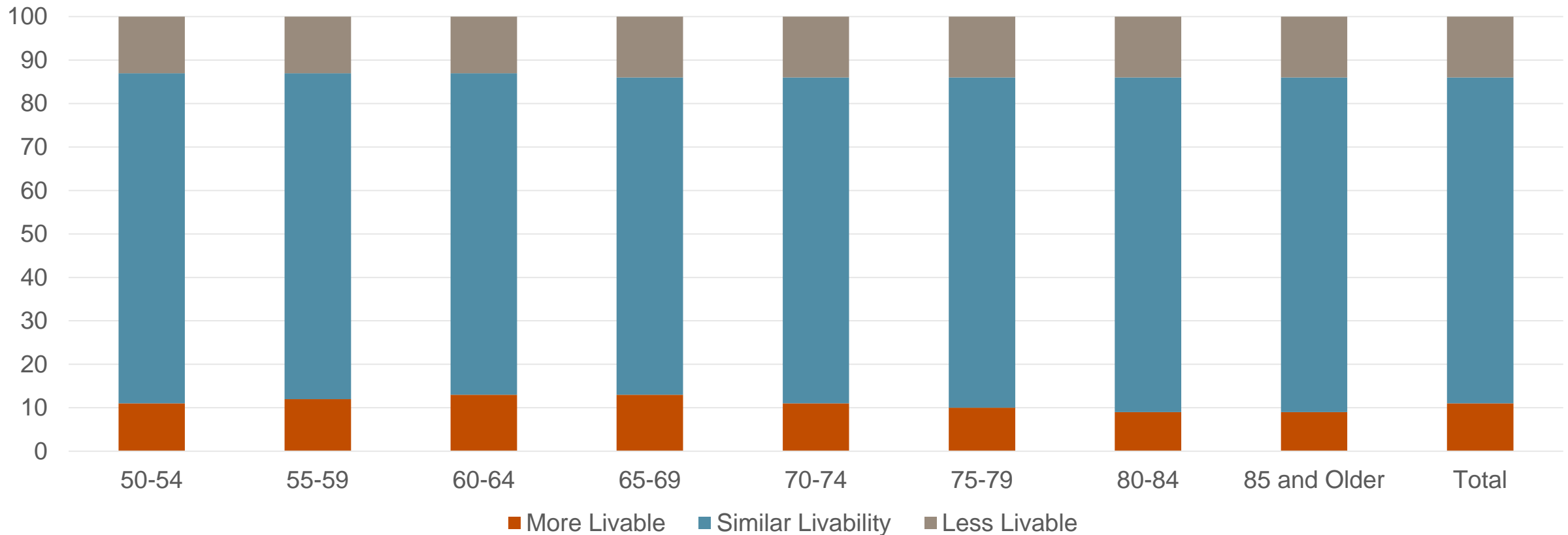
Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.



5. Movers Tend to Relocate to Places of Similar Livability

Most Older Movers Relocate to Areas of Similar Livability

Share of Moves by Destination (Percent)



Notes: Movers reported changing residence within a one-year period of their survey date. Stayers lived in the same residence for at least a year at the time they were surveyed. Upward moves to more livable neighborhoods represent an increase of at least 6 points on the Livability Index while downward moves to less livable neighborhoods are associated with at least a 6 point decrease in livability.

Source: JCHS analysis of the 2018 AARP Livability Index and 2013- 2017 American Community Survey Internal Use File 1-Year Estimates.

Questions & Implications



Remaining Questions

- Even in the most livable neighborhoods, do all residents have equal access to features, amenities, and resources?
- Why don't movers relocate to higher livability locations?
 - Role of information and preferences
 - Barriers to more livable locations, including affordability

Thank you!

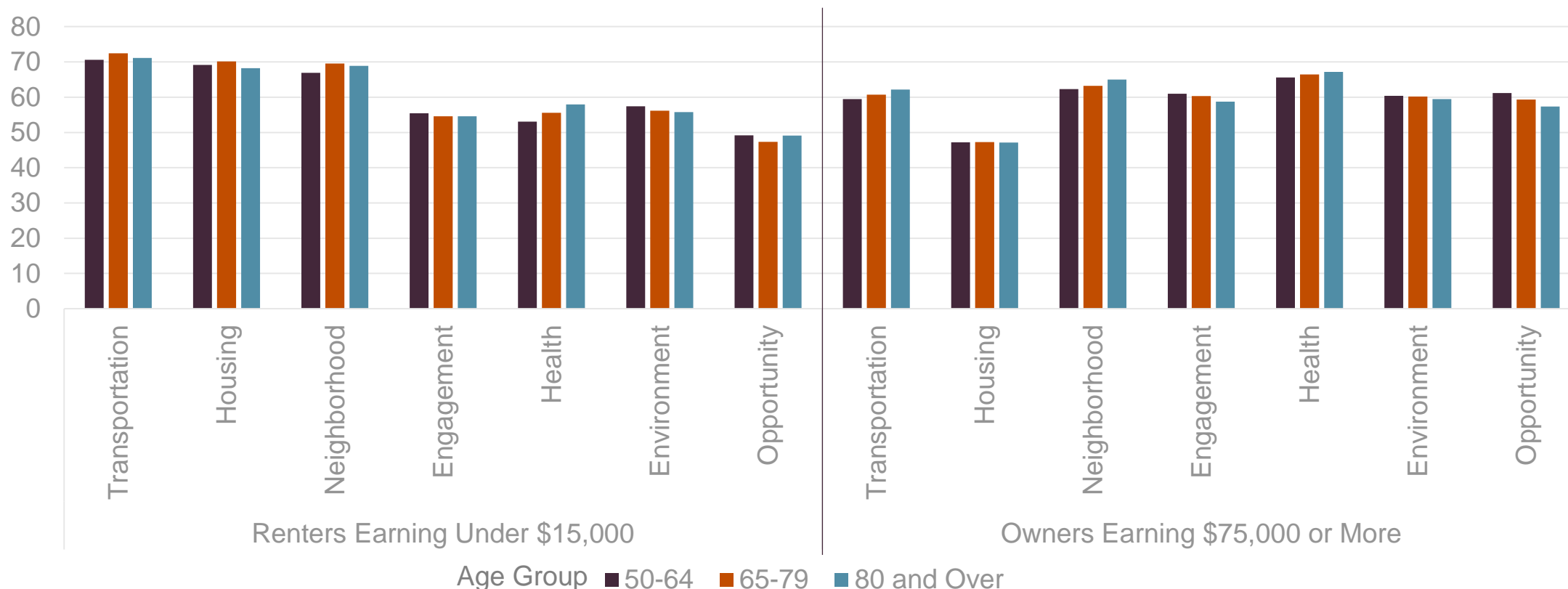
Correlation of Elements of the Overall Livability Score

	Engage- ment	Environ- ment	Health	Housing	Neighbor- hood	Oppor- tunity	Transport- ation	Overall
Engagement	1							
Environment	0.18	1						
Health	0.06	-0.06	1					
Housing	-0.06	-0.04	-0.37	1				
Neighborhood	-0.11	-0.13	0.45	-0.03	1			
Opportunity	0.15	0.03	0.21	-0.27	-0.03	1		
Transportation	-0.12	0.06	0.13	0.13	0.59	-0.23	1	
Overall	0.38	0.36	0.50	0.12	0.62	0.30	0.55	1

Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.

Within the Most Livable Neighborhoods, Lower-Income Renters and Higher-Income Owners Have Access to Different Livability Features

Mean Scores of Livability Elements within Highest Overall Livability Quintile

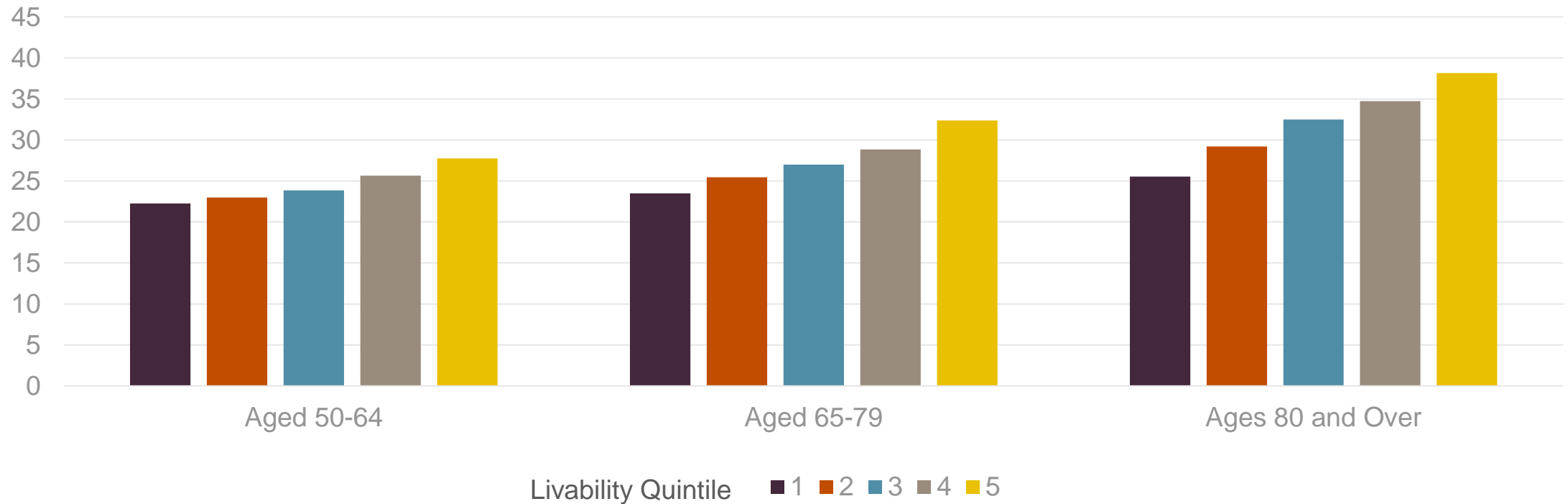


Note: Mean scores shown are for neighborhoods in the highest quintile for overall livability.

Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.

Older Adults Are More Likely to Face Cost Burdens in High Livability Neighborhoods

Share of Older Adults With Housing Cost Burdens by (Percent)

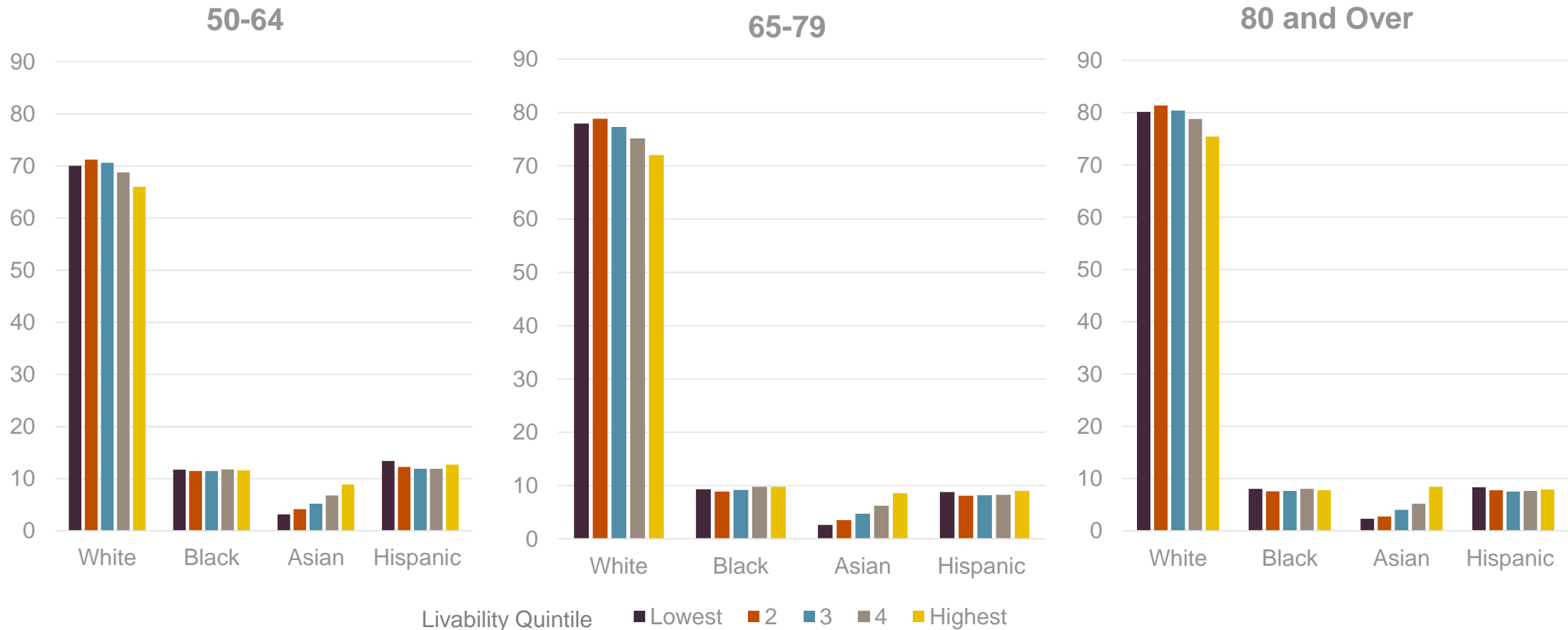


Notes: An individual is cost burdened if their household pays at least 30 percent of their income for housing. Households with zero or or negative income are assumed to have burdens, while households paying no cash rent are assumed to be without burdens.

Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Internal Use File 1-Year Estimates.

Asian Older Adults Make Up Higher Shares of the Older Population in High Livability Neighborhoods

Share Race/Ethnicity by Livability Quintile (Percent)

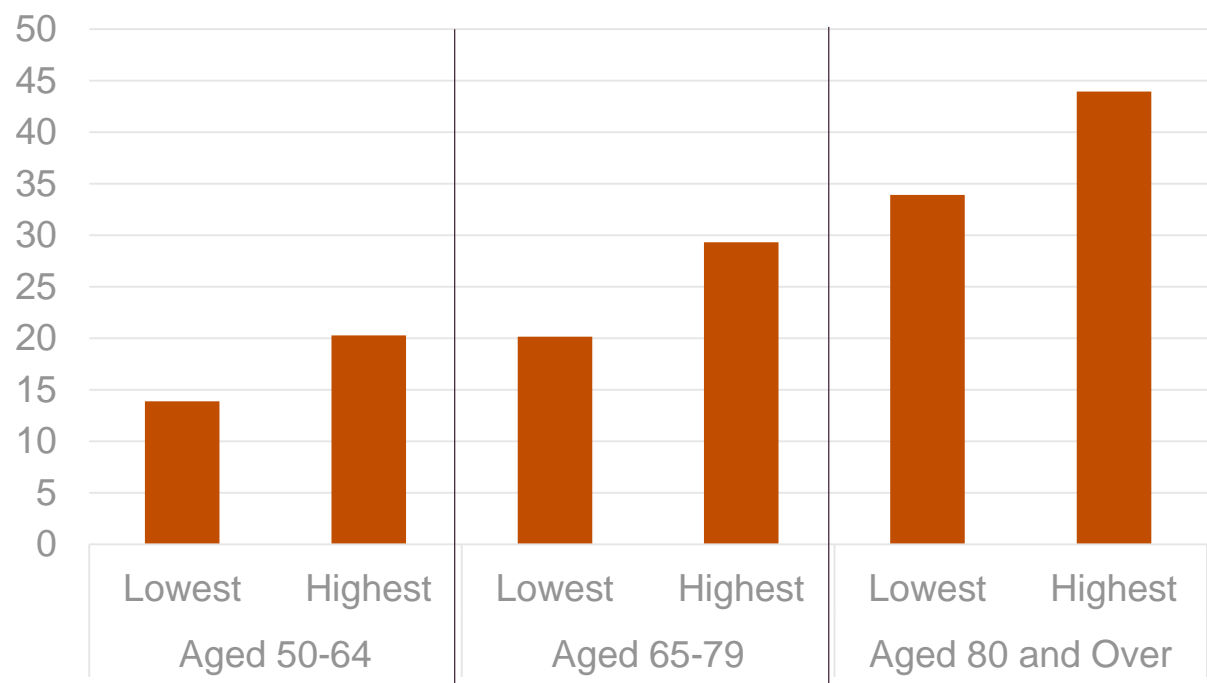


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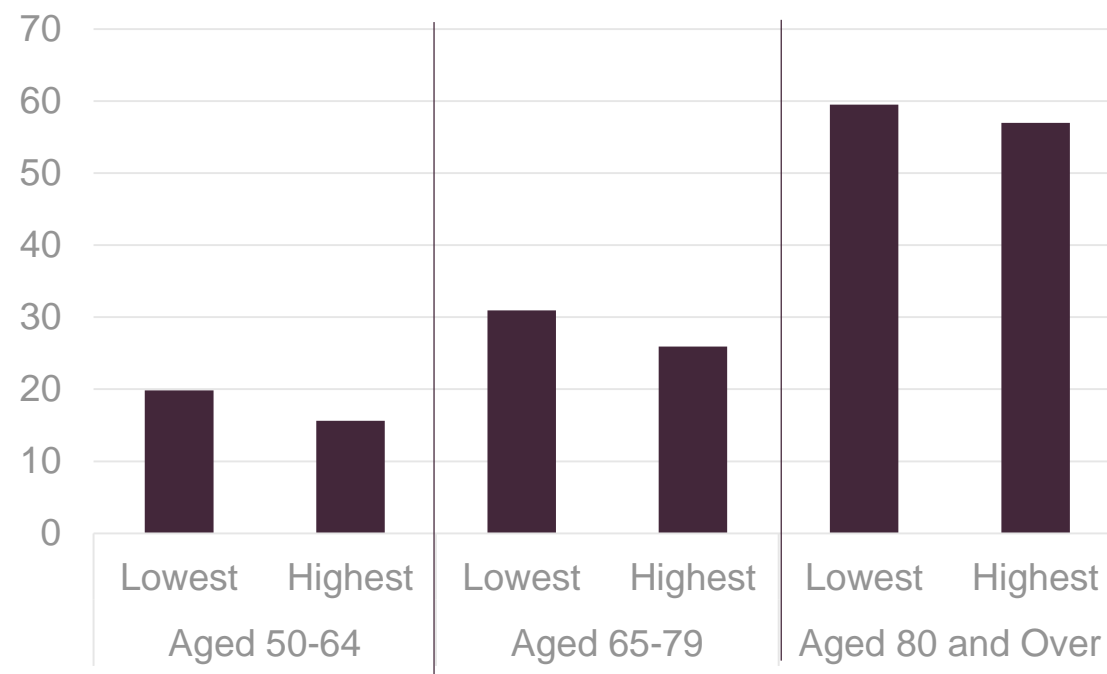
Source: JCHS analysis of the 2018 AARP Livability Index and 2017 American Community Survey Public Use Microdata Sample 5-Year Estimates.

Highest Livability Neighborhoods Have Higher Shares of Older Single-Person Households and Lower Shares of Older People with Disabilities

Share Single-Person Household by Livability Quintile (Percent)



Share Persons with Disability (Percent)

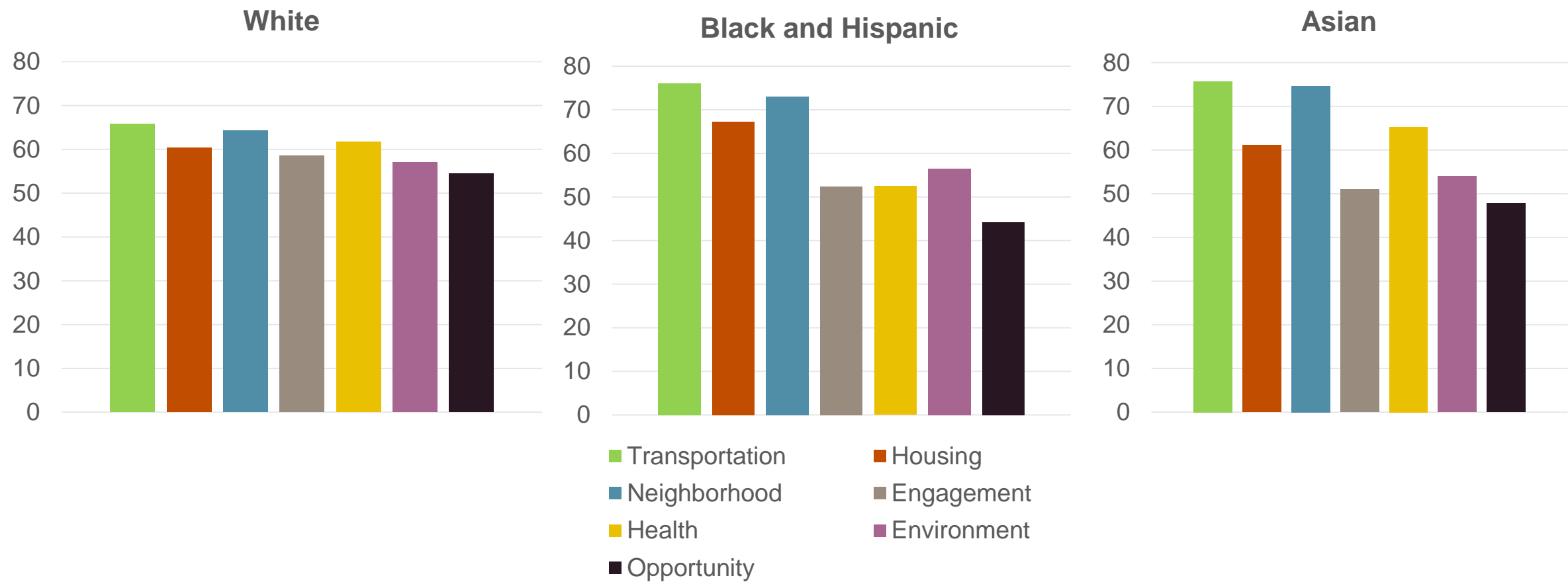


Note: Disabilities include those related to seeing, hearing, self-care, independent living, or mobility as identified in the ACS.

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Characteristics of Highly Livable Neighborhoods Vary for Residents of Different Races/Ethnicities

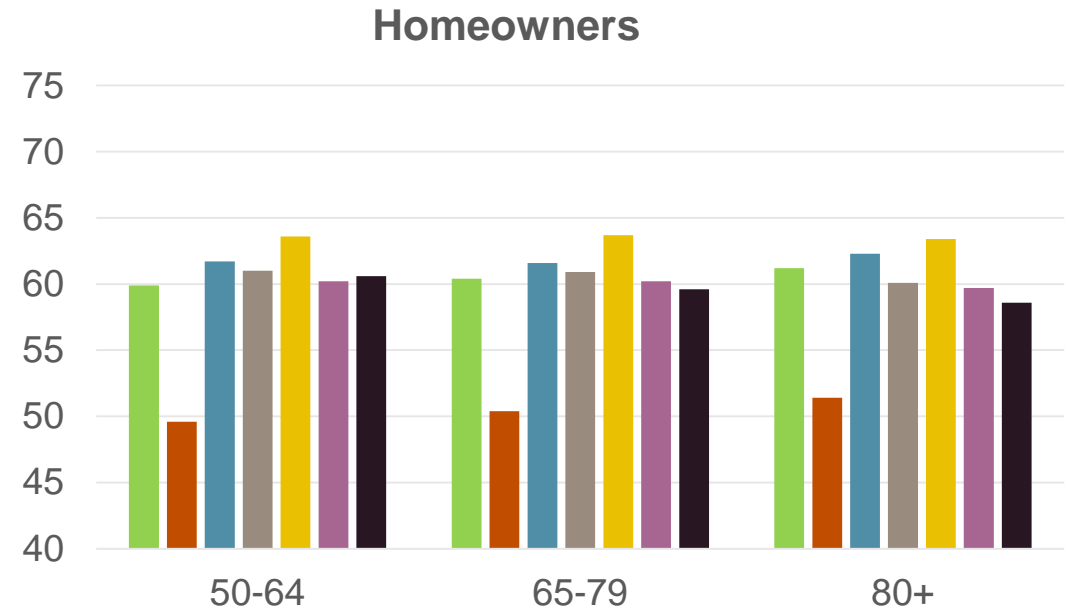
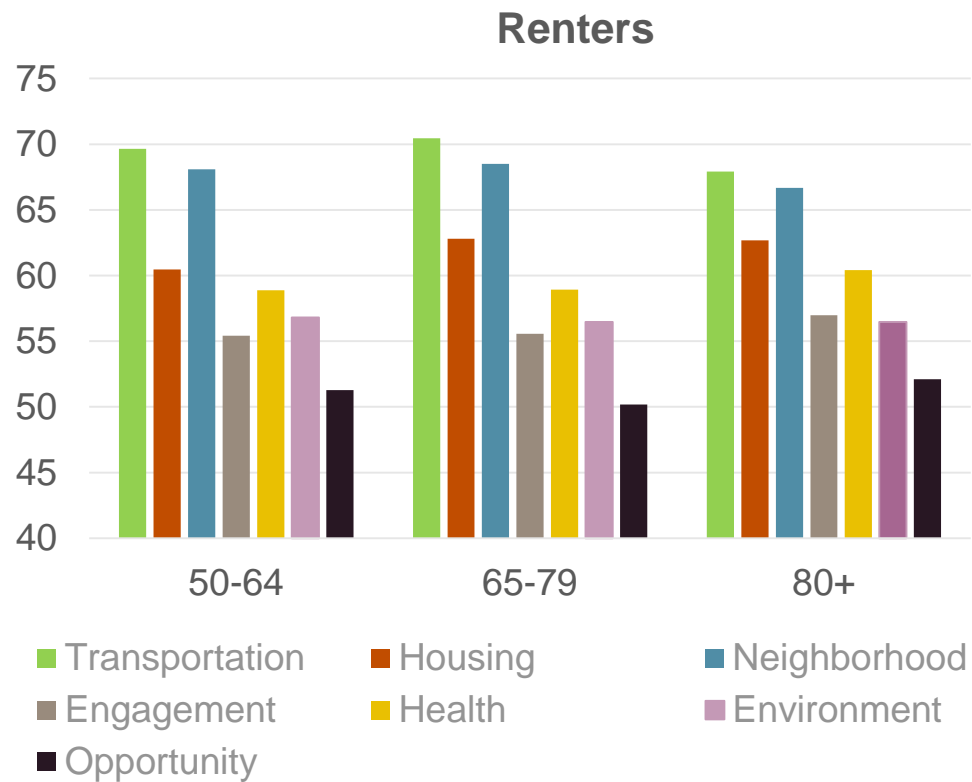
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The Highest Livability Neighborhoods for Older Owners and Renters Vary in Characteristics

Mean Category Score in the Highest Livability Neighborhoods



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