



A LOOK AT TRANSITIONAL HOUSING IN BECKER COUNTY

Rental Housing Profiles for Frazee, Lake Park, and Audubon, MN

This information was compiled by Ryan Pesch, Extension Educator; and Kara Young, Student in Housing Studies, both of the University of Minnesota. We undertook this project at the request of county and city officials looking to examine the market for senior and transitional housing in the communities of Becker County outside of Detroit Lakes in relation to a housing study being undertaken in that community.

Methods

We employed three methods to produce this report: (1) conduct a telephone survey of current rental units in each of the three cities, and (2) compile basic demographic profiles from the 2010 census, and (3) make basic projections using MN Demographic Center data.

Summary

Considering the low level of vacancies in rental housing in all communities, demand for additional rental housing will increase commensurate with an increase in population as projected. Including their nearest township populations together with each city, we project an increase of 147 additional households by 2020, which we conservatively estimate would generate demand for nearly 32 rental housing units if households continue to rent at the same rate as households currently in Becker County.

Focusing on senior housing demand, including community housing with services (aka assisted living or senior housing) and long-term care facilities (aka skilled nursing facilities /nursing homes), we estimate about 50 more people in the three communities will need assistance than in 2010 according to nation benchmarks. Many, however, will remain in their homes, although a portion will need senior housing with services. Although our basic projections of age cohorts point to an increase of those over 65 years as boomers age and an increased demand for senior housing, the greatest challenge to the accuracy of our projections is migration. Care should be taken to understand the intentions and motivations of seniors and near-seniors currently in owner-occupied housing. The migration of seniors can have a

greater effect than the natural aging of the local population. Existing senior housing in other communities could accommodate the projected increase of the senior population. Asking current seniors and near-seniors in the three communities about their housing intentions would be necessary to get an accurate count before making any decisions to invest in senior housing development (see Appendix 3 for a tested research instrument).

FRAZEE

Profile of Frazee Housing from the 2010 Census:

HOUSING OCCUPANCY	Number	Percent	Becker County
Total housing units	595	100.0	100.0
Occupied housing units	540	90.8	70.4
Vacant housing units	55	9.2	29.6
For rent	23	3.9	1.1
Rented, not occupied	1	0.2	0.1
For sale only	8	1.3	1.3
Sold, not occupied	2	0.3	0.3
For seasonal, recreational, or occasional use	3	0.5	24.4
All other vacants	18	3.0	2.5
Homeowner vacancy rate (percent) [8]	2.5	(X)	2.2
Rental vacancy rate (percent) [9]	9.2	(X)	6.9
HOUSING TENURE			
Occupied housing units	540	100.0	100.0
Owner-occupied housing units	313	58.0	78.3
Population in owner-occupied housing units	798	(X)	(X)
Average household size of owner-occupied units	2.55	(X)	2.51
Renter-occupied housing units	227	42.0	21.7
Population in renter-occupied housing units	493	(X)	(X)
Average household size of renter-occupied units	2.17	(X)	2.12

Current state of rental housing:

Very few occupancies exist in Frazee rental units. At this time of the rental survey in August, 2013, only three apartments were vacant (one 3-bedroom apartment two 2-bedroom apartments) out of a total of 82 apartments. Four to six trailer lots were available out of a total of 41 reported by owners. Eighteen of 40 properties report having a waiting list (see Table 1).

Table 1: Results of rental telephone survey for Frazee, August 2013

Property	Total number of units	types of units	rent levels (\$)	vacancy rate	wait list?
310 cedar ave W	1	2 bedroom	550 +50 pet charge	Occupied	no active list
223 West Juniper	1	2 bedroom	450 +utilities	Occupied	no wait list
202 4th St SE	1	3 bedroom	450	Occupied	no active list
Town Lake Estates #18	1	3 bd	450	Occupied	no
602 2nd Ave SW	1	3 bd	n/a	Occupied	no
304 Willow Ave W	1	3 bd	800 + utilities	Occupied	no
601 2nd St SW	4	1 bd/2 bd	465-525	Occupied	yes
Town Lake Estates Trailer Court, 612 2nd St SE	19	2 bd	400-500	2-3 vacant	no active list
Feldt's Trailer Court, 515 Main Ave E	22	2 bd	400-500	1 vacancy	no active list
Feldt's Apt, 112 E Main Ave	4	2 bd/3 bd	575-600	Occupied	no active list
611 Cherry Ave	1	1 bd	n/a	Occupied	no
603 Main Ave E	1	3 bd	n/a	Occupied	no
517 Main Ave E	1	3 bd	n/a	Occupied	no
501 Main Ave E	1	2 bd	n/a	Occupied	no
207 West Maple	1	2 bd	475	Occupied	yes
201 East Main	5	2 bd/3 bd	475-550	1 vacancy	yes
Old Funeral Home, East Main	2	1 bd 2 bd	425-435	Occupied	yes
Maple Ave Cottage	1	1 bd	425	Occupied	yes
Baptist Church Bldg, West Maple	4	2 bd/ 3 bd	485-550	Occupied	yes
102 West Maple	2	2 bd	550	Occupied	yes
608 S Lake St	1	1 bd	400	Occupied	no
306 Lake St SW	1	3 bd	650	Occupied	no
202 Oak Ave SE	1	4 bd	600 + utilities	Occupied	no wait list
106 Pine Ave	1	1 bd	450 + electricity	Occupied	no
404 Birch Ave	1	3 bd	450 +utilities	Occupied	no
206 East Maple Ave	1	2 bd	400 + utilities	Occupied	no
107 N Lake St N	1	1 bd	480	Occupied	no
108 N Lake St N	1	1 bd	480	Occupied	no
110 Lake St N	3	1 bd / 2 bd	470-550	Vacant	no
109 Maple Ave	1	4 bd	550	Occupied	yes

Property	Total number of units	types of units	rent levels (\$)	vacancy rate	wait list?
210 West Cedar	2	1 bd / 2 bd	550	Occupied	yes
510 Lake St	1	3 bd	500	Occupied	yes
511 Lake St	1	3 bd	550	Occupied	yes
406 Main Ave E	1	3 bd	550	Occupied	yes
606 Lake St S	1	4 bd	750	Occupied	yes
Rivercrest Apartments	24	1 bd / 2 bd (2)	federally subsidized	Occupied	yes
109 & 109 1/2 Main Ave	2	2 bd	n/a	Occupied	yes
808 West Main	1	3 bd	n/a	Occupied	yes
115 W Main Ave	2	3 bd	n/a	Occupied	yes
201 & 201A W Main Ave	2	2 bd	n/a	Occupied	yes

Projected rental housing needs:

Considering that communities like Frazee, Audubon, and Lake Park serve not only residents of their city, but also nearby townships, household and age cohort projections for each community include the populations of the two nearest townships as well as the city itself.

To project the number of rental units necessary to house projected increase in population, we applied the proportion of population in rental housing in Becker County (18.7%) to the increase in population and adjusted by the average number of people per rental housing unit in Becker County (2.12) according to the 2010 Census. We calculated the increase in population in the Frazee community from Minnesota Demography Center's 2013 projections for Becker County, keeping the population of the Frazee community a constant share of the county's population.

In the case of the Frazee community (including Burlington and Silver Leaf Townships), we project an increase of about 70 households by 2020, which would require an estimated 15 rental housing units (see Table 2). Considering nearly 37% of the current population of the City of Frazee lives in rental housing according to the 2010 Census, estimating future rental units housing at 18.7% of the population makes for a conservative estimate of rental housing needs. However, since Frazee already hosts many rental housing units, current housing stock and migration could take up a significant portion of this increased demand.

Table 2: Population and Household Projections for 2015 and 2020 with an Estimate of Additional Rental Units

Frazee	Population	Households	Rental Units
2010	3429	1435	
2015	3516	1471	7.7
2020	3603	1508	15.4

Senior Housing Demand and Supply

The two primary factors which drive future senior housing needs in communities are the increase in population over the age of 65 and the rates of the over 65 population needing assistance with daily activities (US Census, 2010 and Center for Housing Policy, 2013).

Supply

The only identified senior housing facility with services in Frazee is the Frazee Care Center, which consists of 74 skilled care units and 19 assisted living units (18 single units and one double unit). There is a waiting list currently for the assisted living part of the facility.

Demand

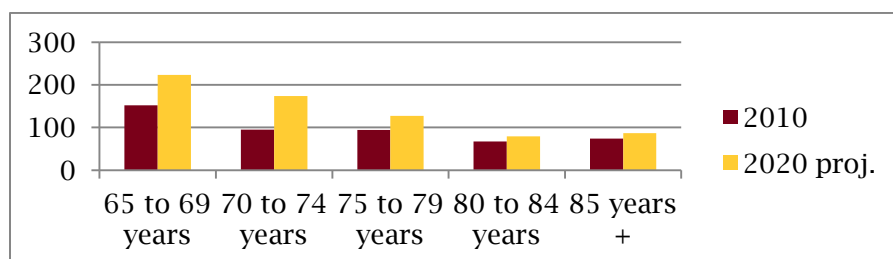
Like most parts of the United States, the Frazee area will see an increase in population over age 65 between now and 2020 as baby boomers age. Significant growth will occur in the age cohorts between 65 and 74 years (see Table 3 and Figure 1).

One measure of potential demand for senior housing is the projection of the population needing assistance with daily activities (identified commonly as ADLs or IADLs in healthcare). According to rates from US Census Bureau’s Americans with Disabilities report, for age cohorts between 65 and 85+ (see Appendix 2), 104 people will need assistance with daily activities in the Frazee community by 2020.

Table 3: Population and assistance projections for senior age cohorts

Frazee	Total	55 to 59 years	60 to 64 years	65 to 69 years	70 to 74 years	75 to 79 years	80 to 84 years	85 years +
Frazee city	1350	80	63	60	35	49	40	66
Burlington township	1545	123	99	62	44	31	16	6
Silver Leaf township	534	36	24	30	16	14	11	2
<i>2010 totals</i>	3429	239	186	152	95	94	67	74
<i>2020 cohort projections</i>				223	174	127	79	87
<i>2020 pop needing assistance</i>				15	19	20	24	26

Figure 1: Change in senior age cohorts, 2010-2020



Still, research shows that many who need assistance with daily activities remain in their home instead of transitioning to senior housing or skilled care facilities. According to

Center for Housing Policy report, only 1% of recipients between 65-74 are housed in either community housing with services (senior housing/assisted living) or long-term care (nursing homes). This increases to 3% in community housing with services and 4 % in long-term care for recipients 75-84, increasing even more to 7% and 15% for recipients over age 85 respectively (see Appendix 1). Applying these national benchmarks to projected age cohorts for 2020, the area would require 17 senior housing units and 27 skilled care units to house the aging population now living in the City of Frazee, Burlington Township, and Silver Leaf Township. Clearly migration in and out of the Frazee community would have significant impact on these estimates.

Table 4: 2020 projections of population needing assistance and demand for senior housing types

Frazee (including Burlington and Silver Leaf twsps)	65 to 69 years	70 to 74 years	75 to 79 years	80 to 84 years	85 years +
<i>2020 pop needing assistance</i>	15	19	20	24	26
<i>2020 pop in senior housing</i>	2	2	4	2	7
<i>2020 pop in long-term care</i>	4	3	5	3	12

LAKE PARK

Profile of Lake Park Housing from the 2010 Census:

HOUSING OCCUPANCY	Number	Percent	Becker County
Total housing units	350	100.0	100.0
Occupied housing units	316	90.3	70.4
Vacant housing units	34	9.7	29.6
For rent	11	3.1	1.1
Rented, not occupied	0	0.0	0.1
For sale only	7	2.0	1.3
Sold, not occupied	1	0.3	0.3
For seasonal, recreational, or occasional use	1	0.3	24.4
All other vacants	14	4.0	2.5
Homeowner vacancy rate (percent) [8]	2.9	(X)	2.2
Rental vacancy rate (percent) [9]	11.6	(X)	6.9
HOUSING TENURE			
Occupied housing units	316	100.0	100.0
Owner-occupied housing units	232	73.4	78.3
Population in owner-occupied housing units	602	(X)	(X)
Average household size of owner- occupied units	2.59	(X)	2.51
Renter-occupied housing units	84	26.6	21.7

Population in renter-occupied housing units	181	(X)	(X)
Average household size of renter-occupied units	2.15	(X)	2.12

Current state of rental housing:

Very few vacancies exist in Lake Park rental units. At the time of the rental survey in August, 2013, only one non-senior apartment was vacant (one 3-bedroom apartment two 2-bedroom apartments) out of a total of 4 rental units.

Table 5: Results of rental telephone survey for Lake Park, August 2013

Property	Total number of units	types of units	# of each	rent levels (\$)	vacancy rate	wait list?
Elaine Dahring (no address)	4	efficiency unit	1	389+utilities	Vacant	no
		1 bd	3	389+utilities	Occupied	no

Projected rental housing needs:

Considering that communities like Frazee, Audubon, and Lake Park serve not only residents of their city, but also nearby townships, household and age cohort projections for each community include the populations of the two nearest townships as well as the city itself.

To project the number of rental units necessary to house projected increase in population, we applied the proportion of population in rental housing in Becker County (18.7%) to the increase in population and adjusted by the average number of people per rental housing unit in Becker County (2.12) according to the 2010 Census. We calculated the increase in population in Lake Park community from Minnesota Demography Center's 2013 projections for Becker County, keeping the population of the Lake Park community a constant share of the county's population.

In the case of the Lake Park community (including Lake Park and Cuba and Townships), we project an increase of nearly 50 households by 2020, which would require an estimated 11 rental housing units (see Table 6).

Table 6: Population and Household Projections for 2015 and 2020 with an Estimate of Additional Rental Units

Lake Park	Population	Households	Rental Units
2010	2443	985	
2015	2505	1010	5.5
2020	2567	1035	11.0

Senior Housing Demand and Supply

The two primary factors which drive future senior housing needs in communities are the increase in population over the age of 65 and the rates of the over 65 population needing assistance with daily activities (US Census, 2010 and Center for Housing Policy, 2013).

Supply

Three senior housing facilities currently operate in Lake Park: (1) the Sunnyside Care Center, which consists of 45 skilled care units; (2) Village Square (12 units for those over 55 years of age) and (3) Park Village. This is a fair amount of capacity in senior housing considering the size of the community.

Demand

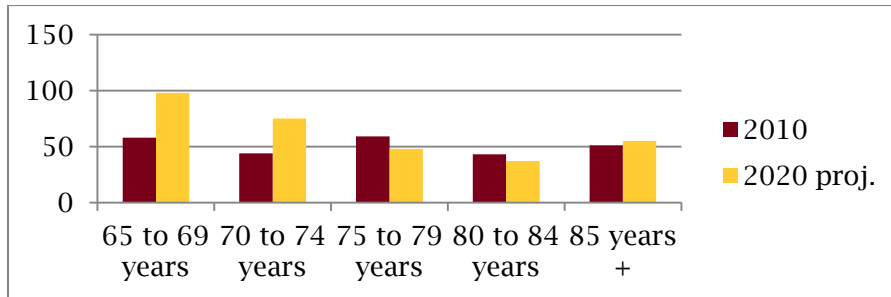
Like most parts of the United States, the Lake Park area will see an increase in population over age 65 between now and 2020 as baby boomers age. Significant growth will occur in the age cohorts between 65 and 74 years (see Table 7 and Figure 2).

One measure of potential demand for senior housing is the projection of the population needing assistance with daily activities (identified commonly as ADLs or IADLs in healthcare). According to rates from US Census Bureau's Americans with Disabilities report, for age cohorts between 65 and 85+ (see Appendix 2) 50 people will need assistance with daily activities in the Lake Park community by 2020.

Table 7: Population and assistance projections for senior age cohorts

Lake Park	Total	55 to 59 years	60 to 64 years	65 to 69 years	70 to 74 years	75 to 79 years	80 to 84 years	85 years +
Lake Park city	277	45	43	27	15	20	21	18
Lake Park township	481	44	21	27	19	25	18	28
Cuba township	1685	16	16	4	10	14	4	5
<i>2010 totals</i>	2443	105	80	58	44	59	43	51
<i>2020 cohort projections</i>				98	75	48	37	55
<i>2020 pop needing assistance</i>				7	8	7	11	17

Figure 2: Change in senior age cohorts, 2010-2020



Still, research shows that many who need assistance with daily activities remain in their home instead of transitioning to senior housing or skilled care facilities. According to 2013 Center for Housing Policy report, only 1% of recipients between 65-74 are housed in either community housing with services (senior housing/assisted living) or long-term care (nursing homes). This increases to 3% in community housing with services and 4 % in long-term care for recipients 75-84, increasing even more to 7% and 15% for recipients over age 85 respectively (see Appendix 1). . Applying these national benchmarks to projected age cohorts for 2020, the area would require 8 senior housing units and 15 skilled care units to house the aging population now living in the City of Lake Park, Lake Park Township, and Cuba Township. With more than that amount of senior housing units already available in the community, Lake Park is already serving more seniors than we would expect if its population tracked national benchmarks.

Table 8: 2020 projections of population needing assistance and demand for senior housing types

	65 to 69 years	70 to 74 years	75 to 79 years	80 to 84 years	85 years +
Lake Park (including Lake Park and Cuba twsp)					
<i>2020 pop needing assistance</i>	7	8	7	11	17
<i>2020 pop in senior housing</i>	1	1	1	1	4
<i>2020 pop in long-term care</i>	2	2	2	1	8

AUDUBON

Profile of Audubon Housing from the 2010 Census:

HOUSING OCCUPANCY	Number	Percent	Becker County
Total housing units	228	100.0	100.0
Occupied housing units	194	85.1	70.4
Vacant housing units	34	14.9	29.6
For rent	22	9.6	1.1
Rented, not occupied	0	0.0	0.1
For sale only	5	2.2	1.3
Sold, not occupied	0	0.0	0.3
For seasonal, recreational, or	2	0.9	24.4

occasional use			
All other vacants	5	2.2	2.5
Homeowner vacancy rate (percent) [8]	3.6	(X)	2.2
Rental vacancy rate (percent) [9]	27.2	(X)	6.9
HOUSING TENURE			
Occupied housing units	194	100.0	100.0
Owner-occupied housing units	135	69.6	78.3
Population in owner-occupied housing units	390	(X)	(X)
Average household size of owner-occupied units	2.89	(X)	2.51
Renter-occupied housing units	59	30.4	21.7
Population in renter-occupied housing units	129	(X)	(X)
Average household size of renter-occupied units	2.19	(X)	2.12

Current state of rental housing:

According to the rental telephone survey conducted in August, 2013, no vacancies exist among housing units in Audubon (see Table 9). One facility had a waiting list.

Table 9: Results of rental telephone survey for Audubon, August 2013

Property	Total number of units	types of units	# of each	rent levels (\$)	vacancy rate	wait list?
280 Eagle Street	3	1 bd / 2 bd	1	325-350	Occupied	no
Sunshine Estates 550 1st St	14	1 bd	1	550	Occupied	no
		2 bd 1 ba	2	595	Occupied	
		2 bd 2 ba	6	595-625	Occupied	
		3 bd 1.5 ba	4	625-645	Occupied	
		2 bd 1 ba	1	575	Occupied	
Eagleview 285 1st St (55+ living)	8	1 bd	3	520-535	Occupied	no
		2 bd	5	570-625	Occupied	
Larkview 628 6th St	8	2 bd	5	585-645	Occupied	no
		3 bd	3	685-695	Occupied	
Zephyr Estates Apts 372 4th St	8	2 bd	7	subsidized	Occupied	yes
		1 bd	1			

Projected rental housing needs:

Considering that communities like Frazee, Audubon, and Lake Park serve not only residents of their city, but also nearby townships, household and age cohort projections for each community include the populations of the two nearest townships as well as the city itself.

To project the number of rental units necessary to house projected increase in population, we applied the proportion of population in rental housing in Becker County (18.7%) to the increase in population and adjusted by the average number of people per rental housing unit in Becker County (2.12) according to the 2010 Census. We calculated the increase in population in Audubon from Minnesota Demography Center’s 2013 projections for Becker County, keeping the population of the Audubon community a constant share of the county’s population.

In the case of the Audubon community (including Audubon and Hamdem Townships), we project an increase of about 60 households by 2020, which would require an estimated 6 rental housing units (see Table 10). Considering the low vacancy rates currently in Audubon, this may be an opportunity, although migration could accommodate 6 rental households elsewhere.

Table 10: Population and Household Projections for 2015 and 2020 with an Estimate of Additional Rental Units

Audubon	Population	Households	Rental Units
2010	1273	475	
2015	1305	487	2.9
2020	1338	499	5.7

Senior Housing Demand and Supply

The two primary factors which drive future senior housing needs in communities are the increase in population over the age of 65 and the rates of the over 65 population needing assistance with daily activities (US Census, 2010 and Center for Housing Policy, 2013).

Supply

There are no identified senior housing facilities with services in Audubon. Eagleview, an apartment complex on first avenue, does limit its renters to those 55 years of age and above. This is one type of senior living, but not community housing with services such as we see with assisted living, which typically includes some on-site services.

Demand

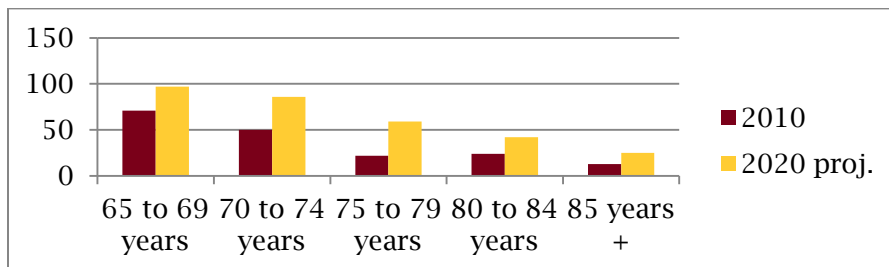
Like most parts of the United States, the Audubon area will see an increase in population over age 65 between now and 2020 as baby boomers age. Growth will occur in the age cohorts between 65 and 74 years (see Table 11 and Figure 3).

One measure of potential demand for senior housing is the projection of the population needing assistance with daily activities (identified commonly as ADLs or IADLs in healthcare industry). According to rates from US Census Bureau's Americans with Disabilities report, for age cohorts between 65 and 85+ (see Appendix 2), 46 people will need assistance with daily activities in the Audubon community by 2020.

Table 11: Population and assistance projections for senior age cohorts

Audubon	Total	55 to 59 years	60 to 64 years	65 to 69 years	70 to 74 years	75 to 79 years	80 to 84 years	85 years +
Audubon city	519	20	30	26	11	9	7	3
Audubon township	548	58	40	40	33	10	14	7
Hamden township	206	26	22	5	6	3	3	3
<i>2010 totals</i>	1273	104	92	71	50	22	24	13
<i>2020 cohort projections</i>				97	86	59	42	25
<i>2020 pop needing assistance</i>				7	9	9	13	8

Figure 3: Change in senior age cohorts, 2010-2020



Still, research shows that many who need assistance with daily activities remain in their home instead of transitioning to senior housing or skilled care facilities. According to 2013 Center for Housing Policy report, only 1% of recipients between 65-74 are housed in either community housing with services (senior housing/assisted living) or long-term care (nursing homes). This increases to 3% in community housing with services and 4% in long-term care for recipients 75-84, increasing even more to 7% and 15% or recipients over age 85 respectively (see Appendix 1). Applying these national benchmarks to projected age cohorts for 2020, the area would require 7 senior housing units and 12 skilled care units to house the aging population now living in the City of Audubon, Audubon Township, and Hamdem Township. Clearly migration in and out of the Audubon community would have significant impact on these estimates.

Table 12: 2020 projections of population needing assistance and demand for senior housing types

Audubon (including Audubon and Hamden twsp)	65 to 69 years	70 to 74 years	75 to 79 years	80 to 84 years	85 years +
<i>2020 pop needing assistance</i>	7	9	9	13	8
<i>2020 pop in senior housing</i>	1	1	2	1	2
<i>2020 pop in long-term care</i>	2	2	2	2	4

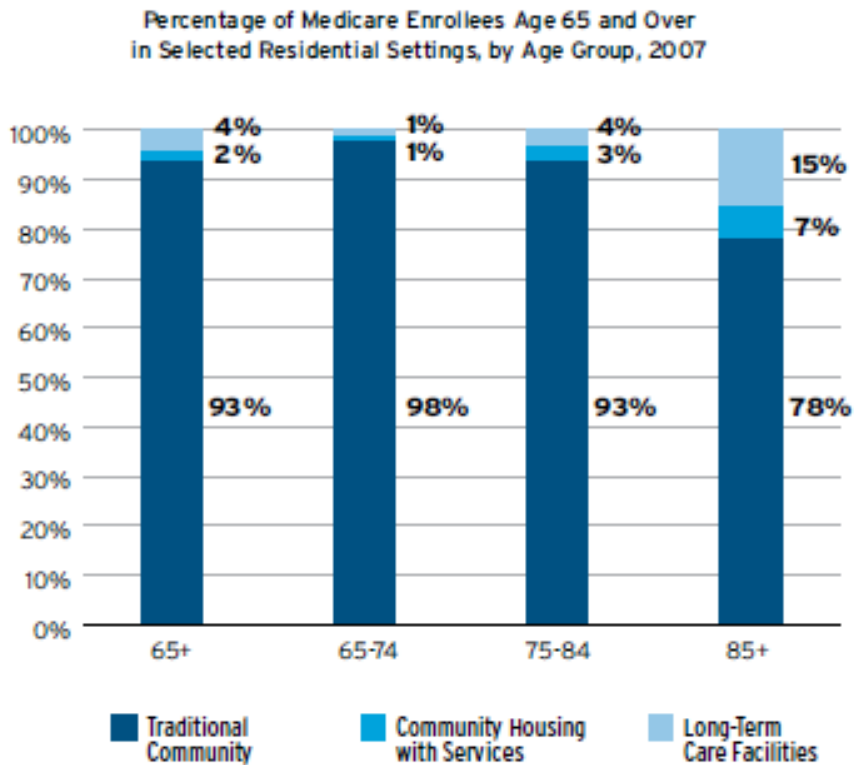
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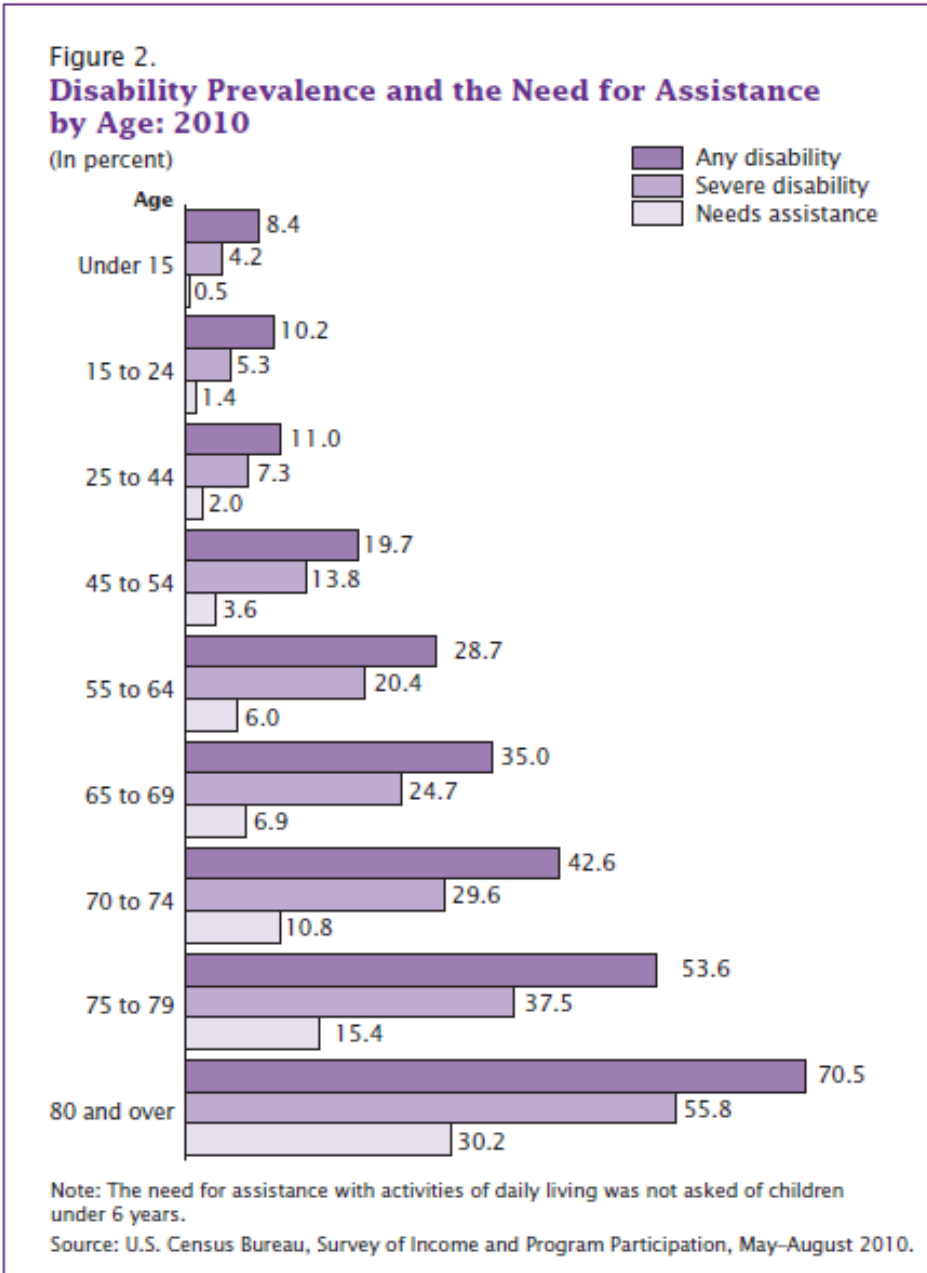
US Census Bureau. Americans with Disabilities, 2010. Retrieved November, 2013 from <http://www.census.gov/prod/2012pubs/p70-131.pdf>

APPENDIX 1: FIGURE WITH PERCENTAGE OF MEDICARE ENROLLEES AGE 65 AND OVER IN SELECTED RESIDENTIAL SETTINGS BY AGE FROM CENTER FOR HOUSING POLICY'S HOUSING AN AGING POPULATION REPORT



Source: Centers for Medicare and Medicaid Services, Medicare Beneficiary Survey, 2007.
 NOTE: Totals may not equal 100% due to rounding.

APPENDIX 2: FIGURE OF ASSISTANCE RATES BY AGE COHORT FROM US CENSUS BUREAU'S AMERICANS WITH DISABILITIES REPORT



APPENDIX 3: SURVEY INSTRUMENT AND COVER LETTER FROM 2010 SENIOR HOUSING STUDY IN HANCOCK, MN

July 8, 2010

Hello,

The City of Hancock Economic Development Authority is investigating the feasibility for the creation and need of senior friendly apartments in Hancock. This is not an assisted living facility or a nursing home, rather apartments where residents, should they need them, can have access to meals, housekeeping, social activities, and transportation. This facility is hoped to be in close proximity to the bank, grocery, senior center, public library, medical clinic, and city offices.

In the recent past, dozens of residents have relocated to other communities from in and around Hancock due to the lack of housing. This facility will enable area residents in similar situations to stay in their home community. We hope you will help us gather information by completing the enclosed survey to ascertain the viability and sustainability of this project.

I encourage your participation in this survey; the results will benefit the Hancock Community. The questions are designed to elicit needs, desires, and affordability issues. The answers will be CONFIDENTIAL and individual respondents can not be identified. The survey information will be compiled, interpreted, and used in the search for applicable grants.

A self-addressed stamped envelope is included for the return of the completed survey. Please return the survey by July 20. If you have questions or concerns, please contact Ben at (320) 589-5033, or e-mail benw@umn.edu. If you wish to receive another survey, stop by City Hall or visit the city of Hancock website.

Thank you for your personal involvement, assistance, and contribution in making this process a success.

Sincerely,

Gene Schmidgall, President

Ben Winchester, Secretary

Hancock Senior Housing Survey

Please complete the following survey keeping in mind that the housing being considered and discussed will be built in Hancock.

NOTE: If you are not 50 or more years of age or if you are not currently researching senior housing options for a parent, elderly friend, or relative please **DISCARD** this survey. Thank you.

- I am completing this survey for a parent, friend, or relative. References to “you” and “your” will refer to the parent, friend, or relative.
- I am completing this survey for myself.

Part One

Please answer the following questions about yourself and your current living situation.

1. Age. (check one of the following)

- 50-55 76-85
- 56-65 86-95
- 66-75

2. Gender: Female Male

3. Current living arrangement: Live alone
 Live with spouse
 Live with other family member

4. Do you currently:
 Own your own home Rent your home

5. Do you receive any of the following services at this time? (Check all that apply)

- Home Health Chore/Cleaning service
- Prescription delivery Meal delivery
- Grocery delivery Medication Management
- Transportation

6. Do you or your spouse have a disability?

- Yes No

If yes, please list needs:

Part Two

Please answer the following questions about your need for a senior friendly housing facility in the city of Hancock and about your interest level in such a facility.

1. If senior friendly housing were available in Hancock, would you be interested in living there?
 Yes in 1-2 years No (skip to part 4 and give reasons in the space on last page)
 Yes, in 3-5 years
 Yes, in 6-10
 Yes, in more than 10 years
2. Would living on Main Street be a problem?
 Yes No
3. Would living within walking distance of the following attractions be important considerations for a senior housing facility?

	<u>Yes</u>	<u>No</u>
Bank	<input type="checkbox"/>	<input type="checkbox"/>
Post Office	<input type="checkbox"/>	<input type="checkbox"/>
Grocery	<input type="checkbox"/>	<input type="checkbox"/>
Public Library	<input type="checkbox"/>	<input type="checkbox"/>
Senior Center	<input type="checkbox"/>	<input type="checkbox"/>
Church	<input type="checkbox"/>	<input type="checkbox"/>
Other: _____		

4. What would be an affordable cost for both rent and utilities for each living arrangement?
 1 bedroom \$ _____
 2 bedroom \$ _____
 Unknown at this time. Please describe: _____

Part Three

Is there anything else that you think we should know about you or your needs that would help us to create a better facility? Please check the items that you feel are important to include. Some suggestions include the following but feel free to add your own:

- Wider doorways
- Handicapped accessible (walk-in) showers
- Additional community room for shared use
- Grocery delivery
- Medication delivery

- Home health services
- Raised toilets
- Garage
- Other _____

Part Four

Remember—No signature is required. It is your choice.

If you have ideas or questions not addressed by the survey, please fill out this form and write your inquiries in the space provided. In doing so, you may be contacted for your opinions on this project. Also, if you answered No to question #1 in Part Two, please list reasons on the lines below.

_____ _____ _____
 First name Last Name M.I.

_____ _____
 Street Box or Apt. #

_____ _____ _____
 City State Zip Code

 Phone number

QUESTIONS OR COMMENTS?

Please contact Ryan Pesch, Extension Educator, at pesch@umn.edu or 218-770-4398.