Affordable Senior Housing in New York City
Topics - Temas

- Demographics - Demográfico
- Housing Types - Tipos caseiros
- Policies - Apólices
- Initiatives - Iniciativas
- Advocacy - Defesa
Elderly population in the United States

- 37.9 million people 65+
- By 2050: 88.5 million (20% of total)
- Median income: $28,305
- 3.6 million (9.7%) in poverty
- 5.8 million (15%) in labor force
growth to 10.1 million by 2016
- 80% of people 65+ home owners
- 65% of people 65+ with relatives
- 1.5 million in nursing facilities

Source: Census 2000. Social Science Data Analysis Network

Senior Journal, Senior Citizen Longevity & Statistics (As of 2007)
Projected New York City Elderly Population, 2000-2030

- 2000: 938,000 people
- 2030: 1.35 million people

Largest population of elderly people in Brooklyn
School-Age and Elderly Population, New York City, 1950-2030

- 2030: 15.4 % school-age children, 14.8 % elderly people

- Vulnerability factors: 75+ population, poverty, solitary, disability, linguistic isolation, healthcare access

- Intergenerational potentials: social networks, community welfare, education
20% of NYC elderly population living below poverty level

Poverty in communities of color, Latinos (3xUS), Black and Asian (2x US)
The Bronx and Brooklyn have the highest poverty rate, with 1 in 4 residents living in poverty.

- 12% of NYC's population is 65 years old, with 75% receiving Social Security and 24% participating in citywide emergency food programs.

**Figure 5:** Poverty Rate Among Seniors by Borough in New York City. Source: U.S. Census Bureau American Community Survey, 2005.
NYC Senior Housing Types

**Number of Sites**
- Public Housing: 44
- Adult Homes: 52
- Residences: 1
- Section 202: 171
- Section 8: 10
- NYC Mitchell-Loma: 8
- NYS Mitchell-Loma: 15
- SRO Housing: 22
- Market Rate Housing: 17
- Other Supportive Housing: 14
National Housing Act of 1959
Section 202 - Supportive Housing for the Elderly Program

- HUD’s largest directly funded construction program

- Capital operating funds to private or nonprofit sponsors

- Construction, rehabilitation, acquisition, operation, on-going maintenance

- Open to low incomes households, minimum 1 person 62+

- Incorporate supportive services, assisted living packages and healthcare facilities

Image: Community Partners Commission Association, Inc.
## US Elderly Population in Various Multi-Unit Housing Options

<table>
<thead>
<tr>
<th>Type</th>
<th># of Units or Facilities</th>
<th># of Persons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Apartments(^1)</td>
<td>3,011,000</td>
<td>3,584,000</td>
</tr>
<tr>
<td>Section 202(^2)</td>
<td>285,000</td>
<td>320,000</td>
</tr>
<tr>
<td>Board and Care(^3)</td>
<td>34,000</td>
<td>613,000</td>
</tr>
<tr>
<td>Assisted Living(^4)</td>
<td>391,000</td>
<td>528,000</td>
</tr>
</tbody>
</table>

\(^1\)For those aged 65+, Senior Commission, U.S. Census
\(^3\)Clark et al. (1994) Estimates of number of licensed board and care facilities
\(^4\)Promatura Group (2000) for the National Investment Center for Senior Housing and Care Industry

Source: *Journal of Housing For the Elderly*, Volume 18, Issue 1, February 2005 (5-49)

- **Section 202:** 285,000+ units throughout US
- **Census poverty:** -$9,367 annual pretax income
- **1.29 million:** urgent housing needs (50% of income on rent)
- **Section 202 vacancy rate:** 1 %, 9 people per unit on waitlist a year
- **Capital reserve limitations:** production/demand, rehabilitation/repair needs
Section 202 Housing Development Criteria

- Minimum project size, 5 units
- Maximum project size, 120 units
- Document historic status of site
- Environmental analysis of site
- Adequate demand market study
- Employment/training of low-income local residents
- Sponsor minimum capital investment ($25,000 national, $10,000 others)
# Section 202 Historical Trends

## Table 1. HUD Rental Housing Programs for Low-Income Elderly Households

<table>
<thead>
<tr>
<th>Program</th>
<th>Income Eligibility</th>
<th>Tenant Rent</th>
<th>Units for Elderly Households Only</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 202</td>
<td>No income limits.</td>
<td>Set by owner based on funds required to support building operation.</td>
<td>268,251</td>
</tr>
<tr>
<td>1959 to 1962</td>
<td>No income limits.</td>
<td>Set by owner based on funds required to support building operation.</td>
<td></td>
</tr>
<tr>
<td>1968 to 1974</td>
<td>Higher of 80% of area median income or 135% of public housing income limits.</td>
<td>Set by owner.</td>
<td></td>
</tr>
<tr>
<td>1974 to 1981</td>
<td>80% of area median income.</td>
<td>For units with Section 8 project-based rental assistance, the greater of 30% of adjusted income or 10% of gross income.</td>
<td></td>
</tr>
<tr>
<td>1981 to present</td>
<td>50% of area median income.</td>
<td>The greater of 30% of adjusted income or 10% of gross income.</td>
<td></td>
</tr>
</tbody>
</table>

Source: Congressional Research Service, Domestic Social Policy Division, 2008

Figure 1: New Units Funded Section 202 for Older Persons

*Estimate
Source: HUD, Office of Budget
Section 202: Erbograph Apartments, Harlem

- Harlem Congregation for Community Improvement Sponsorship, TBC 2011
- $5 million from Tax Credit Assistance Program funds, American Recovery and Reinvestment Act
- Remediation of Brownfield site, LEED Silver sustainable design features
- 8-story, 64 units for very low-income, frail elderly
- Support services, transportation, cultural & health programs, outpatient medical care
NYC SCRIE: Senior Citizen Rent Increase Exemption Program

Tenant Eligibility Criteria

- 62+
- Division of Housing & Community Renewal units
- Annual income -$29,000 or less, rent -1/3 of income

Owners/Landlords

- Tax Abatement Credit and Debits account for each building owner
- Eligibility appeal potential, must notify tenant of application and reasons

Photos: Metropolitan Council on Housing + NY State 69th Assembly District, Community Newsletter, April 2009
New York City Initiative: Age-friendly NYC

- Launched in 2007, Mayor’s Office, City Council, NY Academy of Medicine, nonprofits, businesses, stakeholders

**Community + civic participation** economic security, employment, volunteerism, culture and recreation

**Housing** affordable housing development, home owner and renter assistance

**Public spaces + transportation** taxi voucher program, key intersections safety design, environmental stewardship

**Health + social services** citywide falls prevention initiative, bus service to grocery stores, fitness club discounts, long term care insurance outreach and caregiver workshops
Senior housing rights advocacy and resources

- National Low Income Housing Coalition
  www.nlihc.org

- The New York State Coalition for the Aging
  www.coalitionforaging.org

- Metropolitan Council on Housing
  www.metcouncil.net

- Aging in New York Fund, Inc.
  www.anyf.org

- Council of Senior Citizens and Services of New York City, Inc.
  http://cscs-ny.org

- New York Foundation for Senior Citizens
  www.nyfsc.org