

Market-Rate Independent Living

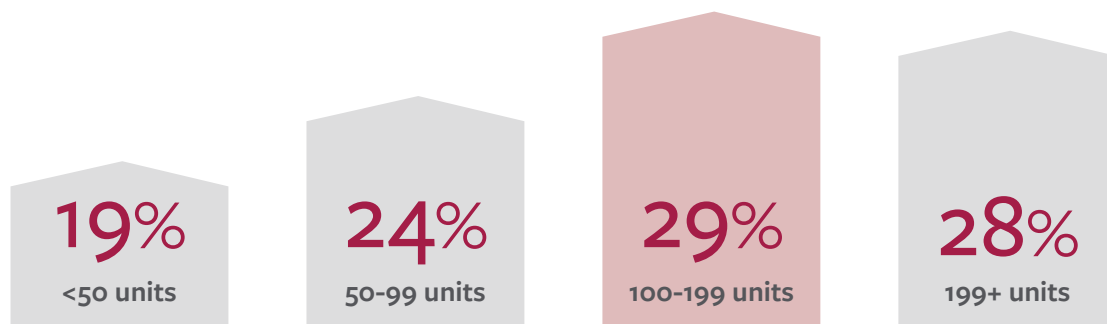


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The membership of LeadingAge includes nonprofit nursing homes; assisted living, affordable housing, and market-rate independent living communities; and providers of home and community-based services.

Here are the key characteristics of LeadingAge market-rate independent living (IL) providers, based on a 2019 survey of LeadingAge members. Surveys were completed by 611 IL providers.

Size: Market-rate independent living communities (IL) reported having a mix of less than 50 units (19%), 50-99 units (24%), 100-199 units (29%), and more than 199 units (28%). The communities ranged in size from two to 1,333 units, with an average of 153 units. These units were most likely to be either one-bedroom (42%) or two-bedroom apartments (42%), although studio apartments (9%) and apartments larger than two bedrooms (7%) were also available. A small percentage of IL units—2% on average—were subsidized. The communities reported an average annual occupancy rate of 92%.





Residents: Independent living communities served an average of 183 residents, although the number of residents in a community could range widely, from only one resident to 2,400 residents. The majority of IL residents were women (69%) and white (95%). IL communities served an older population: more than 88% of residents were 75 years and older, and almost half of residents were older than 85 (48%).

69%
women

95%
white

88%
75+ years old

48%
85+ years old

Services: More than three-quarters of IL communities provided physical, occupational, or speech therapy, primarily through arrangements with contractors or partners. Half of IL communities provided a resident health clinic or pharmacy services. The majority of IL communities did not use their own employees to provide services directly to residents. The services least frequently provided to IL residents, either directly or through a contractor or partnership, were physician and dental services.

3/4 provide therapy services



2/3 offer amenities



Amenities: At least two-thirds of IL communities offered residents several amenities, including walking paths, social/craft/recreational space, restaurant-style dining, a fitness center, health/wellness programs, campus-wide Broadband Wi-Fi, and casual dining. Less than half had a swimming pool (42%) or offered classes in conjunction with an area college or university, either on campus or at the school (37%).

Technology Use: While care management and care coordination tools were the most common types of technology reported by IL communities, less than half of IL providers (42%) used these tools. Smaller percentages of IL providers used sensor technologies (16%), or technologies that facilitate social connectedness and engagement among residents (27%).



42%
used care management
and coordination tools



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