

# Affordable Housing



June 2020

The membership of LeadingAge includes nonprofit nursing homes; assisted living, affordable housing, and market-rate independent living communities; and providers of home and community-based services.

Here are the key characteristics of LeadingAge affordable housing (AH) providers, based on a 2019 survey of LeadingAge members. Surveys were completed by 890 AH providers.

**Size:** Less than half of AH communities (42%) responding to the survey reported having 50-99 units. The average number of units reported by surveyed communities was 90 units, with the number of units across all survey respondents ranging from two to 1,093 units. Some affordable housing communities—147 of the 890 communities completing the survey—reported that they also offered market-rate units.

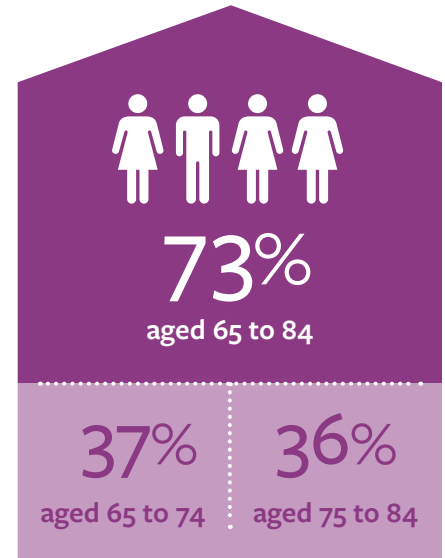
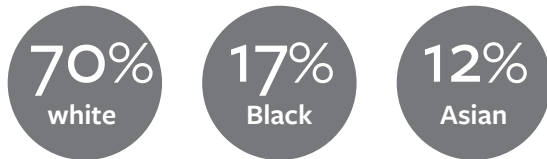


**Occupancy:** Most (88%) of AH communities reported an average annual occupancy rate of 98% or higher, and nearly all (94%) had a wait list. Of those housing communities with a wait list, the average wait time was 25 months.



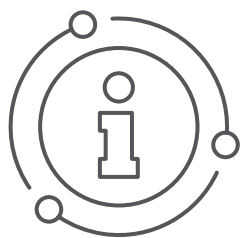
**Residents:** The average number of residents in AH communities was 95 at the time of the survey, and the median number of current residents was 74 at that time. Roughly three-quarters of affordable housing residents (72%) were women. Affordable housing communities reflected the most resident diversity of all settings in the survey. When asked about resident ethnicity, AH communities reported that 12% of residents were Hispanic. Survey data about race showed that 70% of residents were white, 17% were Black, and 12% were Asian.

Most AH residents (73%) were aged 65 to 84, with equal portions of residents between the ages of 65 and 74 (37%) and between the ages of 75 and 84 (36%). Sixteen percent of residents were 85 years and older.



**Services:** More than half of AH communities offered the following services either directly by a staff member or through a contractor: recreational activities, health and education programs, fitness programs, transportation, medication education, and health screening and monitoring. Less than one-third of AH communities provided personal care, primary care, mental health, podiatry, or dental care either directly by AH staff or through a contractor or partnership. With the exception of recreational activities, less than half of AH communities provided services or programs directly.

**Workforce:** Most (90%) of the AH communities participating in the survey reported having a service coordinator, and 54% of service coordinators were employed full-time. Most AH communities (87%) employed service coordinators directly through the property owner or management agent. The U.S. Department of Housing and Urban Development funded salaries for 66% of service coordinators working in affordable housing communities. Most (92%) of the AH communities did not have a wellness nurse on staff. Among the AH properties with a wellness nurse, 42% employed the nurse directly and 37% used the services of a wellness nurse provided by another organization.



90%  
have a service  
coordinator



**Technology Use:** Nearly half of AH communities (49%) reported using a web-based software for resident documentation and outcomes. A third (34%) of AH communities also reported using technologies that facilitate social connectedness and engagement among residents.



For a complete profile of LeadingAge members, read our full report of 2019 survey findings at [LeadingAge.org/MemberSurvey2019](https://www.leadingage.org/MemberSurvey2019)