

FOR IMMEDIATE RELEASE

January 26, 2016

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***“THROUGH THE ROOF - WAITING LISTS FOR SENIOR HOUSING” REPORTS
AN ASTOUNDING 110,000 LOW INCOME OLDER ADULTS LANGUISHING
ON WAITING LISTS FOR SENIOR HOUSING AN AVERAGE OF 7 YEARS!
AFFORDABLE SENIOR HOUSING CRISIS CALLS FOR ACTION!***

LiveOn NY’s survey of Section 202 senior housing buildings in New York City, *“Through the Roof - Waiting Lists for Senior Housing”*, documenting waiting lists at 125 buildings and an astounding 110,912 seniors waiting an average of 7 years and as long as ten years. Section 202 buildings were funded through the federal HUD agency. Responses were received from 46% of the 276 Section 202 buildings in the five boroughs, projecting that waiting lists are upwards of 200,000 low income seniors.

Borough	Number of 202 Properties Responded to Survey	Total Number of 202s in borough	Percentage of 202s Reporting	Total on waitlist
Brooklyn	44	85	52%	46,217
Bronx	19	78	24%	10,483
Manhattan	28	76	37%	15,684
Queens	28	29	97%	33,468
Staten Island	2	8	25%	950
Unknown borough	4			4,110
TOTAL ALL PROPERTIES	125	276	46%	110,912

LiveOn NY’s Affordable Senior Housing Coalition, comprised of the 25 leading NYC nonprofit senior housing providers, supports the passage of Mayor Bill de Blasio’s Zoning, Quality and Affordability (ZQA) amendments which would facilitate the building of senior housing. Older adults isolated in 4 story walk ups, or paying more than 50% of their income in rent, or living in substandard, unsafe apartments is not independence. Independence is living in affordable housing with supportive services and a community. At age 65, 70 or older, waiting up to ten years for housing, if it’s available at all, is much too long.

The diverse age 60+ population is the fastest growing segment of the city’s population. One out of five seniors live in poverty, with thousands more in near poverty. Upwards of 100,000

seniors spend more than 50% of their income on rent. Building affordable senior housing with services is a citywide imperative. ZQA would allow nonprofit housing providers to utilize parking lots attached to the Section 202 buildings, land they own, to build additional housing. LiveOn NY's report, ["Paving the Way for New Senior Housing"](#), identified 39 parking lots that were feasible for building an additional 2000 units and other community amenities such as a senior center on. Without the passage of ZQA as proposed by the administration, these lots will sit underutilized and undeveloped.

Bobbie Sackman, Director of Public Policy, LiveOn NY, states, "To say that the need for affordable housing for low income seniors is through the roof is an understatement. LiveOn NY supports Mayor de Blasio's ZQA plan because it would streamline the development process, make it more affordable to build, and make use of underutilized parking lots attached to senior buildings which are, by law, only for the building's residents. With an appalling 110,000 older New Yorkers documented on waiting lists averaging 7 years, it is obvious the city has a responsibility to pave the way to building more affordable housing. LiveOn NY looks to government and community leaders to allow ZQA as proposed to pass. Without the passage of ZQA, these lots will sit undeveloped. Land is gold in NYC and cannot sit unused."

"LiveOn NY's waitlist survey illustrates the tremendous need for affordable senior housing in New York City. Catholic Charities Brooklyn and Queens is the largest provider of affordable senior housing in New York City. Each day, we receive calls from seniors, pastors, family members, elected officials and concerned friends asking us how they can find affordable housing for a senior in desperate need," **said Msgr. Alfred LoPinto, Chief Executive Officer of Catholic Charities Brooklyn and Queens and affiliate agencies.** In fact, we have over 16,000 seniors on waitlists for our apartments; however, we do not have a single waitlist for parking. The City's proposed Zoning for Quality and Affordability text amendment is a practical solution to help us build more affordable apartments for seniors in need."

John Kaiteris, Executive Director/CEO, HANAC, states, "The recent waiting list survey produced by LiveOn NY, which is inclusive of HANAC's 350 units, demonstrates the acute need for quality affordable housing in Queens and the other four boroughs. The average wait time for a HANAC apartment averages over 7 years. For seniors, this is unacceptable and demonstrates the need to commit to the production, preservation and proper regulation of senior housing in an expeditious manner."

Stuart C. Kaplan, CEO, Selfhelp Community Services states, "This study formally acknowledges what we have seen in our programs for years. New Yorkers are living longer and the 60+ population is the fastest growing segment of our City. At the same time, the availability of affordable housing for seniors has not kept up with this growing demand. The numbers in this study are stark, and provide a call to action for our City leaders and housing developers to meet the need. Selfhelp supports the Zoning for Quality and Affordability Amendment and commends the leadership of Mayor deBlasio and his administration in proposing a critical step in meeting this need. I'd like to thank LiveOn NY for their work and leadership conducting this study."

“Affordable housing is key to helping New Yorkers age with dignity and independence in their own homes and communities, it is central to AARP’s social mission work. AARP applauds LiveOnNY for showing just how widespread the lack of affordable housing is for city seniors. New Yorkers are plenty concerned about housing costs, as revealed in Live-OnNY’s research and well documented in AARP’s 2015 commissioned survey. That’s why AARP fully supports the mayor’s ZQA initiative to create more affordable housing and begin addressing this issue,” **said AARP State Director Beth Finkel.**

“LiveOn NY’s survey highlights the startling gap between our rapidly growing population of older adults and the supply of affordable senior housing and services. All seniors deserve to live independently and with dignity as they age, and the report makes it clear that many seniors will not have that opportunity unless we create more affordable senior housing,” **said Judi Kende, Vice President and New York Market Leader of Enterprise Community Partners, Inc.** “We thank LiveOn NY for compiling this important data and hope that it will encourage support for policies like ZQA and more dedicated funding for senior housing.”

"Living on fixed-incomes, seniors are hardest hit by escalating rents," said **Rachel Fee, New York Housing Conference Executive Director.** "We need more affordable housing options in New York. Adopting zoning changes proposed in ZQA can unlock underutilized lots to provide desperately needed senior housing, demonstrated by these telling survey results."

***Affordable Senior Housing Crisis!
Enactment of ZQA as proposed will allow NYC to move forward to
build affordable senior housing.***

111,000 LOW INCOME OLDER ADULTS LANGUISHING ON WAITING LISTS FOR SENIOR HOUSING AN AVERAGE OF **7 YEARS!**

Responses were received from 46% of the 276 Section 202 buildings in the five boroughs, projecting that waiting lists are over **200,000** low income seniors.

Senior Housing Waitlists by Council Member District for Affordable Senior Housing Buildings that responded to the LiveOn NY "Through the Roof" Waitlist Survey

March 1, 2016

Council Member District	Name	Total Number on Waitlists for all Buildings in District
1	Chin	4,622
2	Mendez	196
3	Johnson	1,366
4	Garodnick	*
5	Kallos	1,500
6	Rosenthal	2,427
7	Levine	2,000
8	Mark-Viverito	1,414
9	Dickens	2,098
10	Rodriguez	1,075
11	Cohen	500
12	King	2,170
13	Vacca	500
14	Cabrera	*
15	Torres	5,725
16	Gibson	*
17	Salamanca	*
18	Palma	574
19	Vallone	500
20	Koo	2,950
21	Ferreras	1036
22	Constantinides	19,850
23	Grodenschik	570
24	Lancman	*
25	Dromm	*
26	Van Bramer	1,925
27	Miller	*
28	Wills	637

Council Member District	Name	Total Number on Waitlists for all Buildings in District
29	Koslowitz	*
30	Crowley	*
31	Richards	6,000
32	Ulrich	*
33	Levin	692
34	Reynoso	8,570
35	Cumbo	5,220
36	Cornegy	500
37	Espinal	3,106
38	Menchaca	11,163
39	Lander	4,561
40	Eugene	1,496
41	Mealy	*
42	Barron	1,075
43	Gentile	1,108
44	Greenfield	2,918
45	Williams	*
46	Maisel	*
47	Treyger	2,402
48	Deutsch	3,406
49	Rose	*
50	Matteo	950
51	Borelli	*
Unknown district		4,110
TOTAL		110,912

**No response data available*

Enactment of ZQA as proposed will allow NYC to move forward to build affordable senior housing.

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