

Senior Housing Trends

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NCHMA SPRING MEETING

June 16-17, 2014 | NCHMA/NH&RA Conference Center | Washington, DC



Senior Housing Options

- New NCHMA white paper
- Purposes:
 - Demographics and trends
 - Overview of housing options for seniors
 - Primarily informational

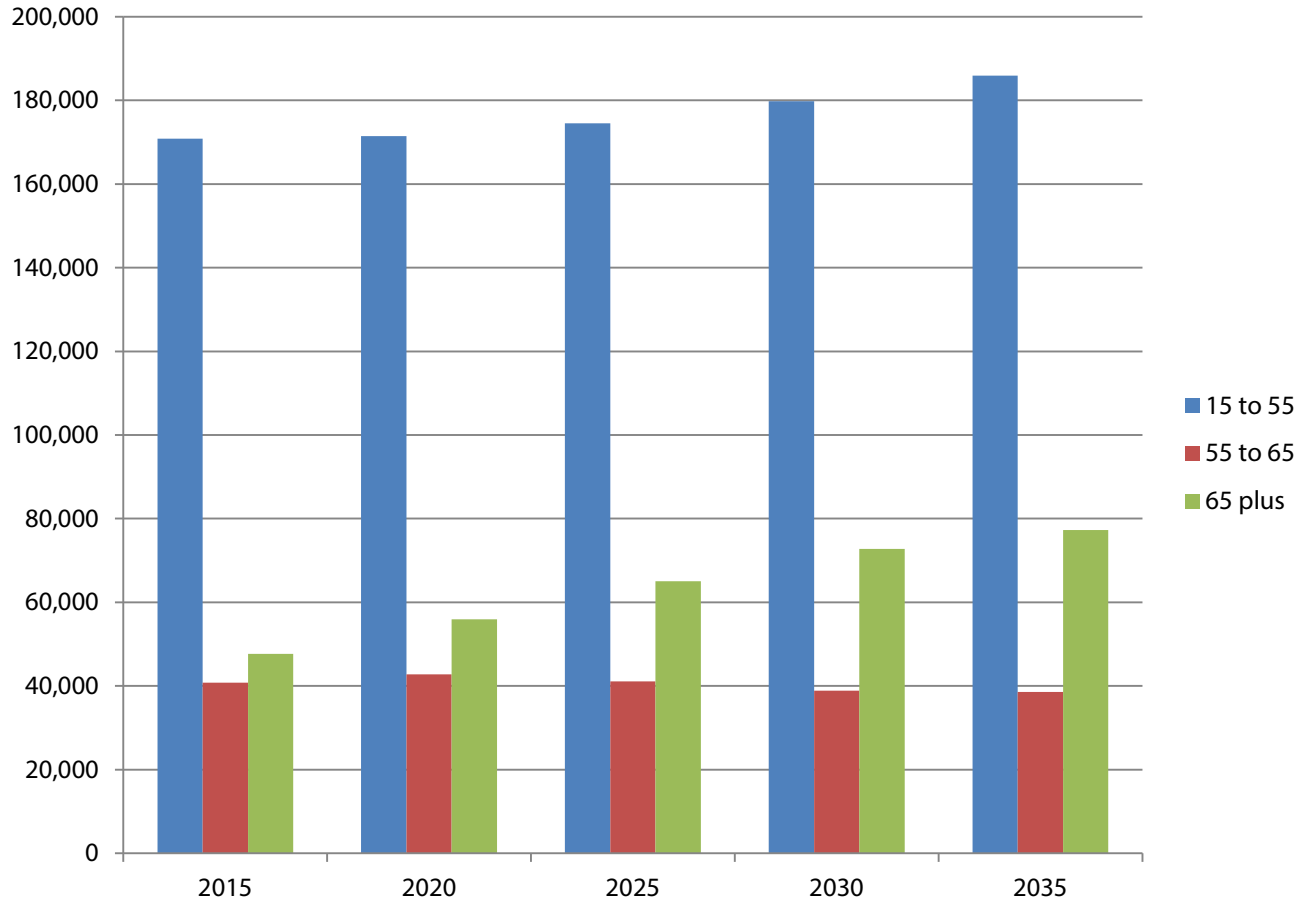


Outline

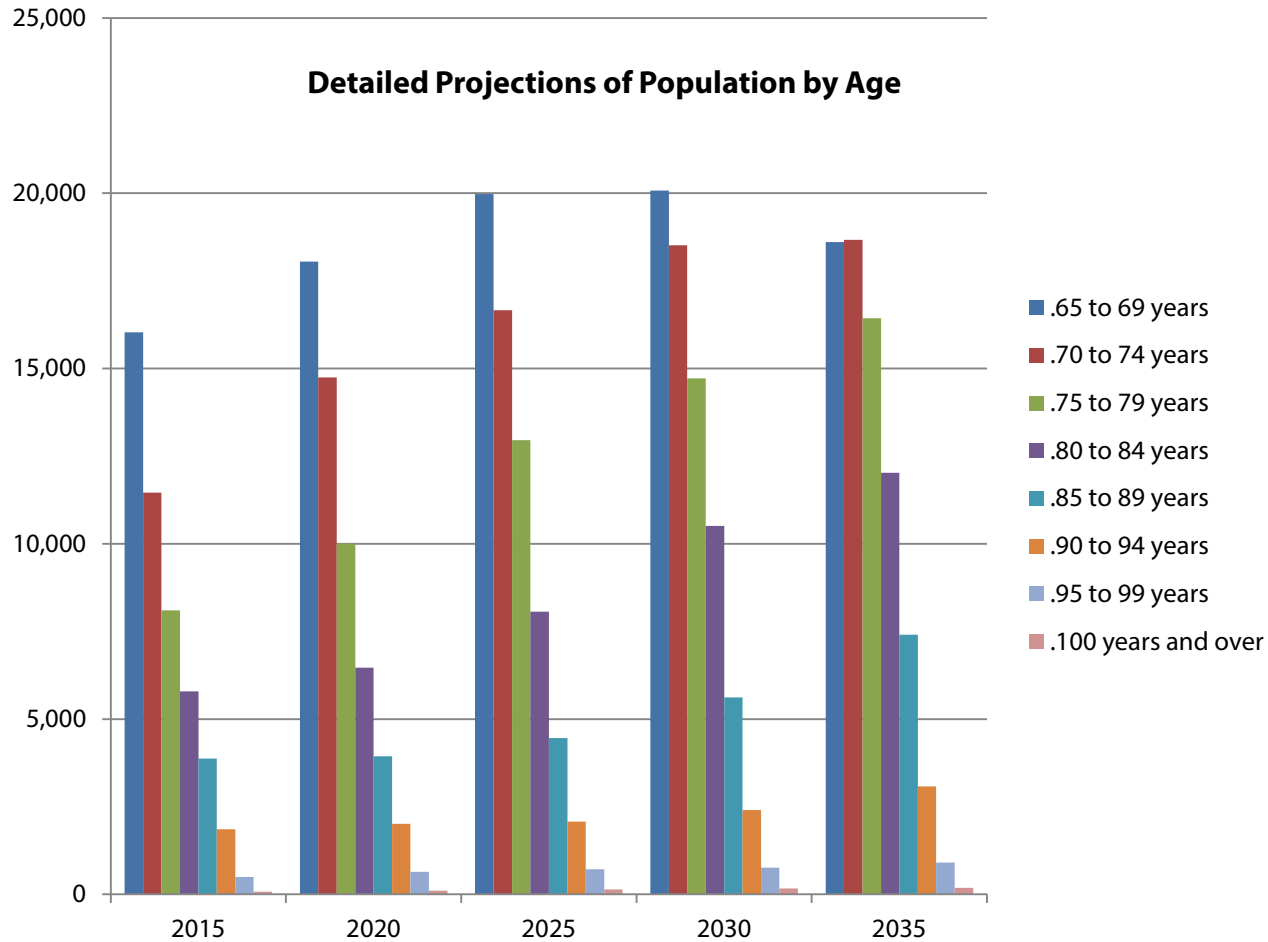
- Fair Housing
- USDA RHS
- Demographics
 - Age
 - Income
 - Satisfaction
- Types of Housing
 - Independent
 - Supportive
 - CCRC
 - Assisted
 - Nursing
 - Hospice
- Demand



Projections of Population by Age



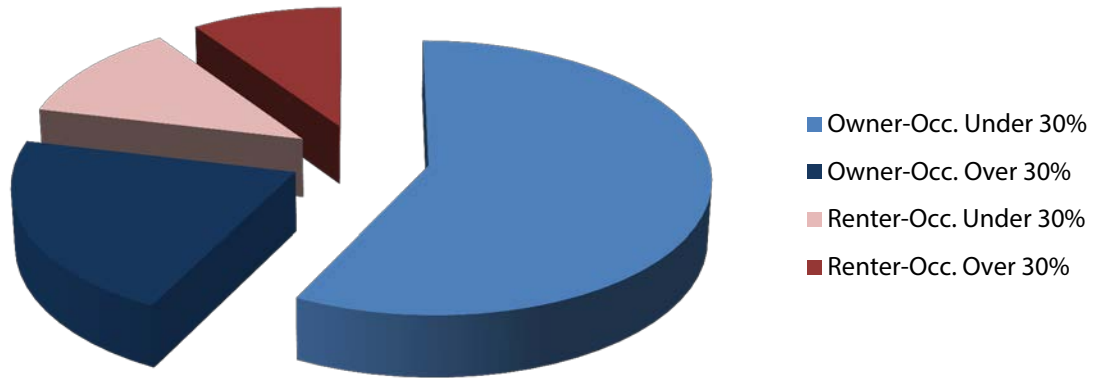
Source: U.S. Census Bureau, Population Division; Table 12: Projections of the Population by Age and Sex for the United States: 2015 to 2060 (NP2012-T12); Release Date: December 2012



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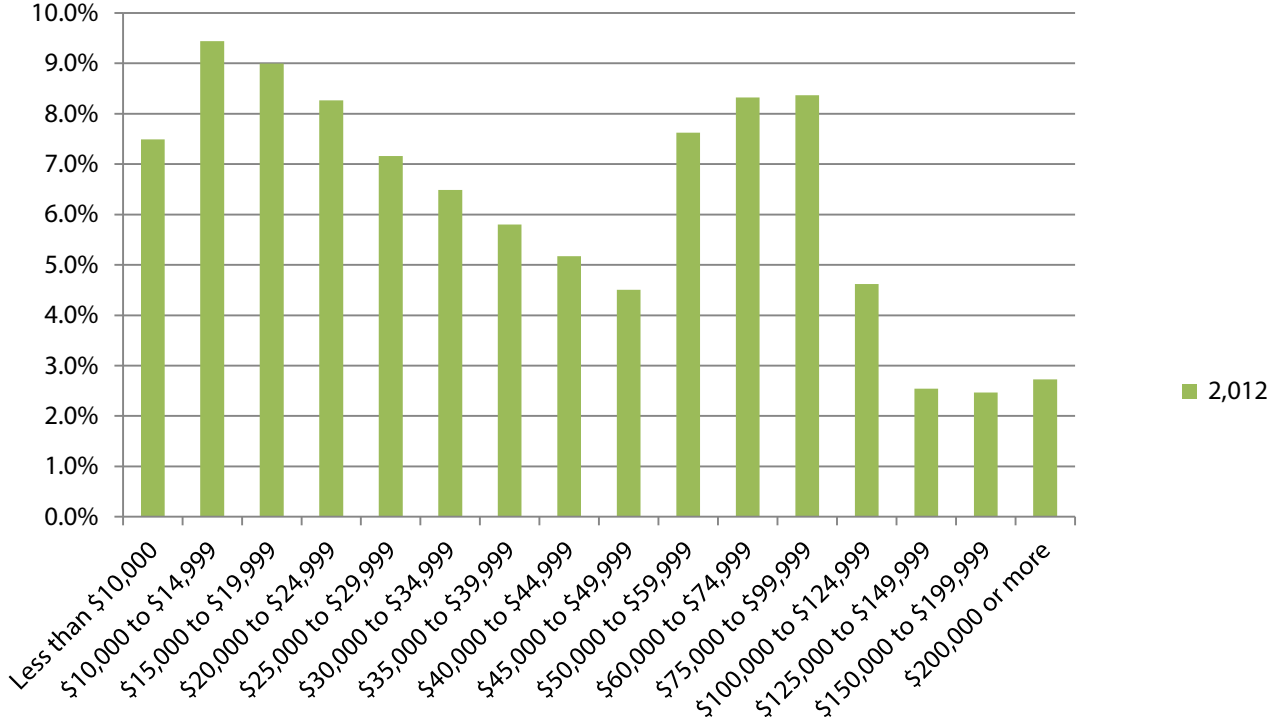


**Tenure; Householder 65 or Older
Portion of Income for Housing Cost**



2012 American Community Survey 1-Year Estimates

Income; Householder 65 years and over



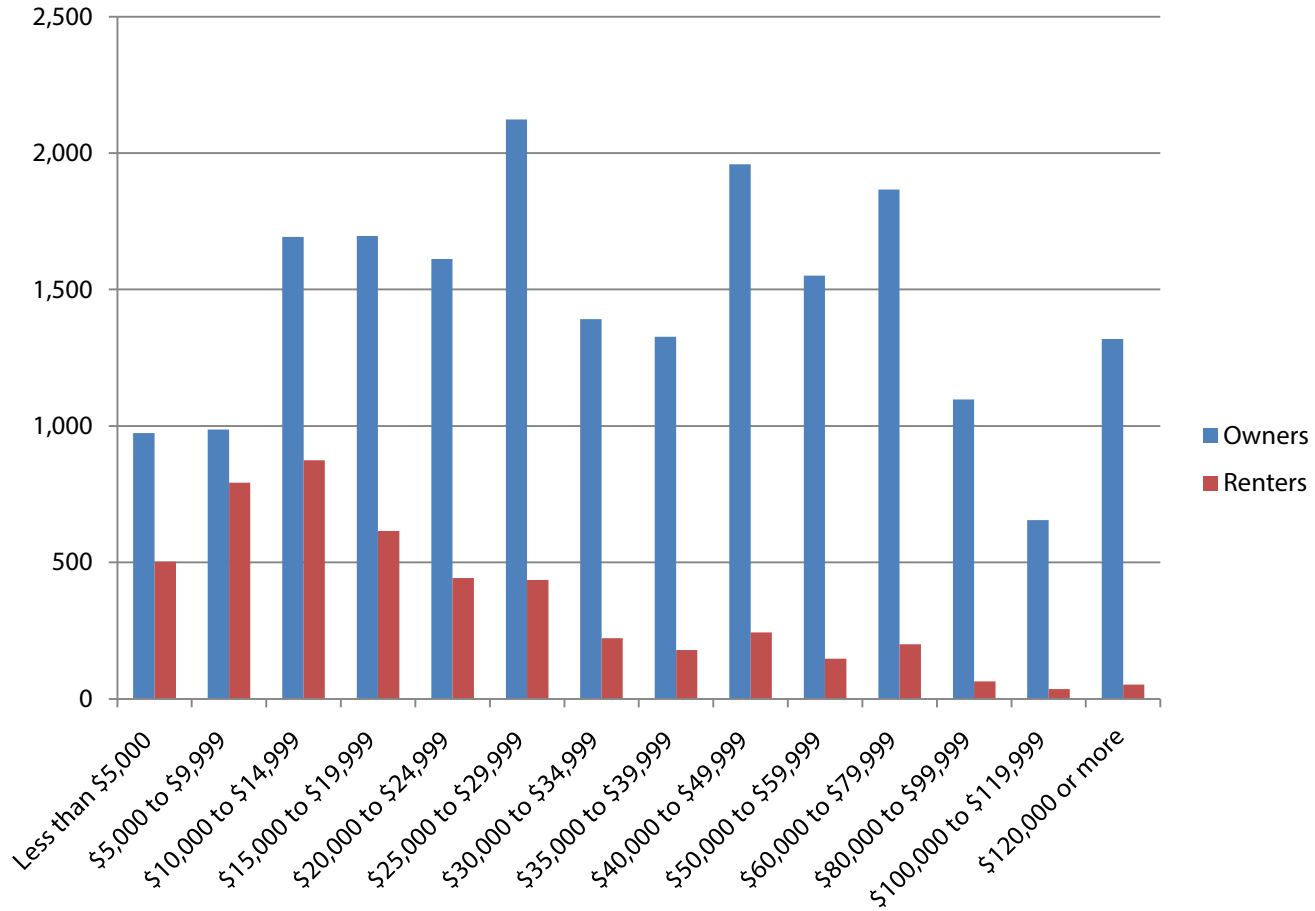
Source: 2011 American Housing Survey



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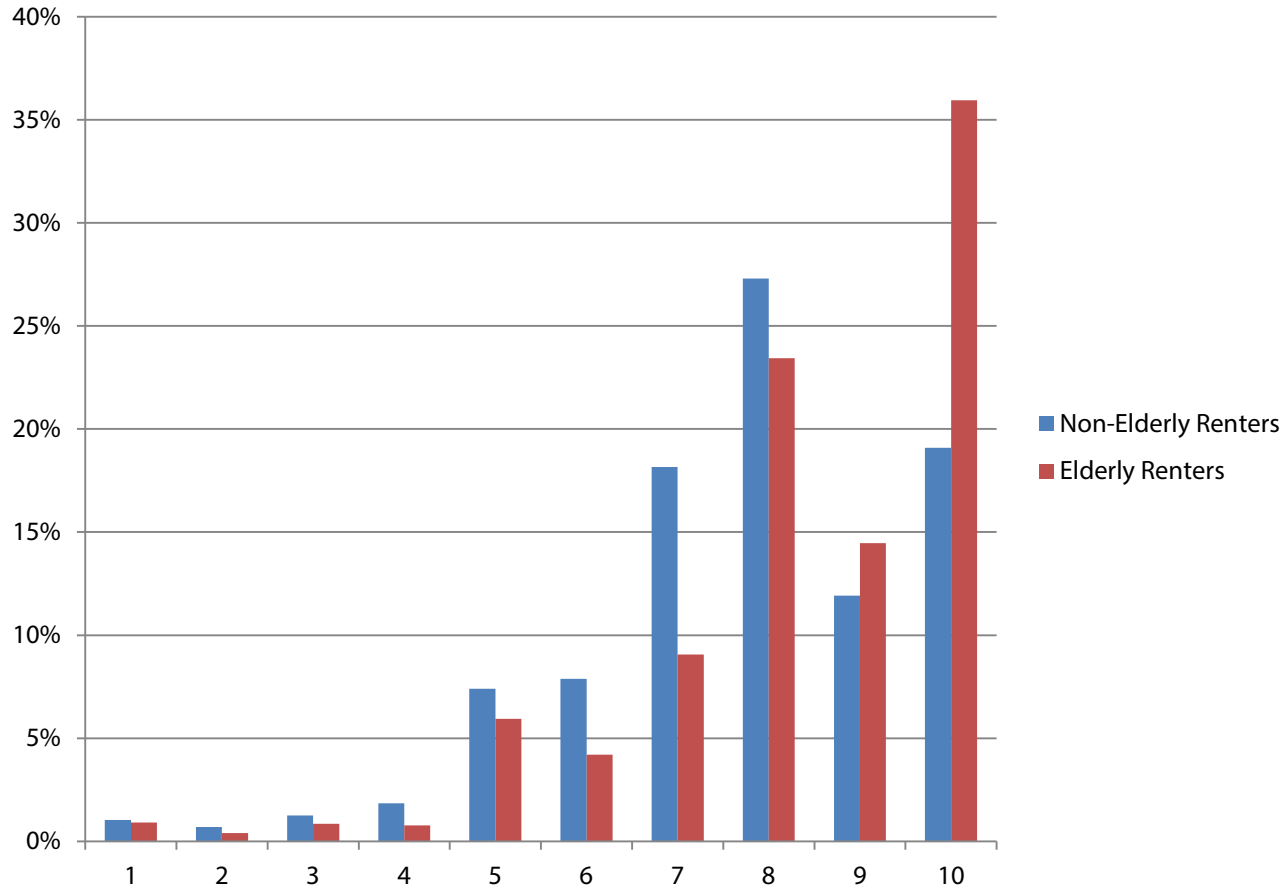
Income by Tenure; Householder 65 Years and Over



Source: 2011 American Housing Survey



Opinion of Structure (Higher Numbers are Better)



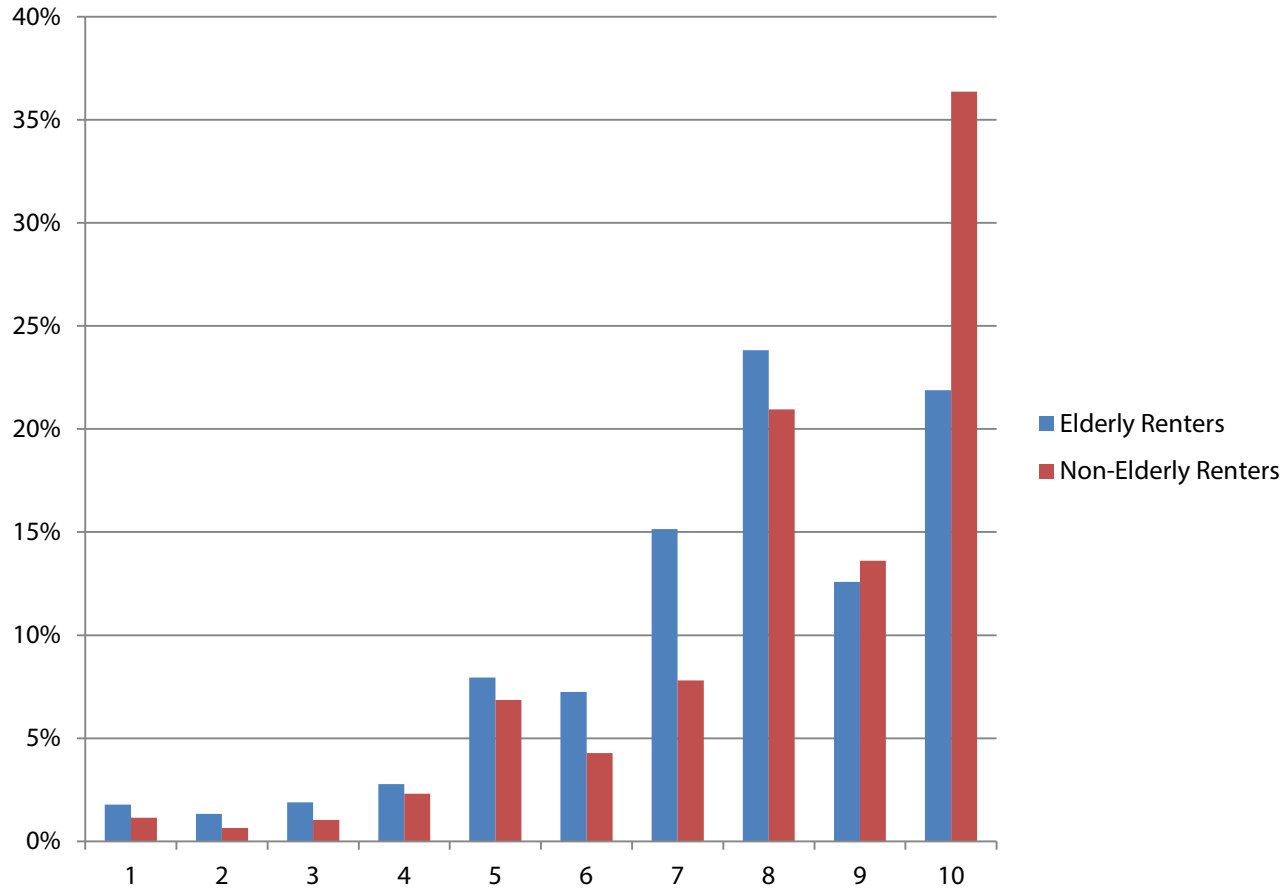
Source: 2011 American Housing Survey

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Opinion of Neighborhood (Higher Numbers are Better)



Source: 2011 American Housing Survey

Types of Senior Housing

- Independent Living
- Supportive Services
- Continuing Care Retirement Community (CCRC)
- Assisted Living
- Nursing Home Care
- Hospice Care



Demand for Apartments

- 40 million persons age 65 or older
- $\frac{3}{4}$ homeowners
- 10 million senior renters
- 2 million in assisted living or nursing homes

- By 2035 nearly 80 million persons 65+

