

# Projecting Specialized Housing Needs in Winnebago County, WI

*Prepared for the Aging and Disability Resource Center*

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# Overview

- County population projections: 2030 and beyond
  - Total population
  - Senior population
- Specialized housing capacity
  - Current capacity & distribution
  - Projected needs for 2030
- Sources of uncertainty
  - Impact of COVID-19 on population projections
  - Changing specialized housing preferences

# Population Projections

Winnebago County, WI

# Projecting County Populations

- We used data compiled by Columbia University's Center for Earth Science Information Network (CESIN 2021)
  - Includes 5 scenarios based on different assumptions
  - Our projections make use of the "Inequality" scenario data
    - This scenario was closest to observed 2020 county population
    - We consider this the most likely scenario

# Winnebago County Population Projections

- **2020s**
  - Total population will grow approximately 2%
  - Age composition will shift significantly
- **2030s**
  - Total population will plateau
  - Age composition will remain stable
- **2040s**
  - Total population will decline approximately 2.5%
  - Senior share of population will remain stable

# Table 1

Category	2019	2030	2040	2050
		(projected)	(projected)	(projected)
Total Population	170,411	174,527	174,012	169,949
Total Population 65 and Over	27,014	37,783	39,002	38,433
Total of Men 65 and Over	12,069	17,230	17,544	17,223
Total of Women 65 and Over	14,945	20,553	21,458	21,211

Table 2

**Senior Share of Population**

Winnebago County, WI

	2030 <i>2019 (projected)</i>	2040 <i>(projected)</i>	2050 <i>(projected)</i>
	15.9%	21.6%	22.4%

# Specialized Housing (2021 Capacity)

Winnebago County, WI

# Specialized Housing

- *Housing that includes access to nursing or specialized services, operated by people unrelated to the residents.*
  - Adult Family Homes
  - Community-Based Residential Facilities
  - Nursing Homes
  - Residential Care Apartments
- Total number of specialized beds currently available:
  - **Winnebago County: 2,744 (about 1 bed available per 10 seniors)**
  - *Outagamie County: 2,812 (about 1 bed available per 10.5 seniors)*

# Adult Family Homes

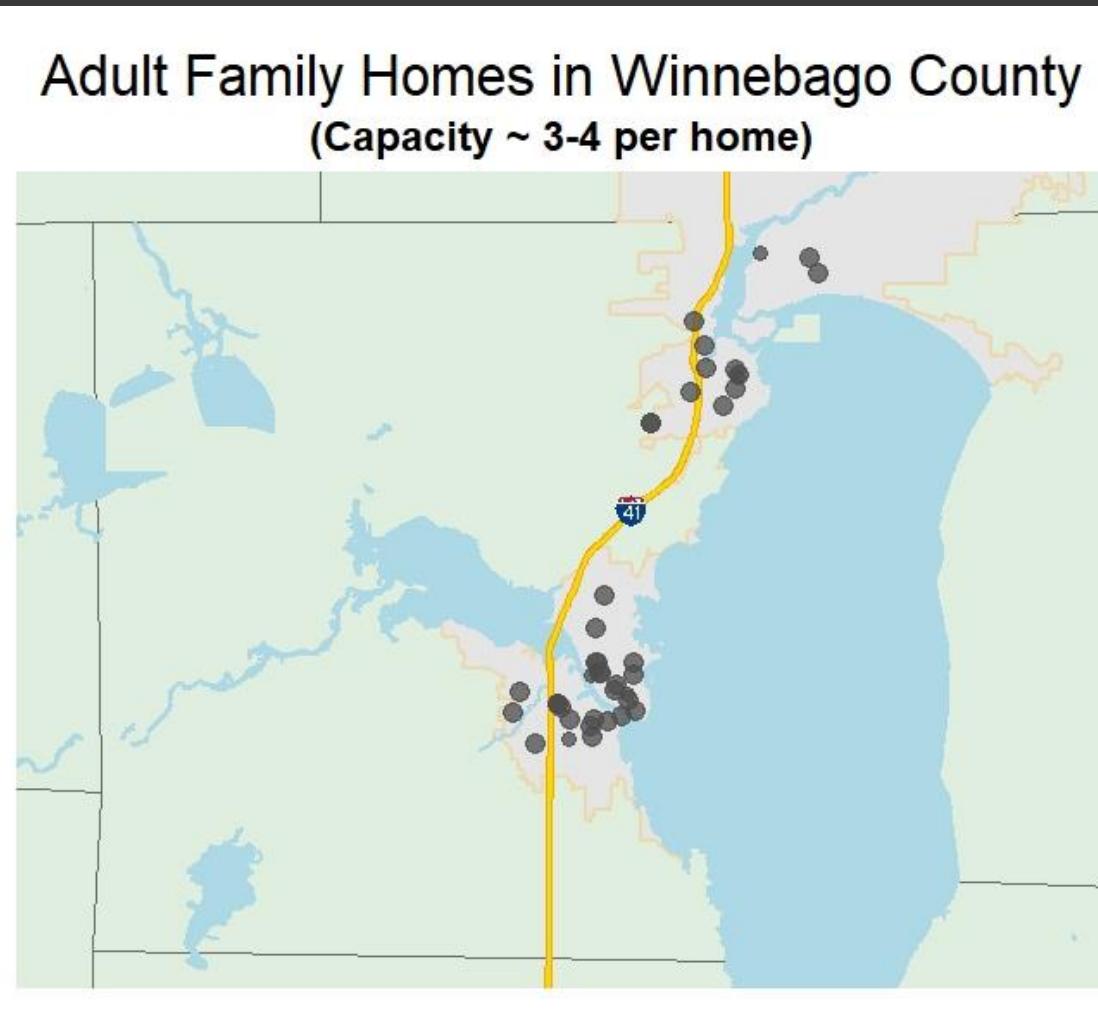
Total facilities: **43**

Average capacity: **3.86**

Range of capacity: **3-4**

*A home of 3-4 adults not related to the operator receiving care above the level of room and board. May include up to 7 hours of nursing care per week.*

# Adult Family Homes



# Community-Based Residential Facilities

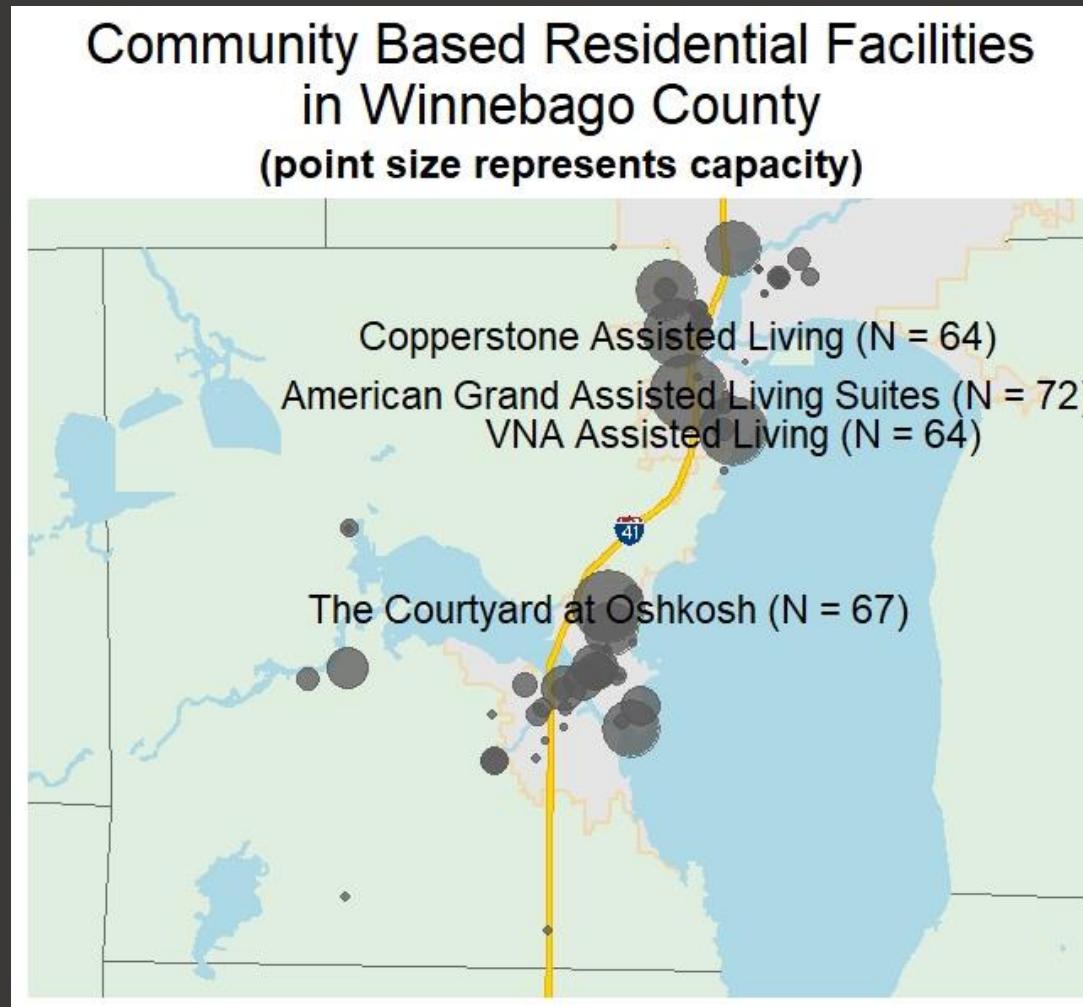
Total facilities: **64**

Average capacity: **21.2**

Range of capacity: **5-72**

*5 or more unrelated people living in a community setting. May include up to 3 hours of nursing care per week.*

# Community-Based Residential Facilities



# Nursing Homes

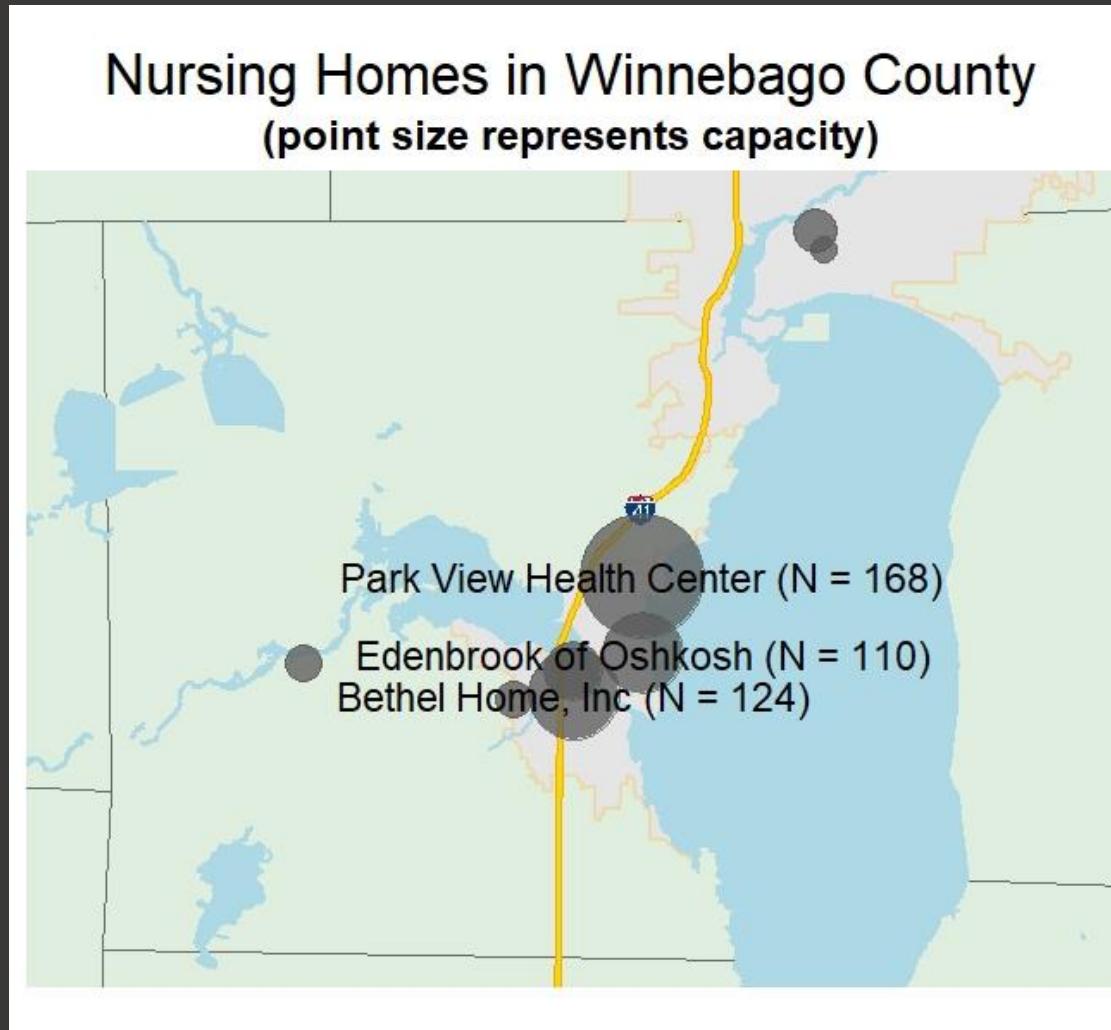
Total facilities: 8

Average capacity: 84.2

Range of capacity: 36-168

*5 or more people unrelated to the operator requiring 24-hour access to nursing services.*

# Nursing Homes



*Note: several  
nursing homes also  
operate in southern  
Outagamie County*

# Residential Care Apartments

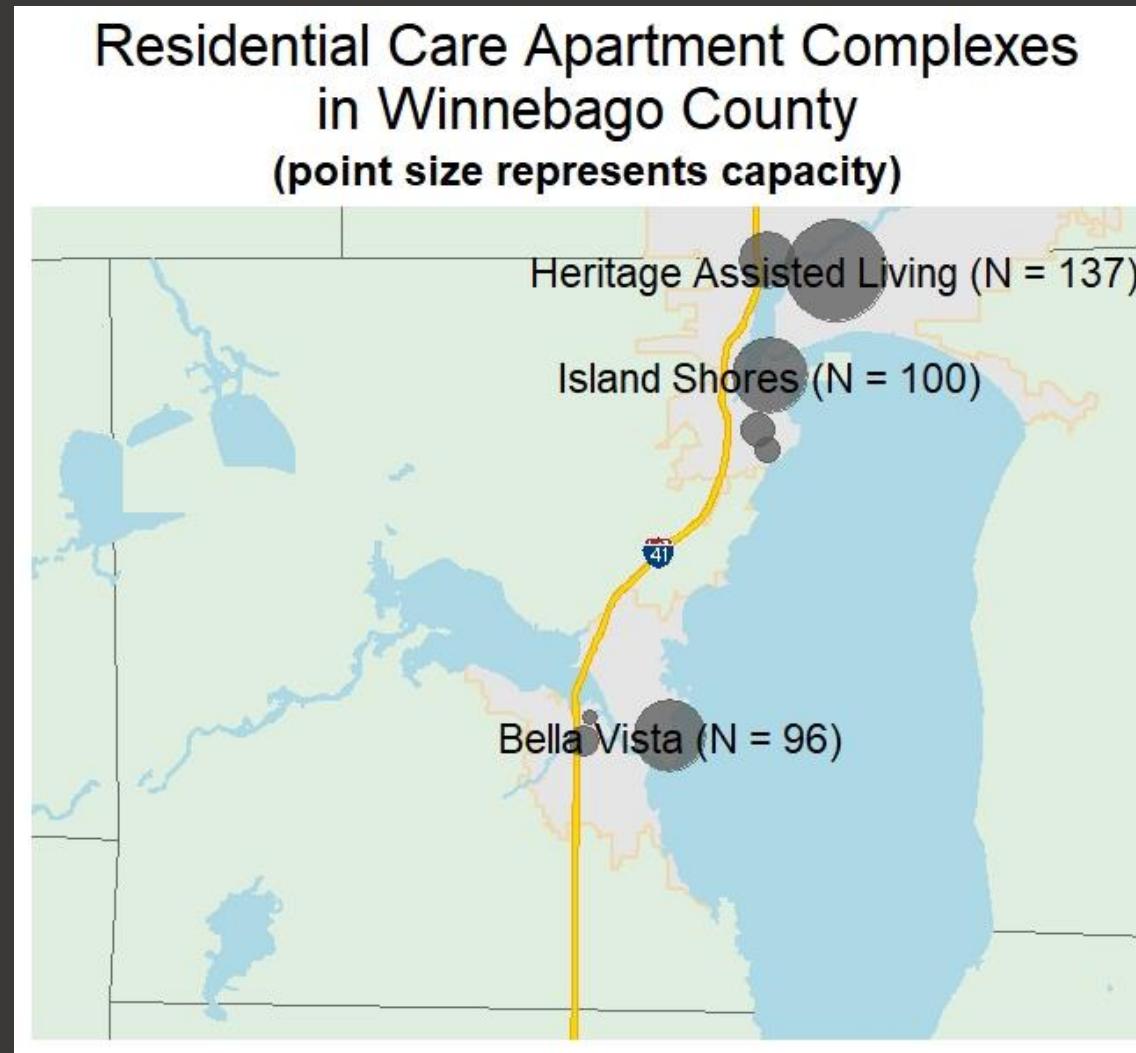
Total facilities: 8

Average capacity: 68.1

Range of capacity: 20-137

*Independent apartment units. May include access to 28 hours of supportive care, personal care, and nursing services per week.*

# Residential Care Apartments



# Table 3

<b>Capacity by Type of Specialized Housing (2021)</b>	
Winnebago County, WI	
<i>Housing Type</i>	<i>Capacity</i>
Adult Family Home	166
Community-Based Residential Facility	1,357
Nursing Home	676
Residential Care Apartment Complex	545
TOTAL CAPACITY	
	2,744

# Table 4

## Specialized Housing Capacity by Gender (2021)

Winnebago County, WI

<i>Gender Status</i>	<i>Capacity</i>
Gender Inclusive	2,683
Men only	36
Women only	25
TOTAL CAPACITY	2,744

# Table 5

<b>Seniors Per Available Specialized Bed (2021)</b>	
Winnebago County, WI	
<i>Specialized Housing Type</i>	<i>Seniors Per Available Bed</i>
Adult Family Home	162.9
Community-Based Residential Facility	19.9
Nursing Home	40.0
Residential Care Apartment Complex	49.6
SENIORS PER TOTAL AVAILABLE BEDS	9.8

# Specialized Housing (Projected Needs)

Winnebago County, WI

# Future Needs: 2030

- Winnebago County faces twin challenges regarding specialized housing capacity
  1. County population is growing overall
  2. Seniors are increasing as a share of population

# Status quo scenario: 2030

- Winnebago County needs to expand specialized housing capacity if it wants to maintain the current seniors-per-available bed status quo.
  - *Note: anecdotal evidence suggests that current capacity falls short of demand*
- If **no new specialized housing capacity is established**, then the county will fall approximately 1,093 beds short of projected needs in 2030.

# Table 6

<b>Projected Capacity Shortfalls by Type of Specialized Housing</b>			
Winnebago County, WI			
Type	2030 (projected)	2040 (projected)	2050 (projected)
Adult Family Home	66	73	70
Community-Based Residential Facility	541	602	573
Nursing Home	269	300	286
Residential Care Apartment Complex	217	242	230
TOTAL PROJECTED SHORTFALL	1,093	1,217	1,159

# Improvement scenario: 2030

- If Winnebago County wants to exceed current seniors-per-bed ratios by 5% in 2030, it will need to expand capacity by approximately 1,286 beds.
- This is 193 beds beyond the status quo scenario of projected needs for 2030.

# Table 7

<b>Capacity Needed for 5% Improvement to Seniors: Available Beds Ratios</b>					
Winnebago County, WI					
Type	Current	2030 (status quo)	2030 (projected)	2040 (projected)	2050 (projected)
Adult Family Home	8	66	78	86	82
Community-Based Residential Facility	68	541	636	700	670
Nursing Home	34	269	317	349	334
Residential Care Apartment Complex	27	217	255	281	269
<b>TOTAL BEDS NEEDED</b>	<b>137</b>	<b>1,093</b>	<b>1,286</b>	<b>1,416</b>	<b>1,355</b>

# Sources of Uncertainty

# Impact of COVID-19

- COVID-19 may alter projected senior share of population
  - Seniors (65+) account for about 75% of all U.S. deaths, but 80% of all COVID-19 deaths
    - In Wisconsin, these figures are 79% & 77%
  - Individuals aged 50+ account for 93% of all U.S. deaths
  - Difficult to quantify, but COVID-19 may result in smaller senior share of population than projected earlier in this presentation

# Changing Preferences

- Recent research indicates that the elderly increasingly prefer to modify personal residential spaces rather than elect for specialized housing
- Difficult to assess how waning demand for specialized housing balances with large increase in senior population
  - **Universal Design Housing** demand will increase by 2030
  - Only 10% of U.S. housing stock is currently “aging-ready” (Vespa et al. 2020; [link](#))

# Questions

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