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“The results of the 2017 Aging in Cities survey challenge preconceived ideas about aging and show that most contemporary city dwellers want to age in their communities. With the rapid growth of the aging of the population, these preferences are going to shape urban living for years to come. We must find ways to adapt city life to these new demands of residents of big cities, where current options are limited.”

- Thomas J. DeRosa

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EXECUTIVE SUMMARY AND KEY FINDINGS

Aging demographics and urbanization are two of the most important social trends facing the United States and the world’s developed countries. The 2017 Aging in Cities Survey was commissioned by Welltower, a leader in health care real estate infrastructure, to answer the question: What matters for adults of all ages living in large North American cities – and how do they see their living preferences changing for their 80+ year-old selves?

People are living longer and healthier lives, and those in their 70s and 80s are the fastest growing segment of the population. The number of people age 65 and over will increase by 37 million or nearly 50 percent by 2040 in the U.S., and the number of 80-year-olds will represent 7 percent of the population compared to 4 percent in 2012, according to the U.S. Census Bureau.

As cities grow, they are widely celebrated in our culture and media as economic engines, innovation clusters and public spaces and neighborhoods where a diverse mix of people come to live, work and play. The survey of 3,000 adults of all ages living in 10 large cities explores how these urbanites think about retirement and aging issues – both for themselves and for their own city. The results challenge pre-conceptions about aging and show the contemporary attitudes of city dwellers – identifying new demands and opportunities for people who want to age in cities, and how these attitudes will shape

urban living for the aging population in the years ahead.

Thomas J. DeRosa, CEO

HOW THE RESEARCH WAS CONDUCTED

The research was commissioned by Welltower Inc. and conducted by APCO Insight, a global research group, from May 16th - June 1st, 2017. This survey was conducted online among an audience of 3,000 adult participants across 10 cities (300 each): Boston, Chicago, Houston, Los Angeles, Miami, New York City, San Francisco, Seattle, Toronto, Washington, D.C. The data was stratified by generation (Millennials, Generation X, Baby Boomers) in each city and weighted to key demographics representative of city residents.

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We live in a vibrant urban area and have access to everything.

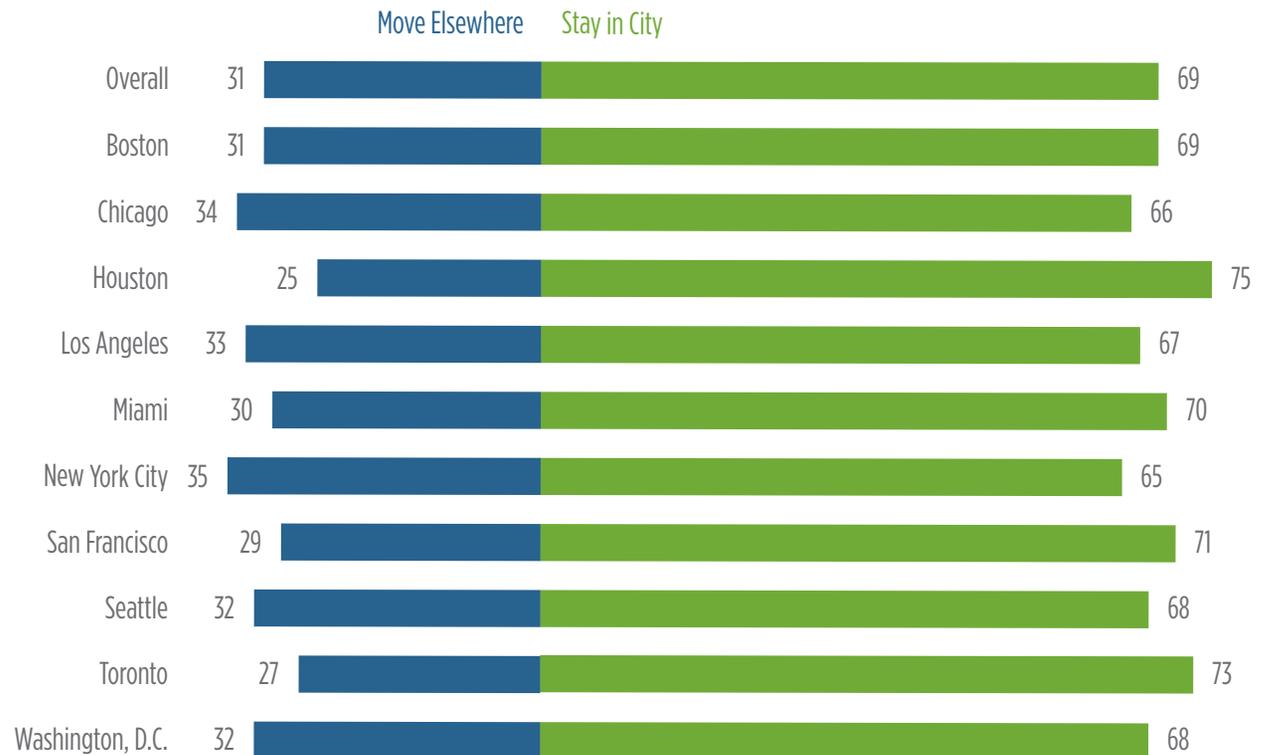
- Baby Boomer, San Francisco

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I. PEOPLE LIVING IN CITIES WANT TO AGE IN THEIR CITY

- Seven out of 10 city dwellers (and eight out of 10 Baby Boomers) want to live in their current city when they are 80+ years old
- City dwellers want the urban experience for their 80+ year-old selves – places to gather with friends, scenic areas, outdoor recreation and shopping, cultural experiences, farmers’ markets, etc.
- 84 percent want to be in a community with a diverse population, with “a mix of different age groups” as the top criterion
- 81 percent of city dwellers are open to living in an urban senior living community (first choice for one in five Baby Boomers)

Most residents prefer to stay in their current city when they are 80+ years old



Stay in city = combined: Live in your current home, Move to another home in the neighborhood where you live now, Move to another neighborhood in/near the city where you live now.

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Health care is very important for elderly people [in the city] because they are the most likely to use it.

- Millennial, New York

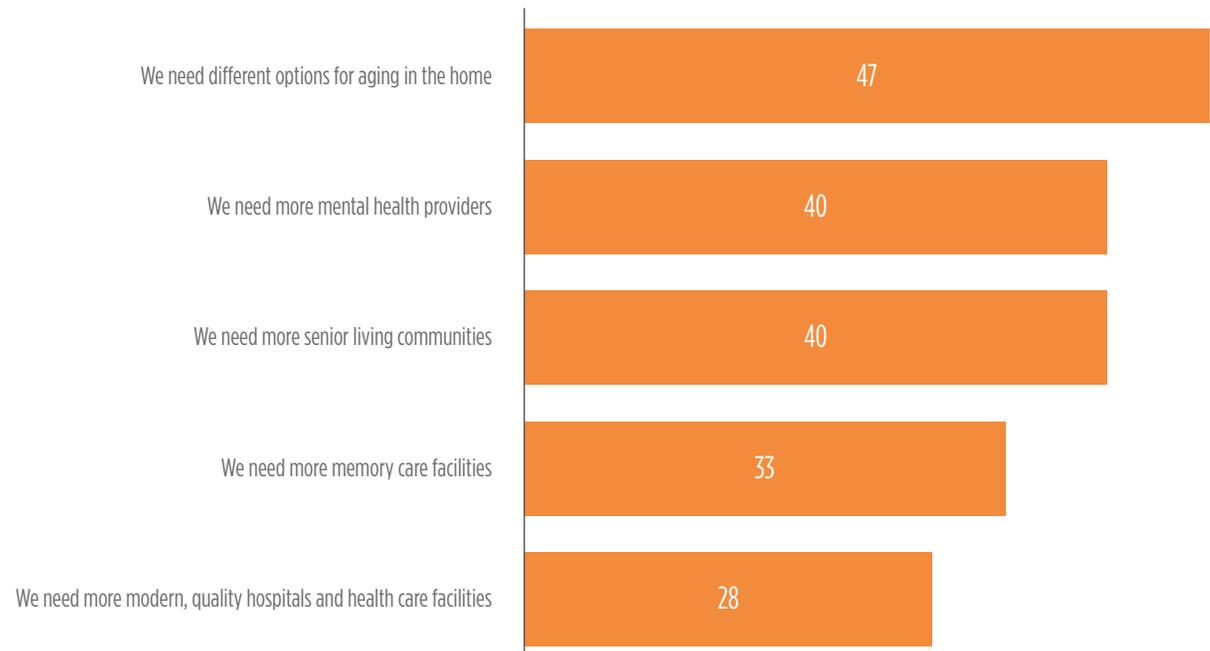
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II. HIGH QUALITY HEALTH CARE IS THE NUMBER ONE PRIORITY

- Access to high quality health care is **by far** the #1 priority when considering where they want to live at 80+
- Baby Boomers in cities rank high quality health care, public transportation, and proximity to family as their top three priorities right now
- City dwellers believe aging residents currently need more options for seniors housing, memory care and health care
- Mental health is a key concern, with two-thirds of survey respondents worried about having dementia when they are 80+
- City dwellers expect digital technologies to positively impact their 80+ year-old lives, but they will want to deal with health professionals primarily through in-person or at-home care

City dwellers believe older residents in their city need more options

How do you feel about the options for aging residents where you currently live?





Being able to access friends and community is really important as you get older as well as shopping and health care, I think this would be much harder to do in a rural area.

- Generation X, Miami



III. RELATIONSHIPS, MOBILITY AND PURPOSE

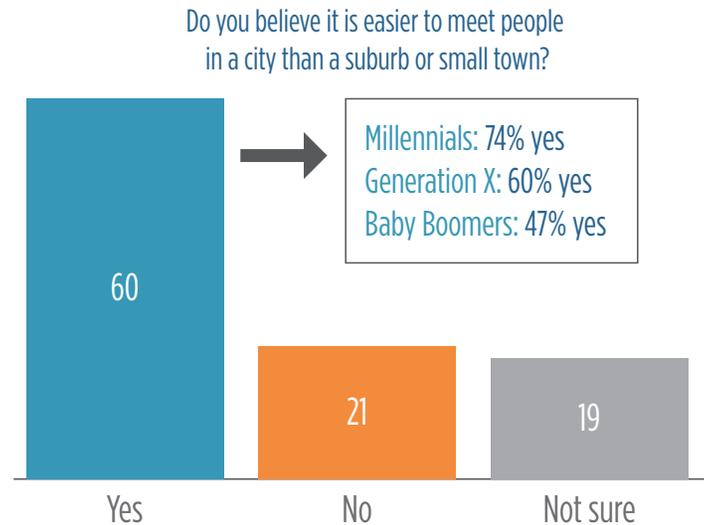
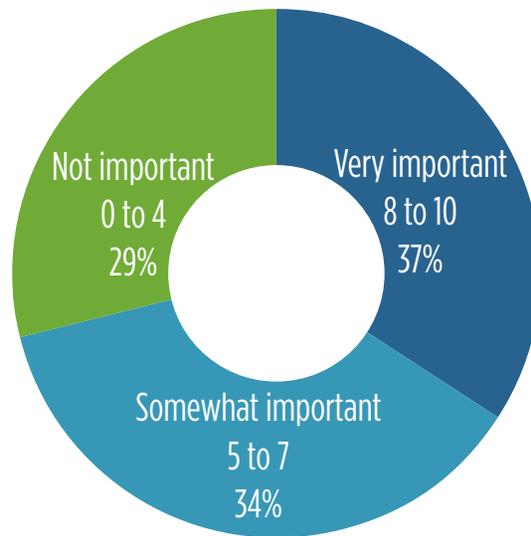
- Eight out of 10 city dwellers want to make new friends at age 80+, and nearly six in 10 want time for romance and to have an active sex life at that age
- Mobility is a huge issue for city dwellers - 84 percent list loss of mobility as a top concern for their 80+ years
- Social interaction is a huge opportunity for aging in cities - 60 percent of city dwellers

believe it's easier to meet people in a city, three times higher than other places

- 95 percent of city dwellers believe social media, video chatting, texting and other digital communications will bring them closer to people in their lives at age 80+
- One in five city dwellers expect to get purpose from full- or part-time work at age 80+

Meeting new people is important, and easier to do in a city than elsewhere

On a scale of 0-10, how big of a factor is meeting new people in your decision of where to live?





Living in Washington, D.C., and participating in many public senior programs through DC Parks & Recreation, and all the other amenities, including great hospitals and doctors, I am not worried about access.

- Baby Boomer, Washington, D.C.



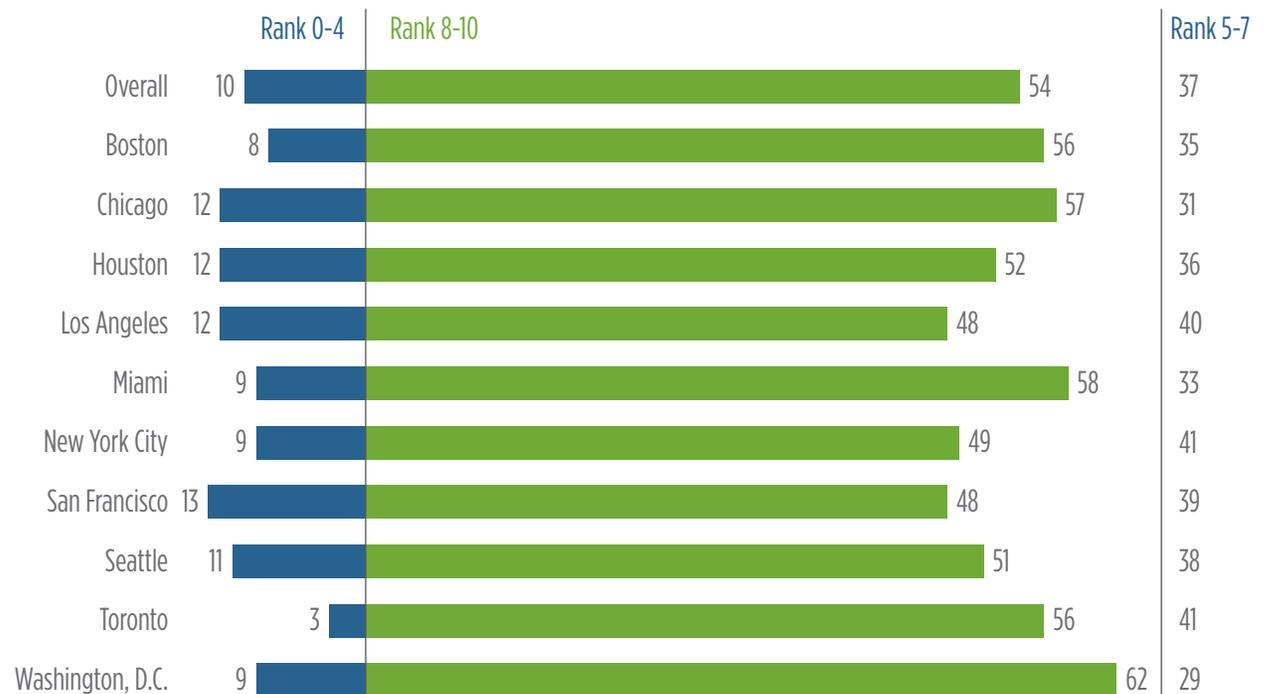
IV. LIVABILITY OF CITIES FOR AGING

- Strong majorities of city dwellers rate their cities as well-equipped for their 80+ selves, but cities do less well on specific factors
- Parks and public transportation rank highest, neighborhood safety ranks lowest – social programming and services are an area of opportunity to keep seniors engaged in the community
- City dwellers' most important priorities for aging in cities are access to health care, places to gather with family, friends

and grandchildren, and scenic walkways, waterfront or nature areas

- They also value mobility and their ability to get around in the city: transportation to events and activities is their number one priority for their 80+ years, followed by shopping within walking distance
- While 68 percent of city dwellers believe aging population growth will put pressure on cities, 60 percent agree it will create silver economy jobs and opportunities

Vast majority call their city livable for older residents



How livable is your city for people as they age? Please use a 0-10 scale where 0 means it is not livable at all, 5 is average and 10 it is very livable for older residents.