

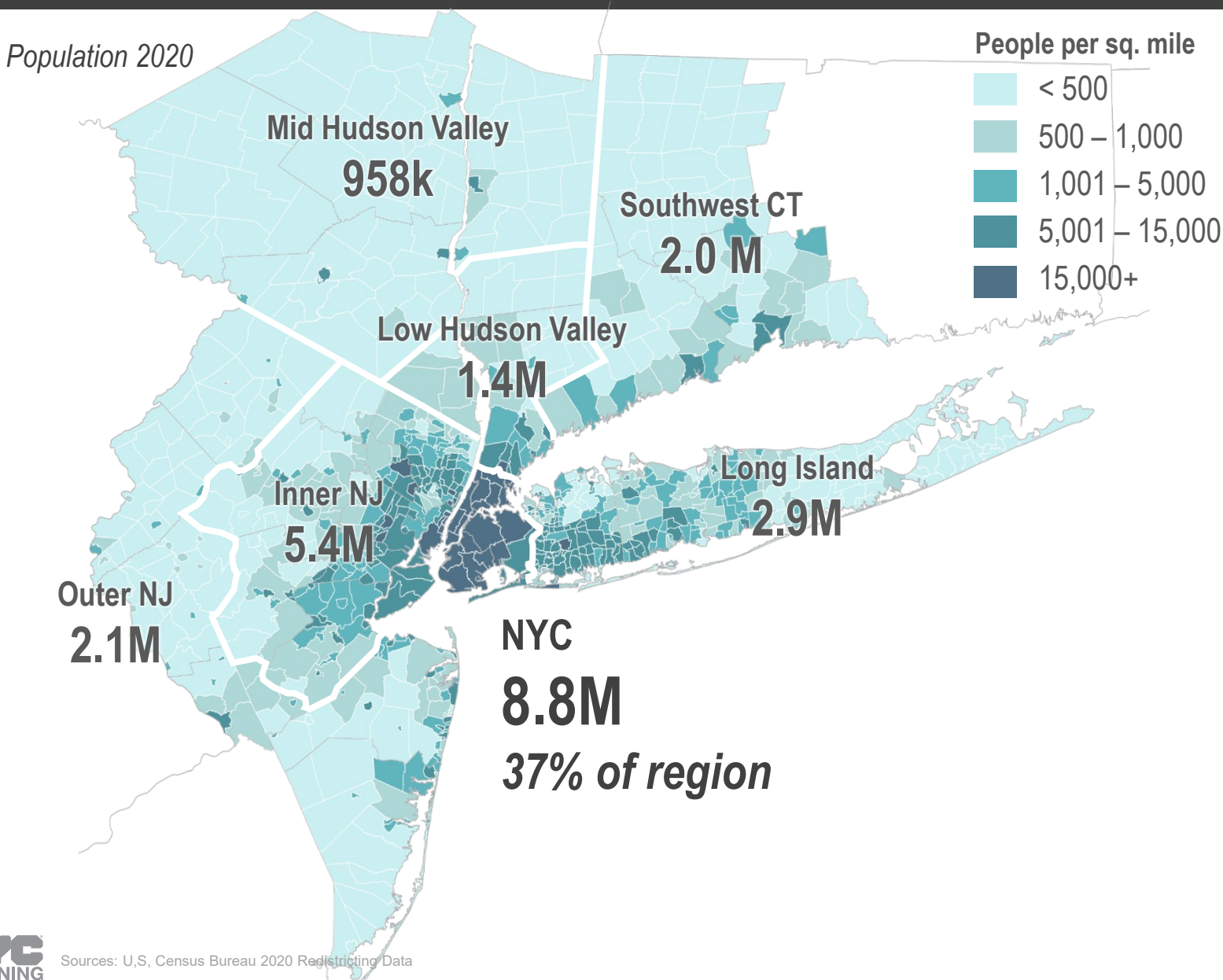
NYC
PLANNING



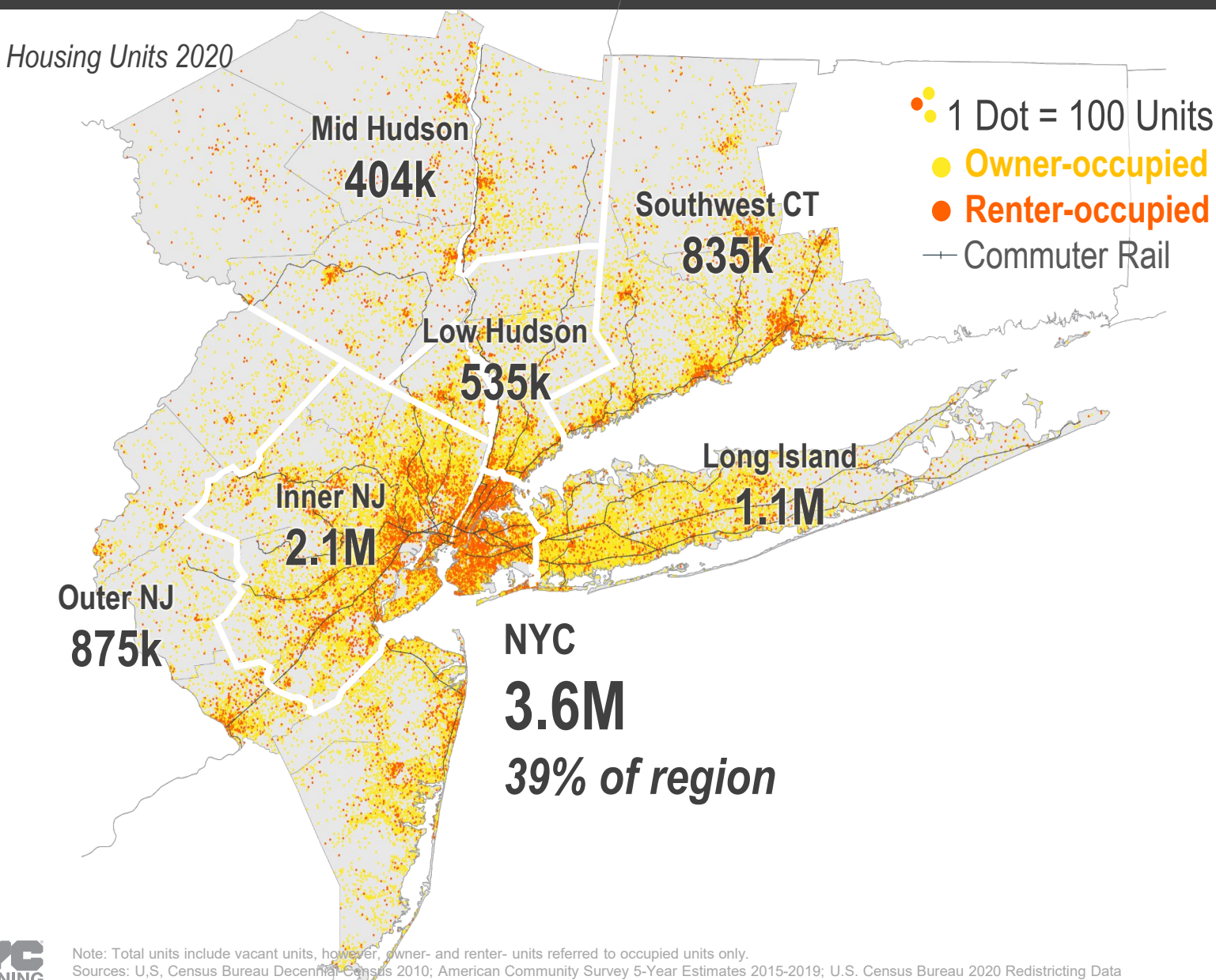
Senior Housing Trends In the NYC Metro Region



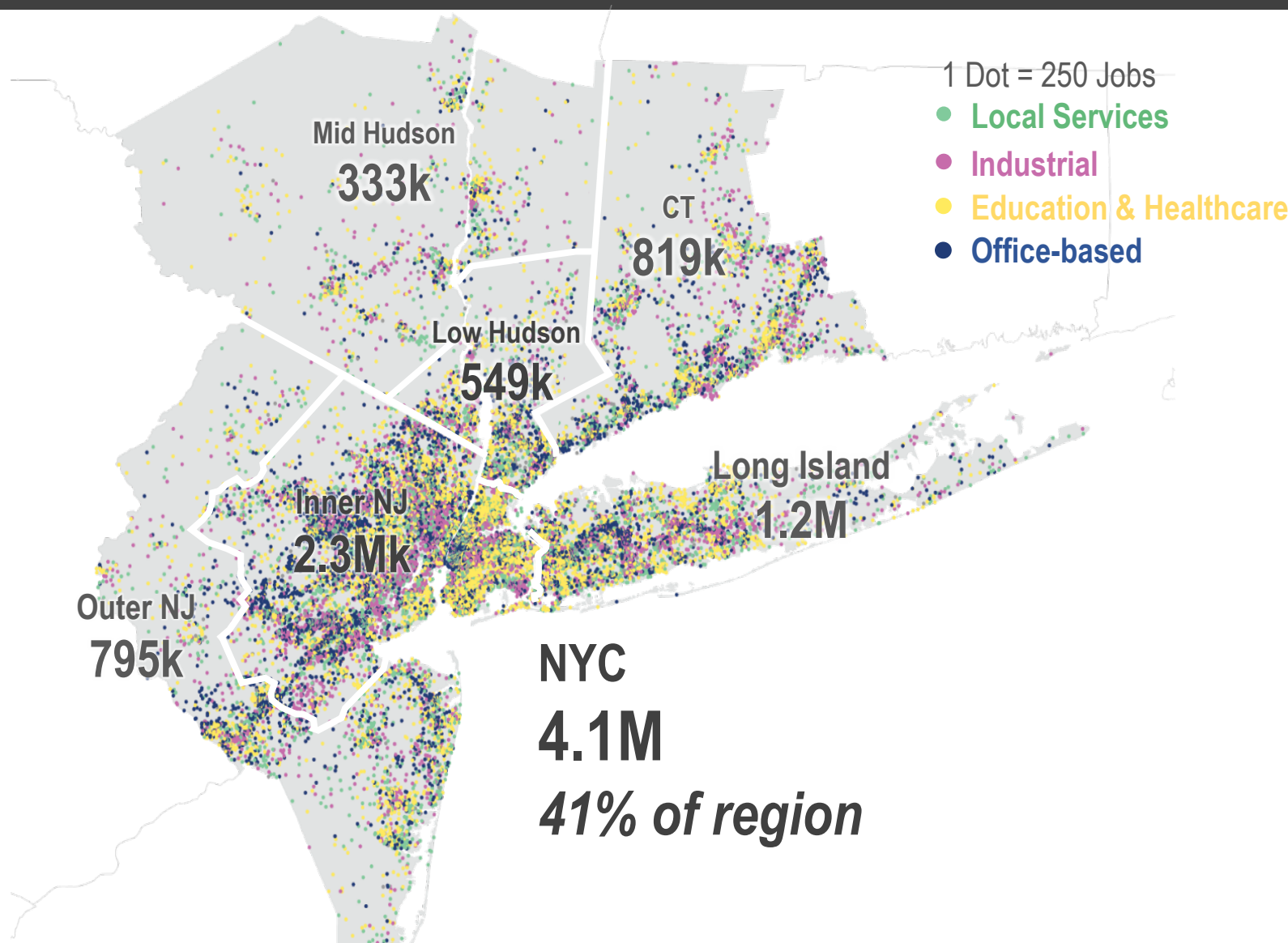
Our Region Today: 23.5 Million People



Our Region Today: 9.4 Million Homes

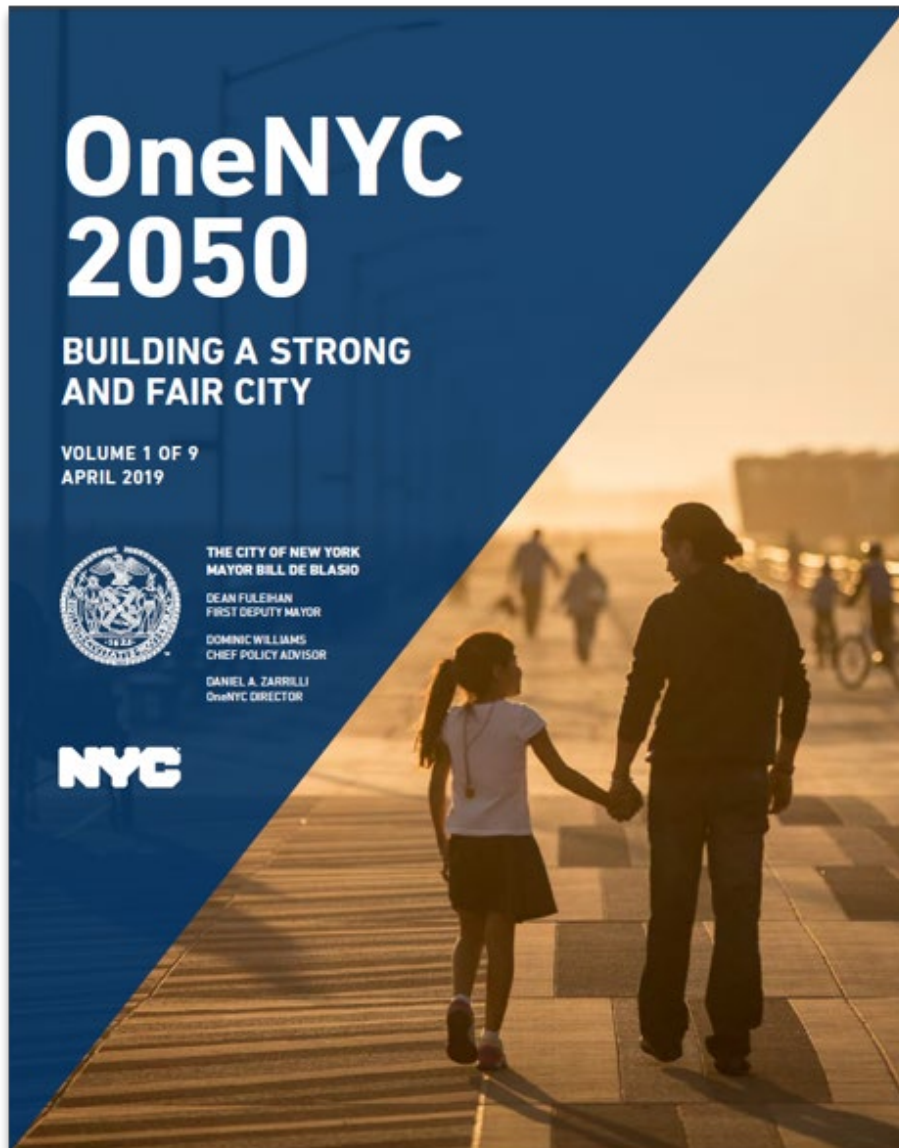


Our Region Today: 10.1 million jobs



\$2 Trillion
Regional
GDP
9.5% of U.S. GDP

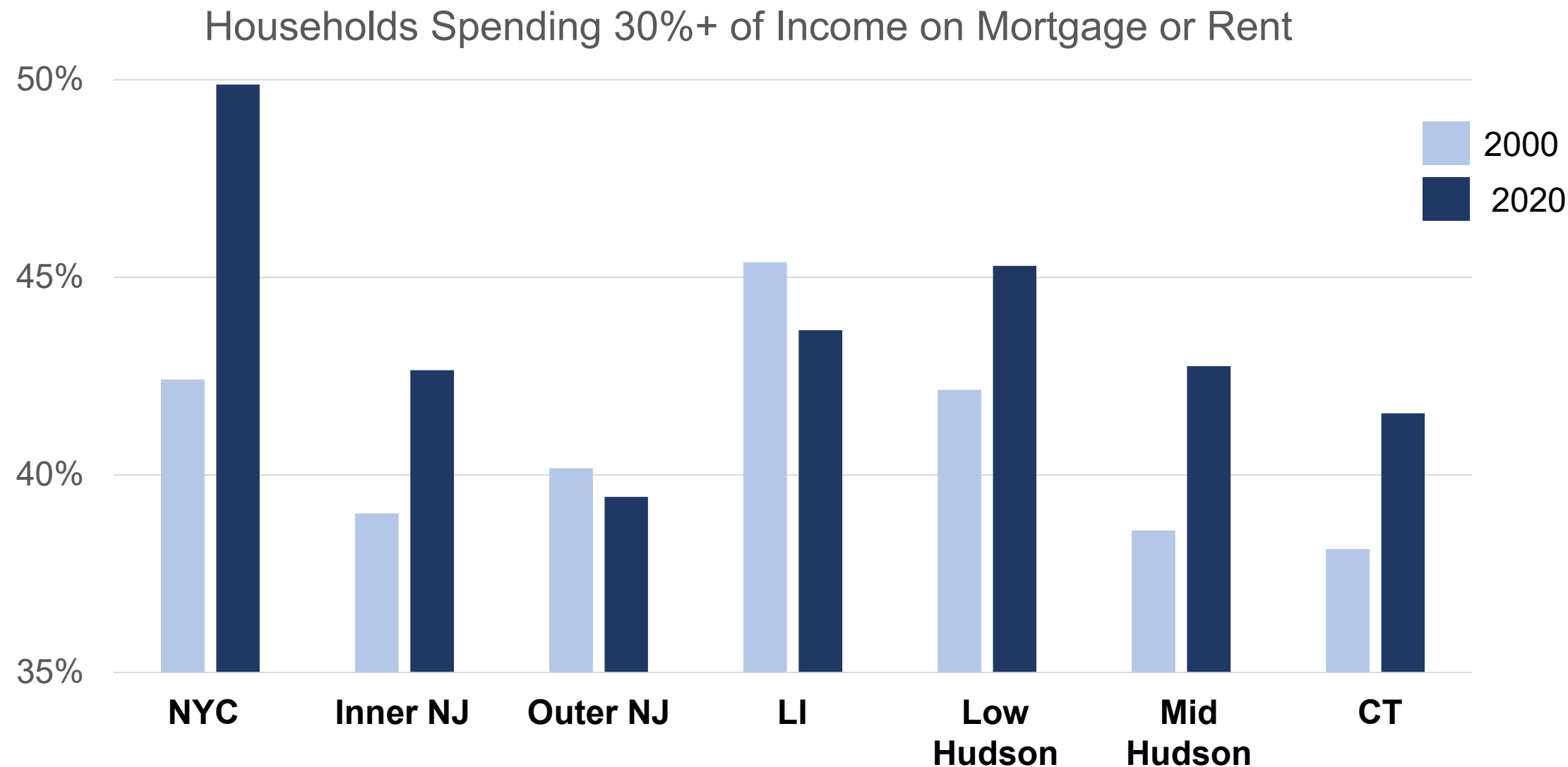
The importance of the region to NYC



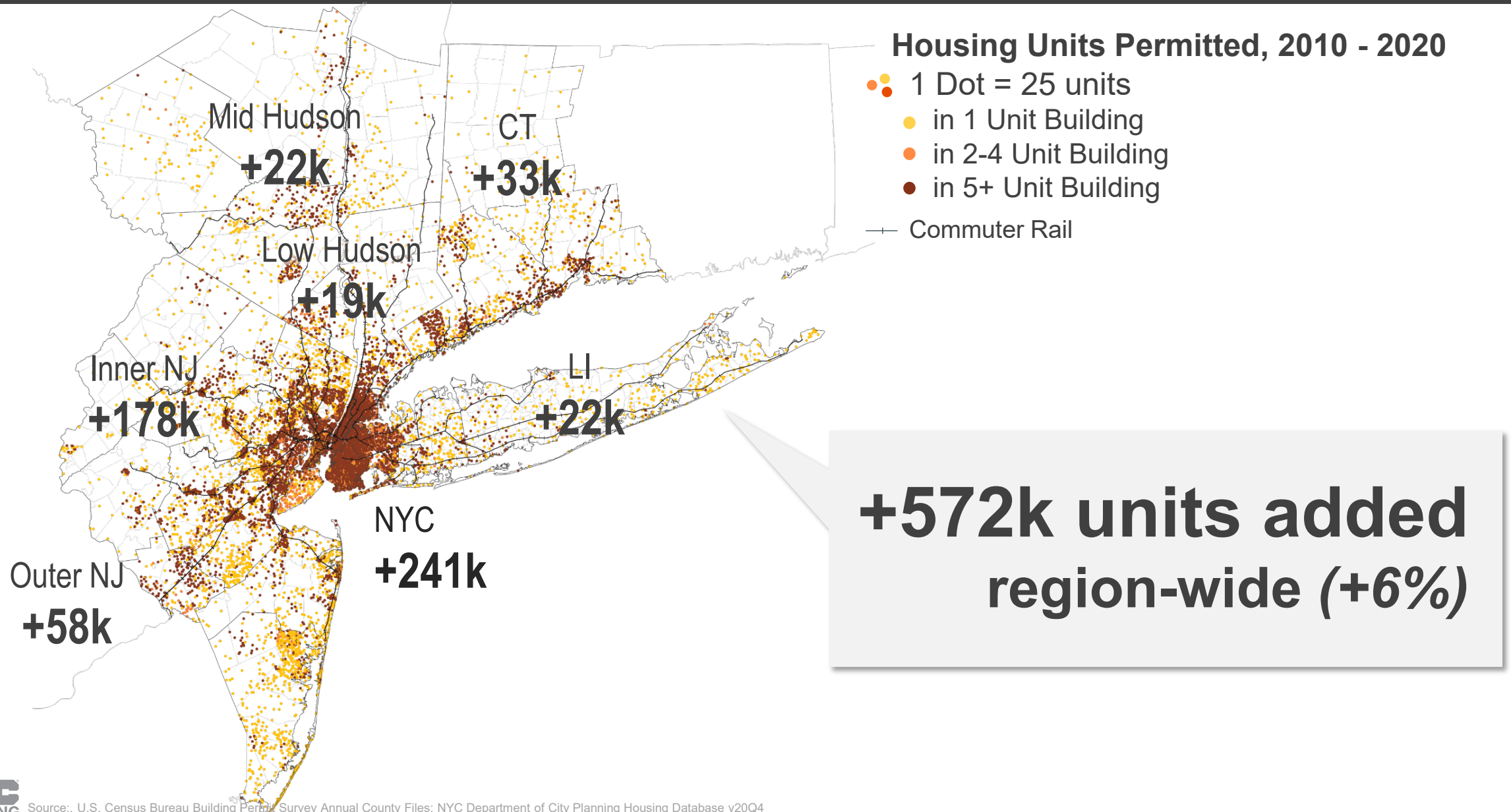
To make the changes we need, OneNYC recognizes that we need to reach out to our neighbors so that our whole region may thrive.

The strength of the city is essential for the strength of the region, and strong communities around the city make it more competitive nationally and globally.

Housing costs are rising in most parts of the region

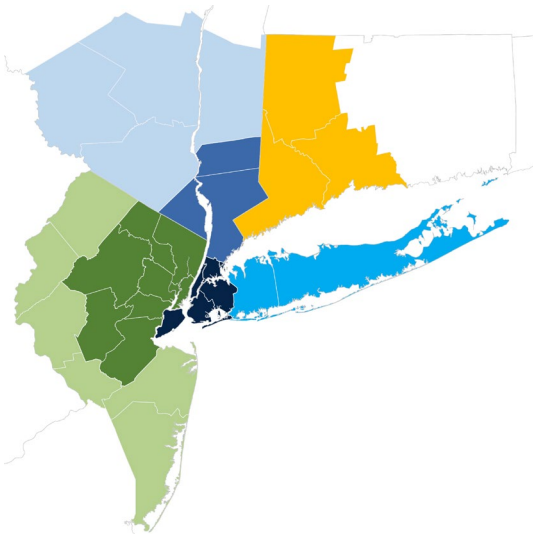
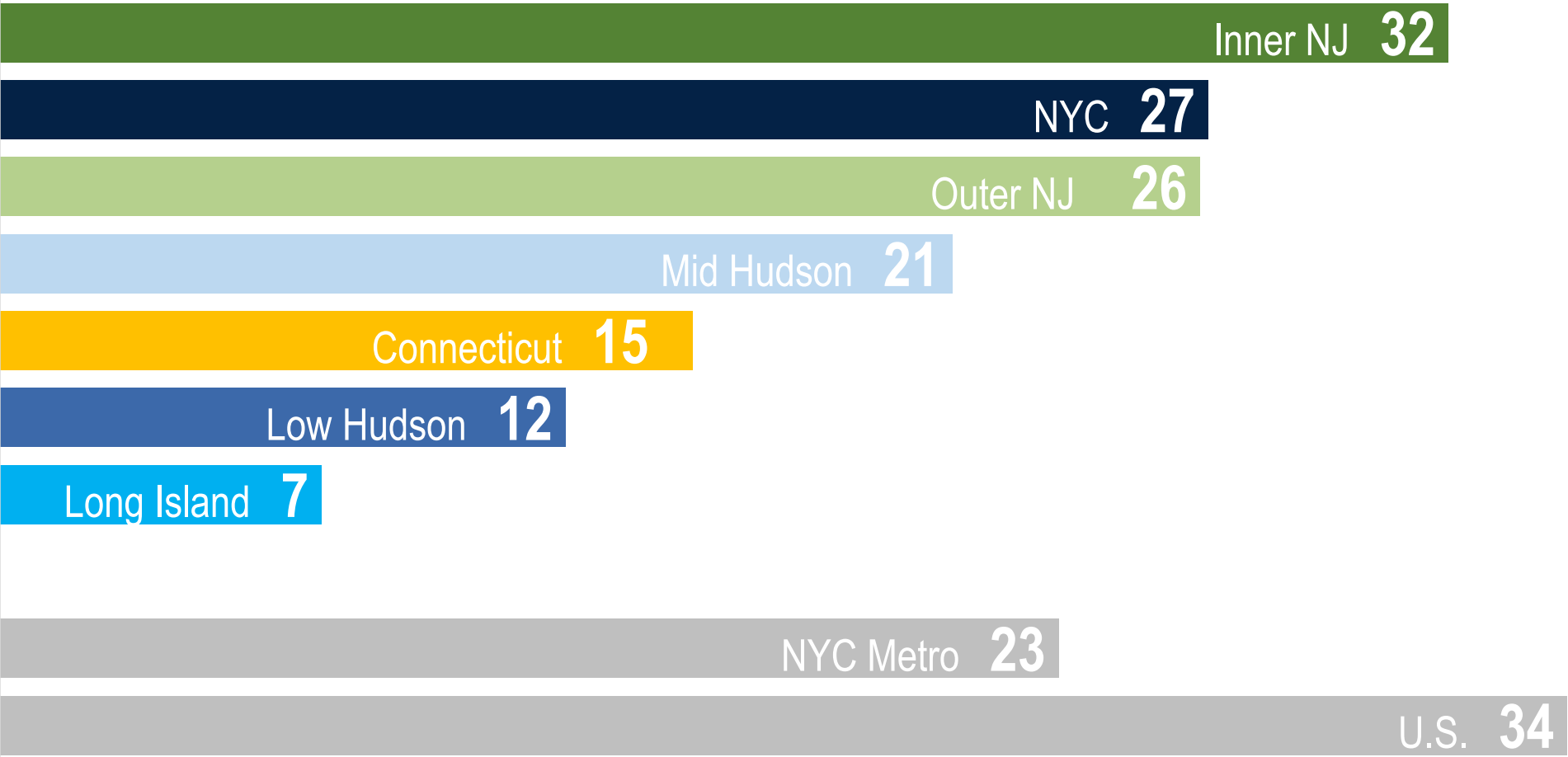


Most parts of the region are underproducing housing



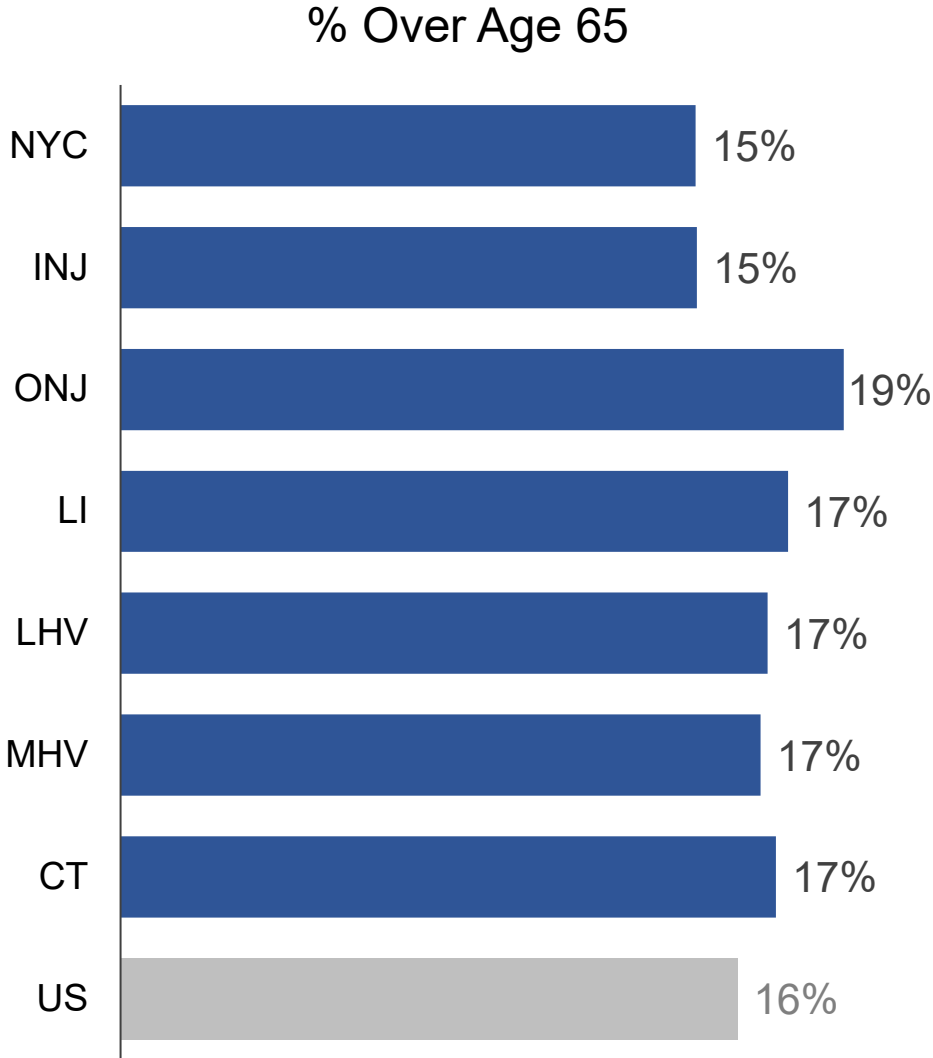
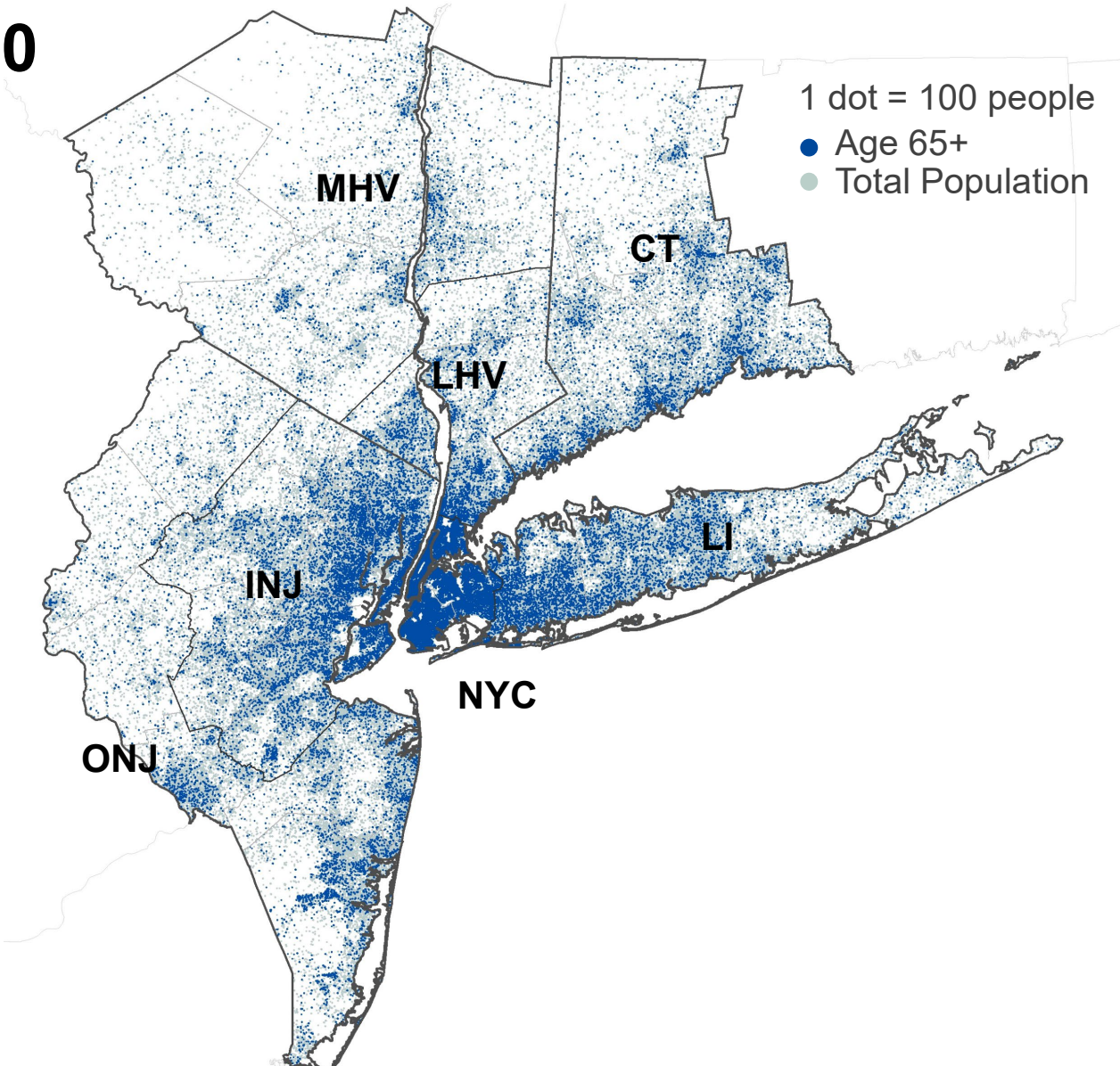
Most parts of the region are underproducing housing

New Housing Units Permitted per 1,000 Residents per Year, 2011–2020 Average

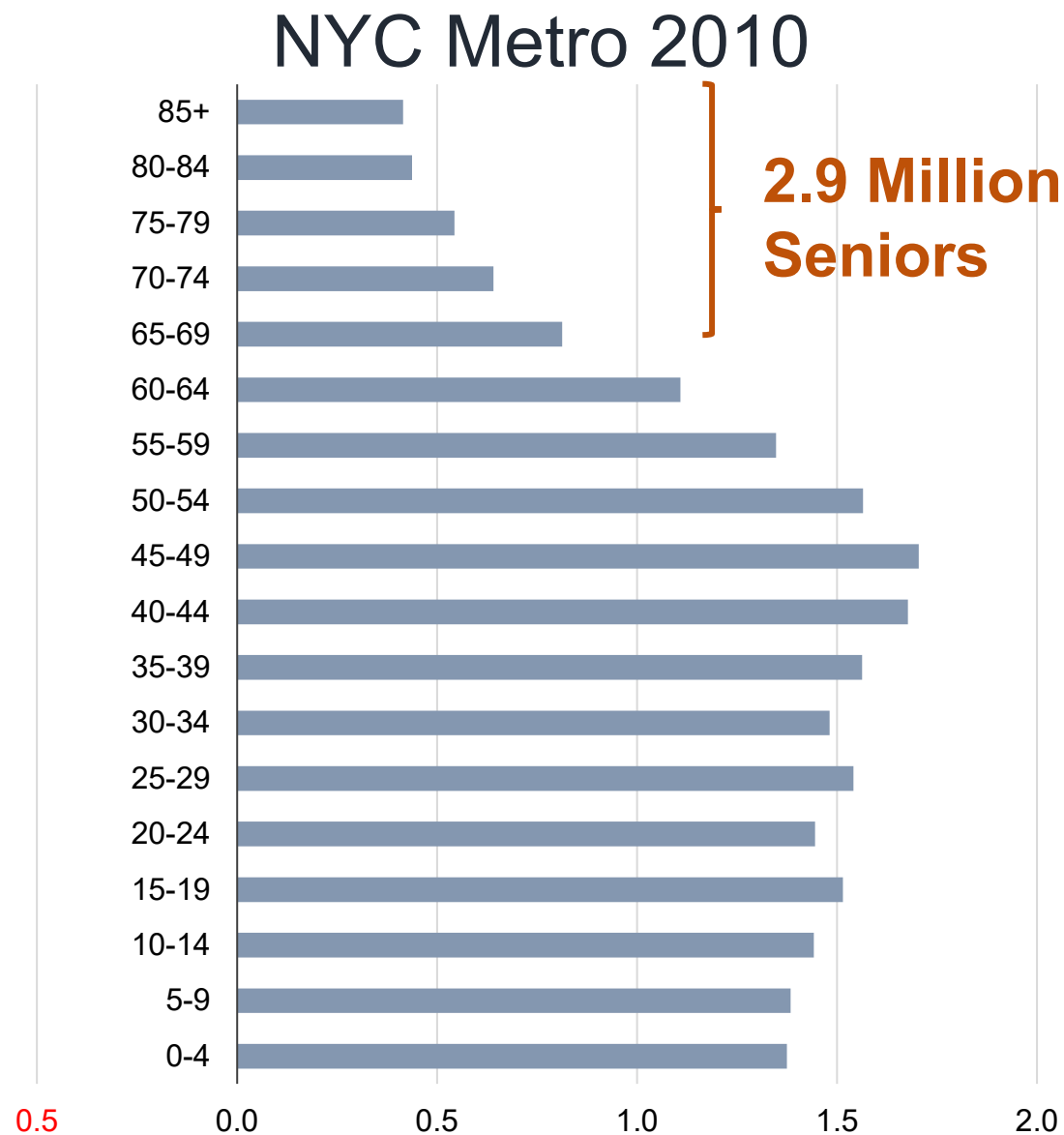


There are 3.6 million seniors living in the region, representing 16% of the population.

2020

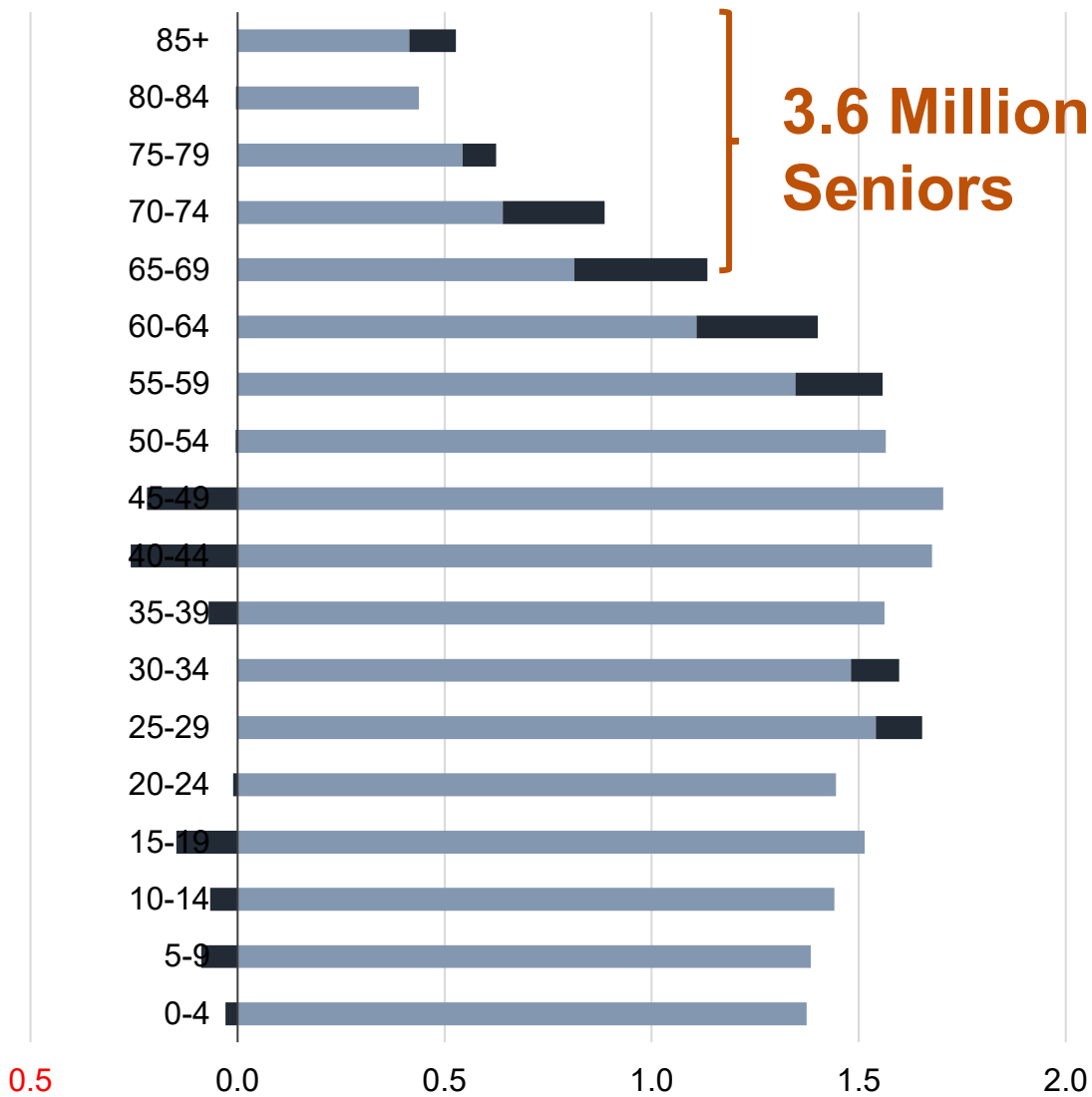


Our senior population is growing



Metro population growth has concentrated in senior cohorts over the last decade

NYC Metro 2020



Region

+ 760k seniors over 10 years
(+ 27% growth)

Lower Hudson Valley

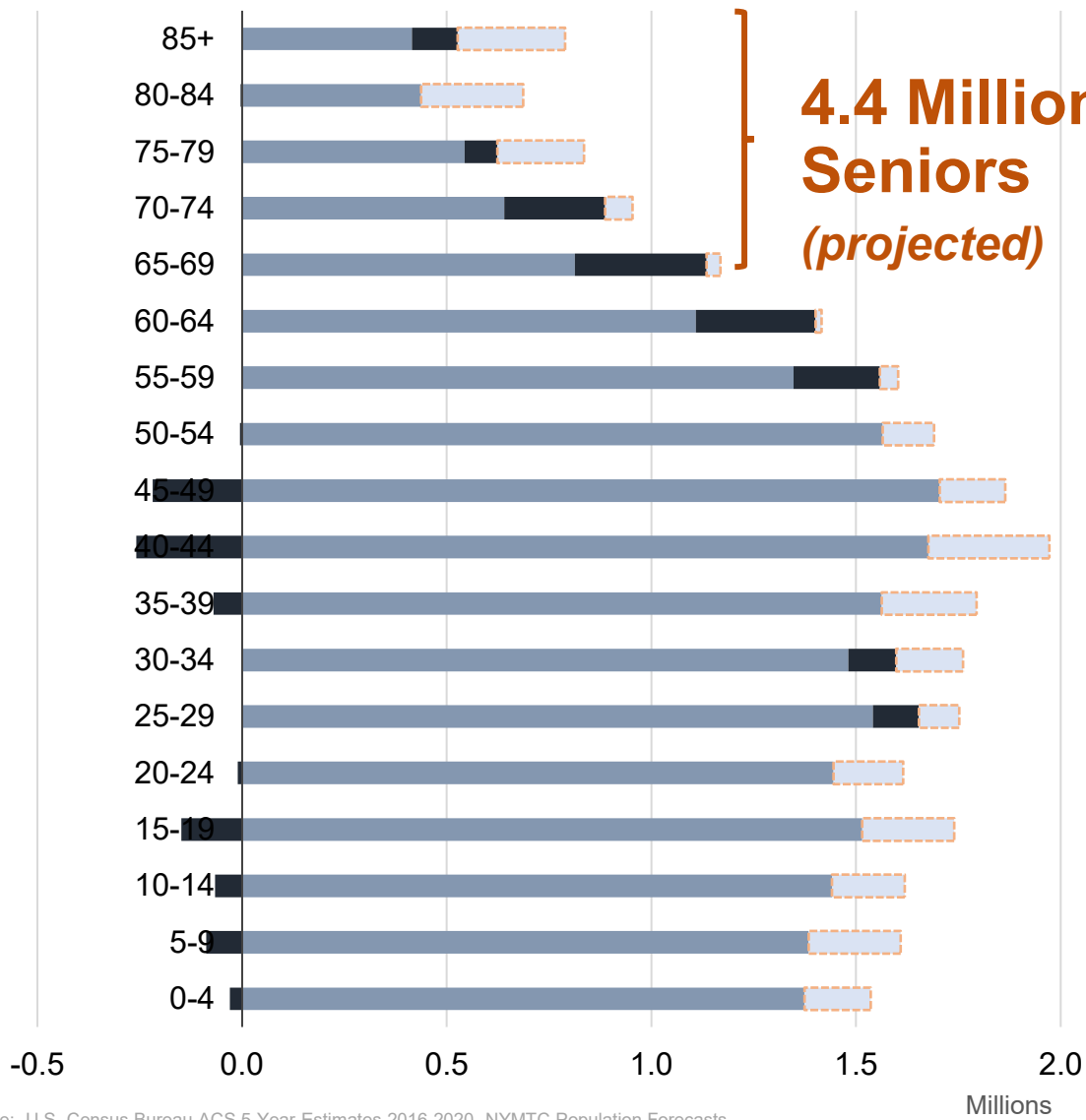
+ 48k seniors over 10 years
(+ 26% growth)

US

+ 13.6M over 65 population
(+ 35% growth)

Metro population growth has concentrated in senior cohorts over the last decade

NYC Metro 2050

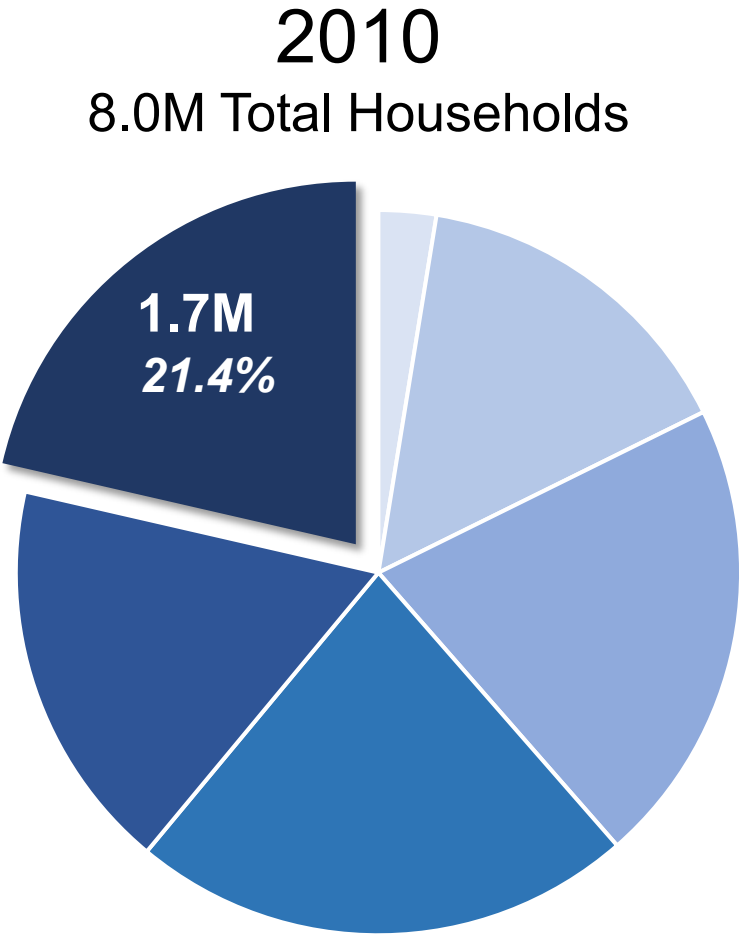


Region

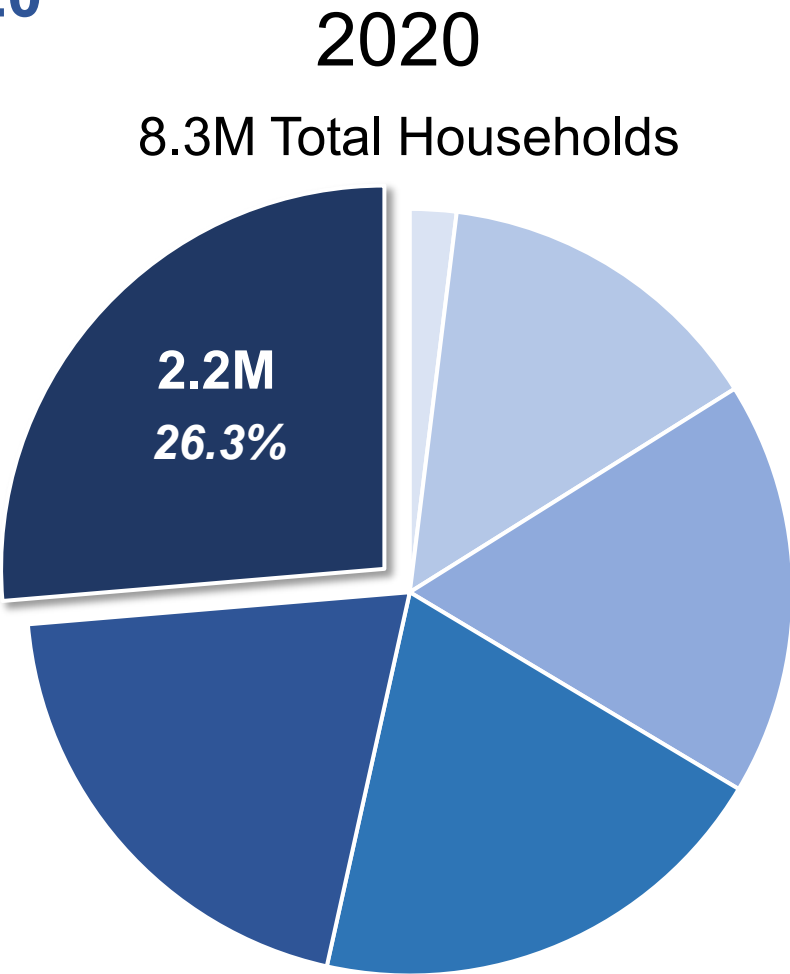
Projected to grow to 4.4M Seniors by 2050 (+23%)

Seniors are leading an increasingly dominant share of households

+470k more Senior Led households in our Region 2010-2020

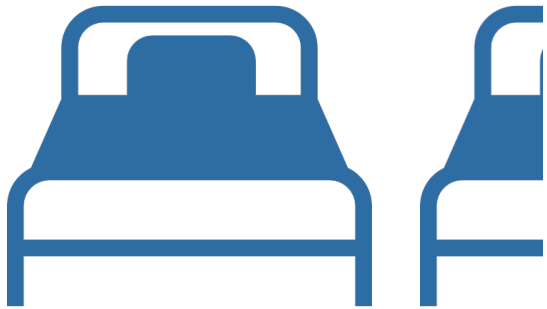


- Under 25
- 25 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 +



Seniors are often “over-housed”

NYC Metro
Senior-led
Households



1.3 Bedrooms/Occupant

NYC Metro
Non-Senior
led
Households



0.9 Bedrooms/Occupant

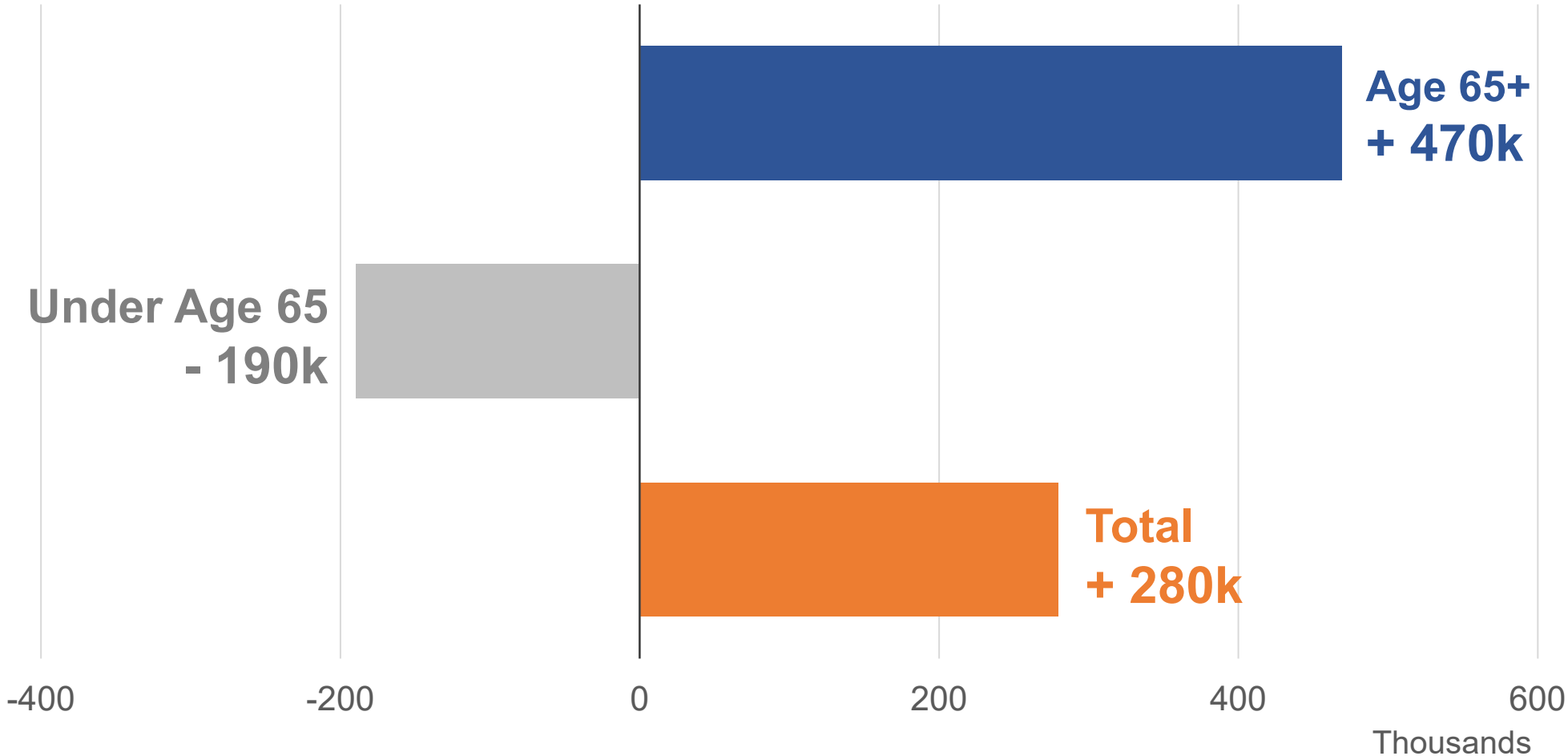


0.3 “extra” bedrooms/occupant
x 3.6 million sr led occupants

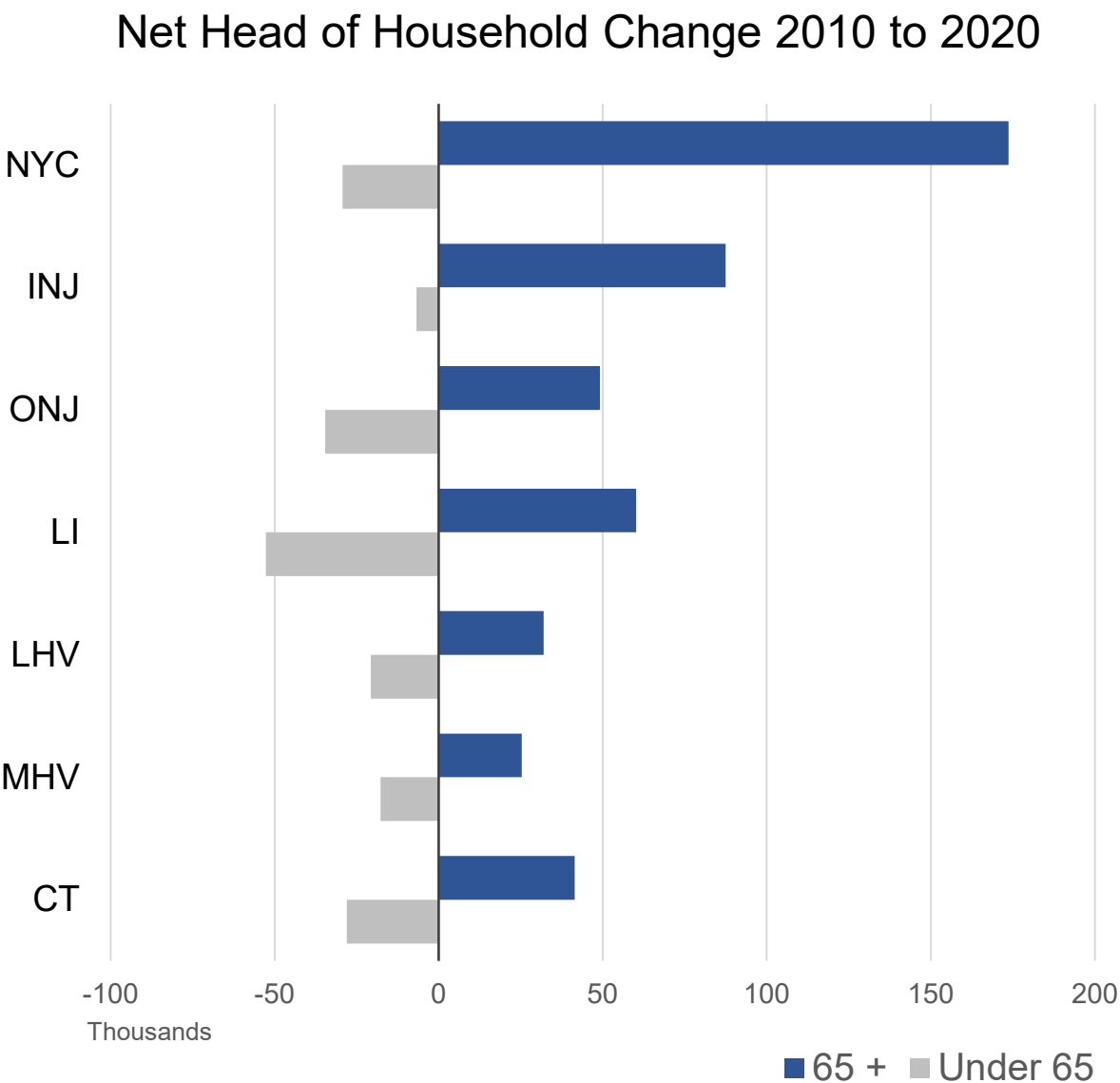
1.1 million “extra” bedrooms

Growing number of Seniors is not in isolation from others in housing market

NYC Metro Net Change in Heads of Household by Householder Age, 2010 to 2020



Growing number of Seniors is not in isolation from others in housing market

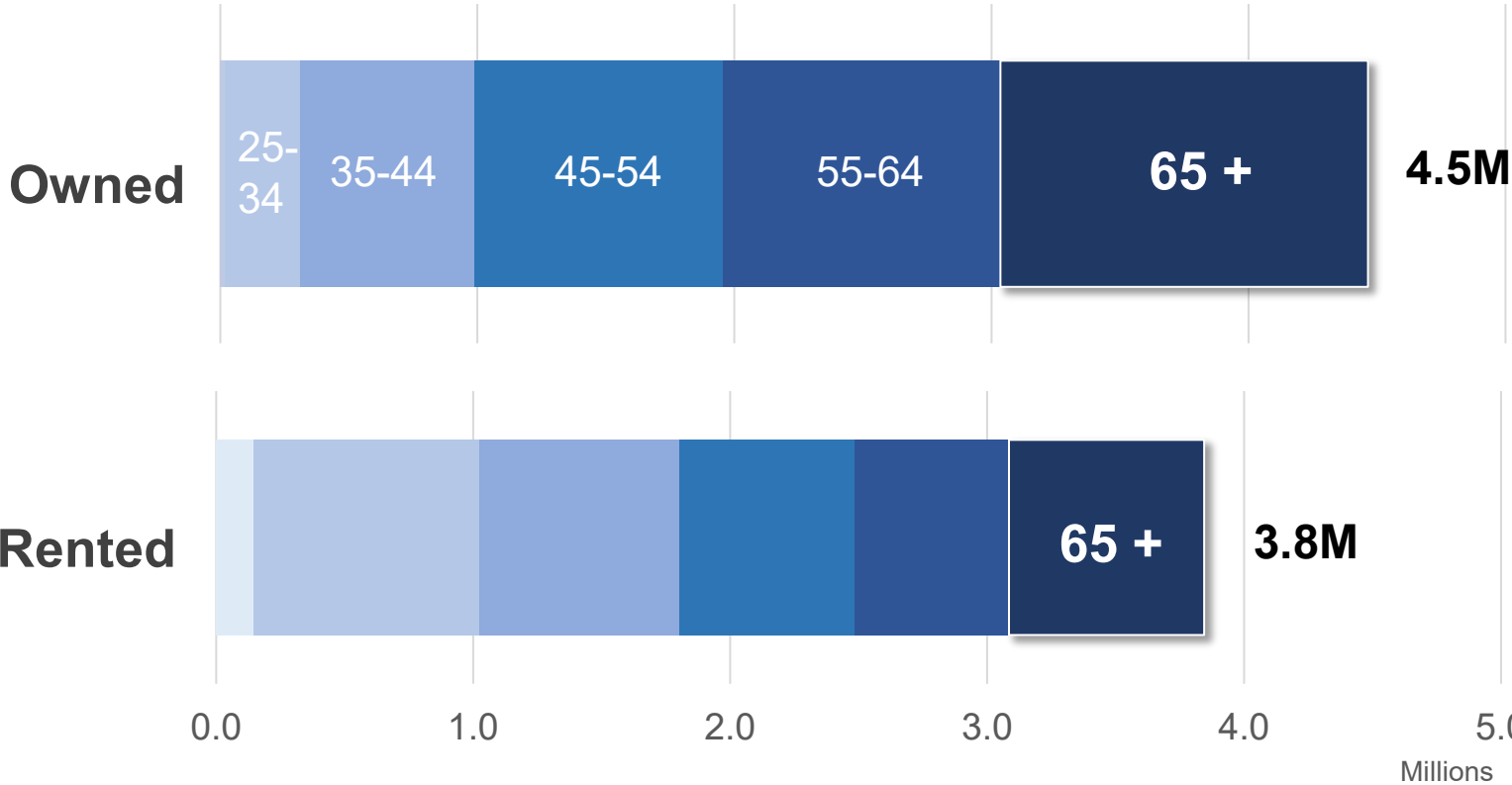


Region	
Total HH growth	+3%
Senior HH growth	+27%
Under 65 HH growth	-3%

Lower Hudson Valley	
Total HH growth	+2%
Senior HH growth	+29%
Under 65 HH growth	-5%

Seniors are more dominant in home ownership than in rental markets

Households by Age of Householder, 2020



NYC Tactics for housing seniors



Increase Housing supply for all



Increase affordable housing



Reduce barriers to Senior- housing



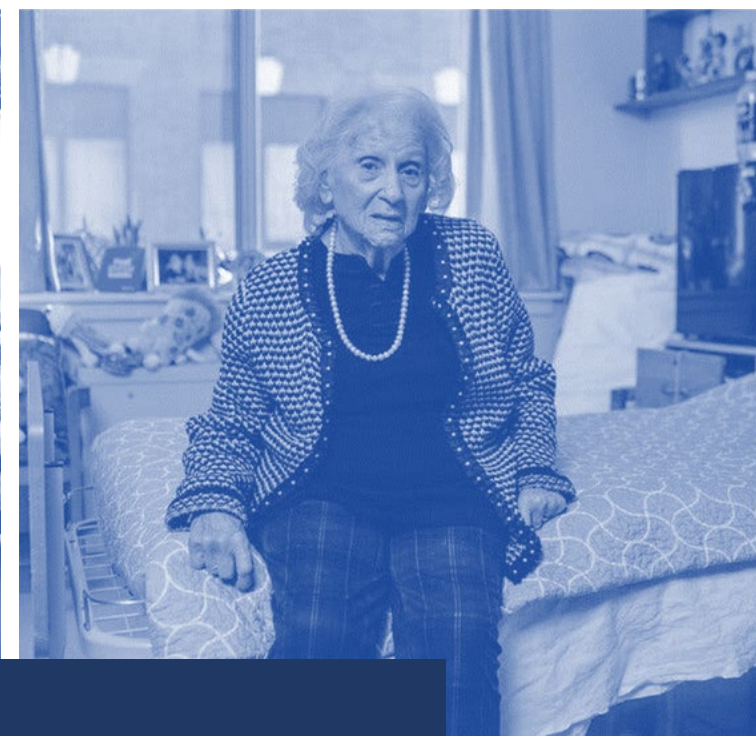
Flexibility for new housing types



Preservation/aging in place



Age-Friendly infrastructure



www.nyc.gov/region

