



2019 Wauwatosa Senior Housing Needs Survey Findings

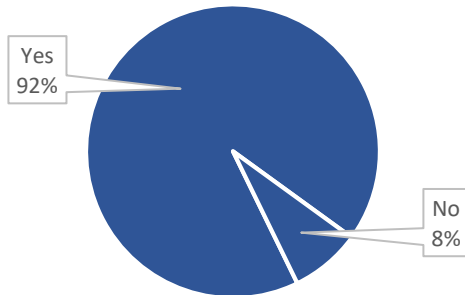


Prior surveys have identified the availability of suitable housing for seniors as an ongoing need in Wauwatosa. From June – November of 2019 the Senior Commission in coordination with the Health Department and the Senior Ambassadors program worked to survey residents age 55 and over to better understand their current and future housing needs. The results of this survey will assist the Wauwatosa Senior Commission in advocating for the development of housing that will match the needs of seniors who wish to live in Wauwatosa.

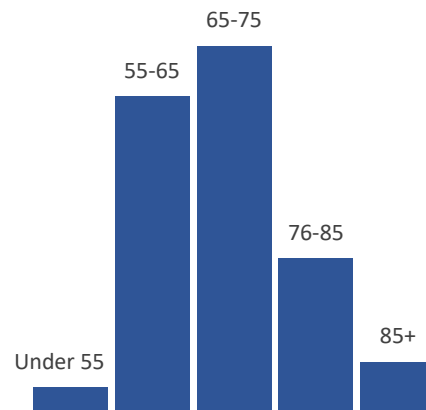
Who we surveyed.

We collected survey results from 321 residents. 92% currently reside in Wauwatosa. Non-residents who responded indicated a desire to live in Wauwatosa either now or in the future.

Are you currently a Wauwatosa Resident?



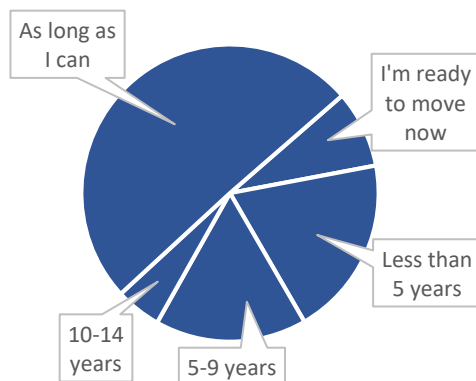
What is your current age?



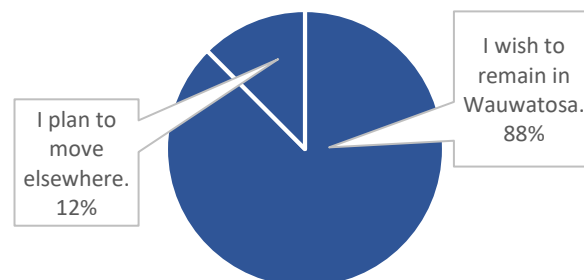
What they said.

Over 50% of respondents wish to stay in their current homes for as long as they can. 88% of all respondents indicate a desire to remain in Wauwatosa even if they leave their current home.

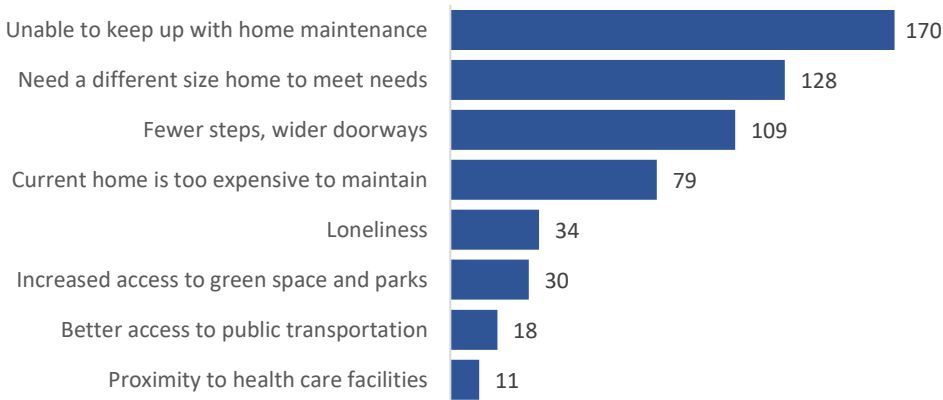
How long do you plan to live in your current home?



Do you wish to continue living in Wauwatosa?



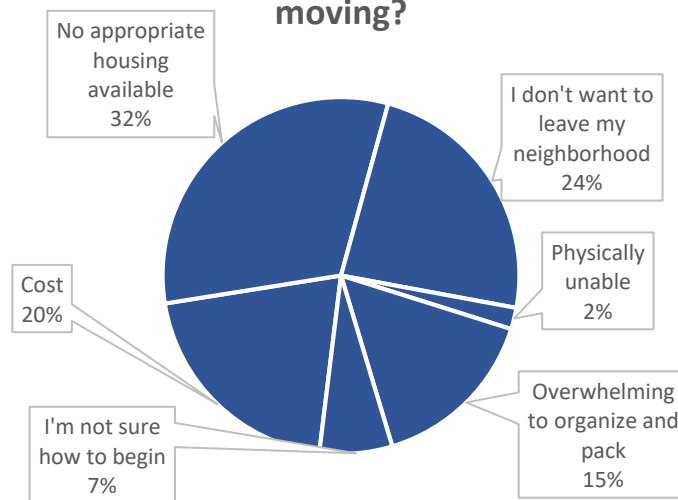
Why might you move from your current home?



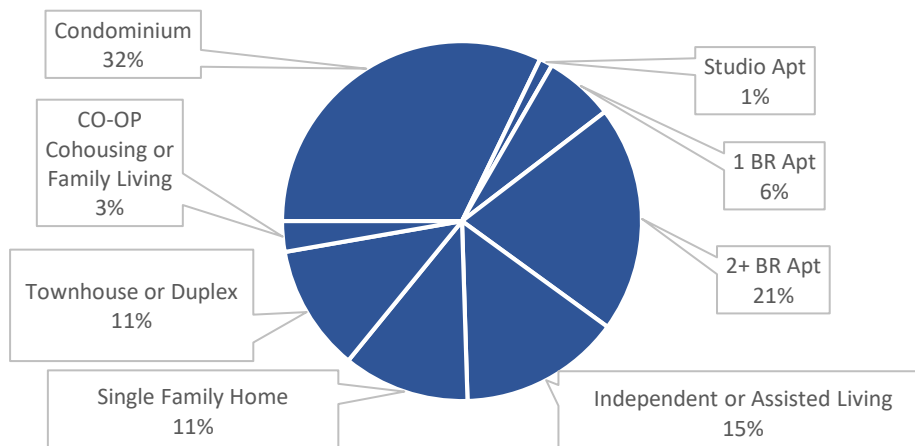
We asked the reasons why residents might ultimately leave their current home. The inability to keep up with home maintenance was the top response. Downsizing, mobility issues and cost concerns were popular as well.

Respondents who indicated that they are ready to move now but have not were asked what obstacles are preventing them from making a move. Many believe that appropriate housing options are not currently available to them. A desire to remain in their current neighborhood and the cost of moving are other top reasons why they remain.

What obstacles are preventing you from moving?



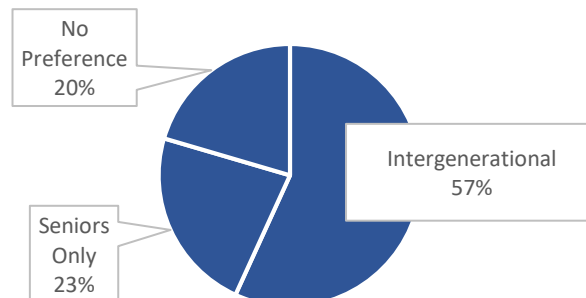
What type of housing do you desire?



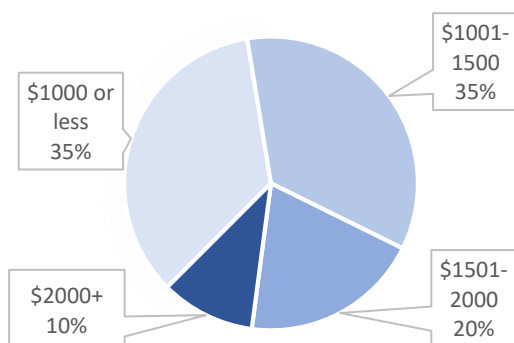
32% of respondents indicate that when they move they would prefer to move into a condominium. 2BR or larger apartments was the second most popular response. Studio and 1BR apartments were generally unpopular.

Residents were asked whether they generally prefer to live in a community of all ages or in a senior-only environment. Those who indicated a preference chose intergenerational living by a margin greater than 2 to 1.

Would you prefer an intergenerational or senior-only living environment?



How much are you willing to pay each month for housing?



We asked how much each resident was willing to spend on housing per month. This amount was classified as rent OR mortgage + property taxes. Utilities and other costs were not to be considered.

In general, most respondents (70%) are comfortable spending a maximum of \$1500 for housing. Only 10% indicated that they would be willing to spend \$2000 or more.

Our Recommendations

- Prioritize the development of condominiums, townhomes and 2BR+ apartments over studio and 1BR apartments.
- New development should include housing options under \$1500 per month.
- Find innovative ways to develop these living options in or near existing Wauwatosa neighborhoods.
- Fund and support home repair assistance programs and home maintenance programs to help seniors age in place.
- Promote intergenerational living options where new development will age-restrict only portions of the available units, allowing seniors to live alongside younger persons and families.
- Identify and pursue partnerships with local businesses and organizations to support home repairs and yard maintenance to help residents remain in their homes.
- Pursue CDBG grants and other funding sources to fund home repair and maintenance programs.