

**NYC**<sup>®</sup>  
PLANNING

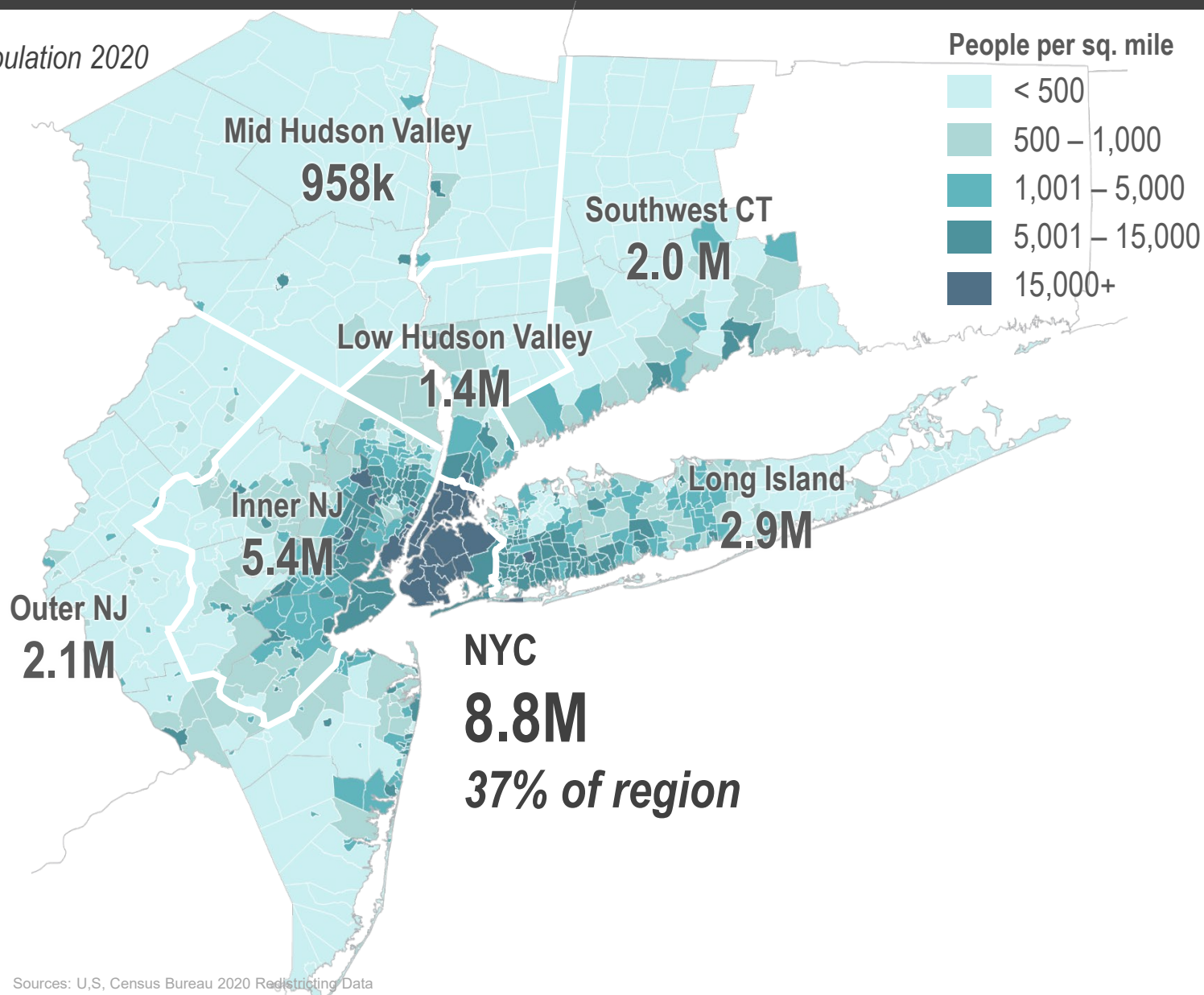


# Senior Housing Trends In the NYC Metro Region



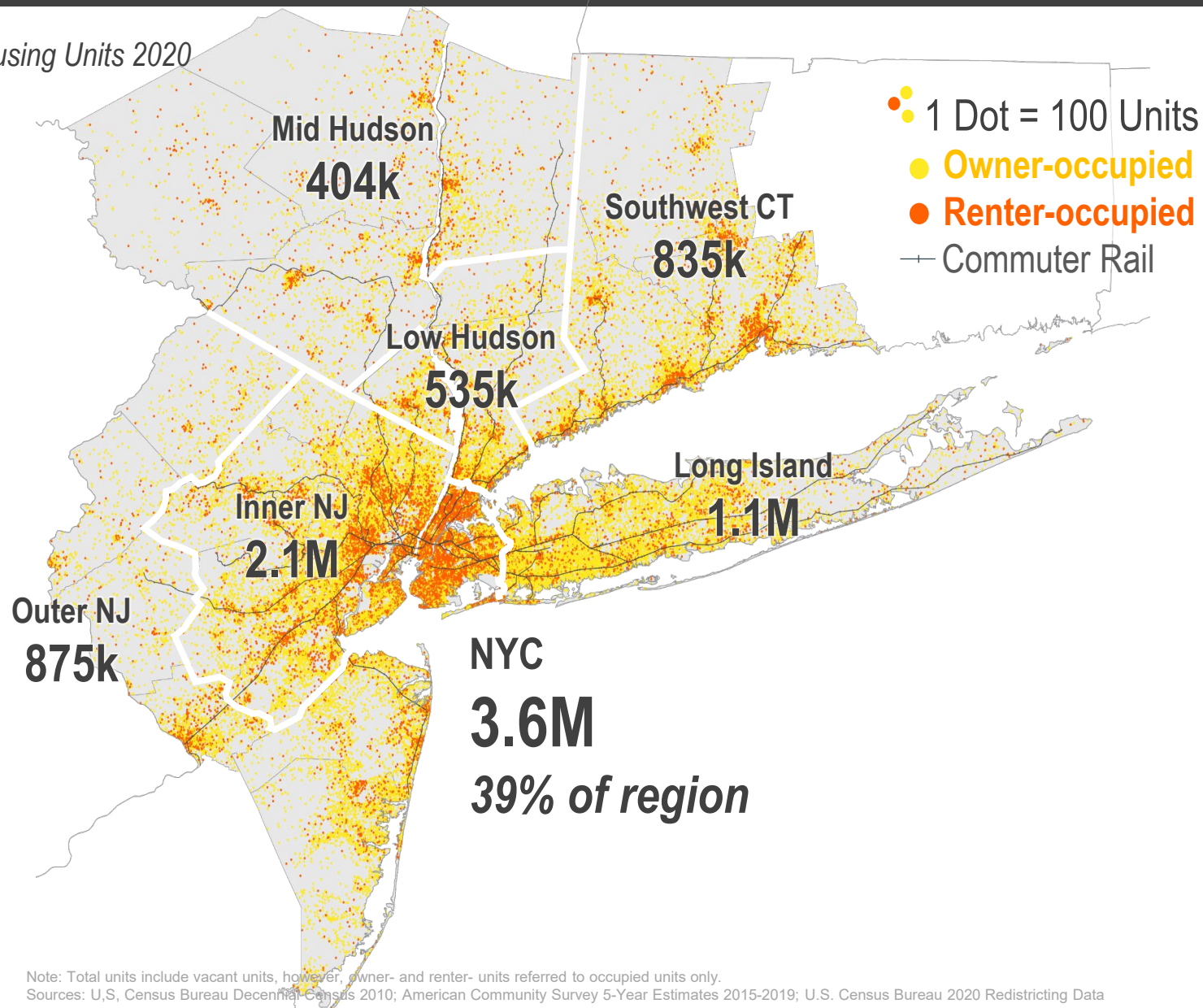
# Our Region Today: 23.5 Million People

Population 2020



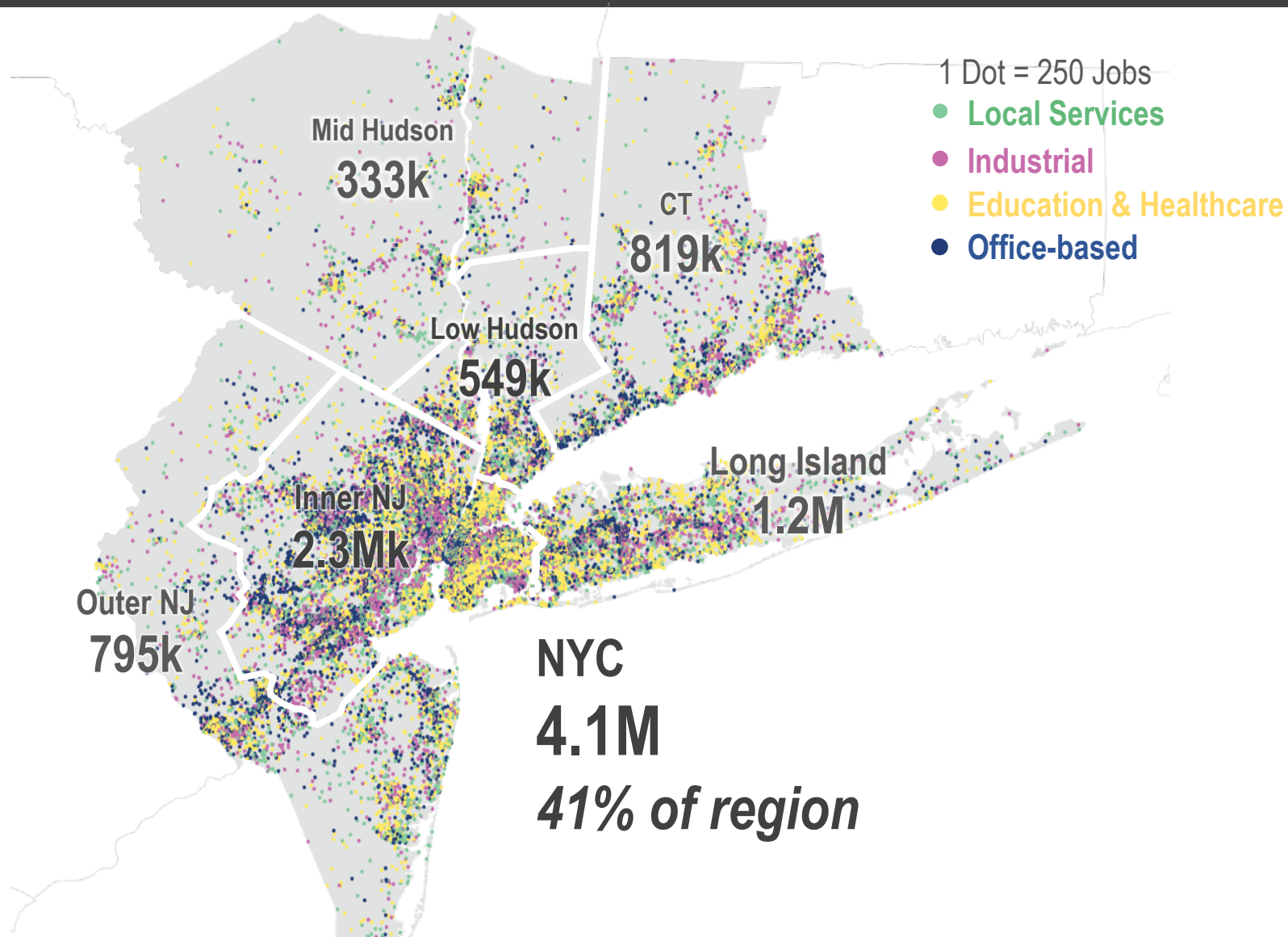
# Our Region Today: 9.4 Million Homes

Housing Units 2020



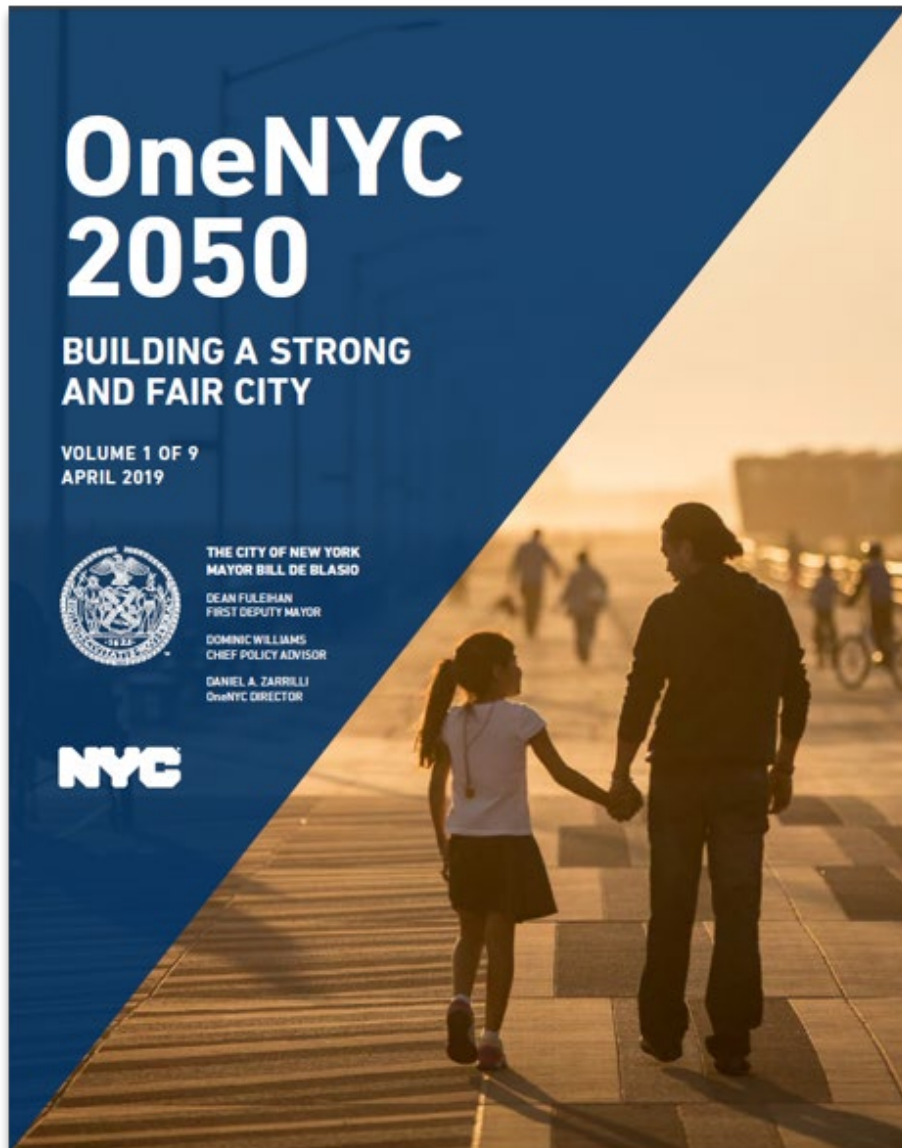
Note: Total units include vacant units, however, owner- and renter- units referred to occupied units only.  
Sources: U.S. Census Bureau Decennial Census 2010; American Community Survey 5-Year Estimates 2015-2019; U.S. Census Bureau 2020 Redistricting Data

# Our Region Today: 10.1 million jobs



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

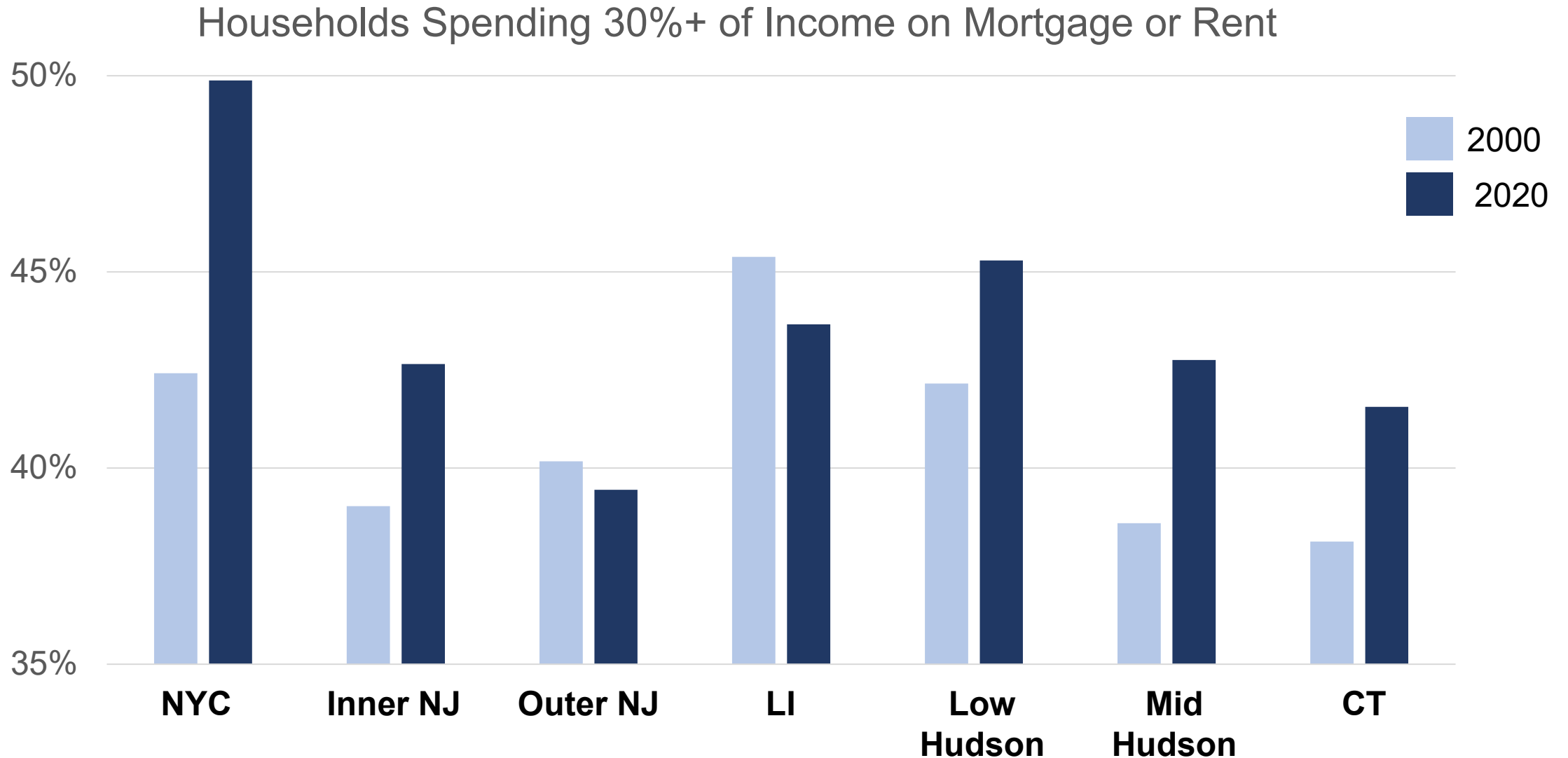
# The importance of the region to NYC



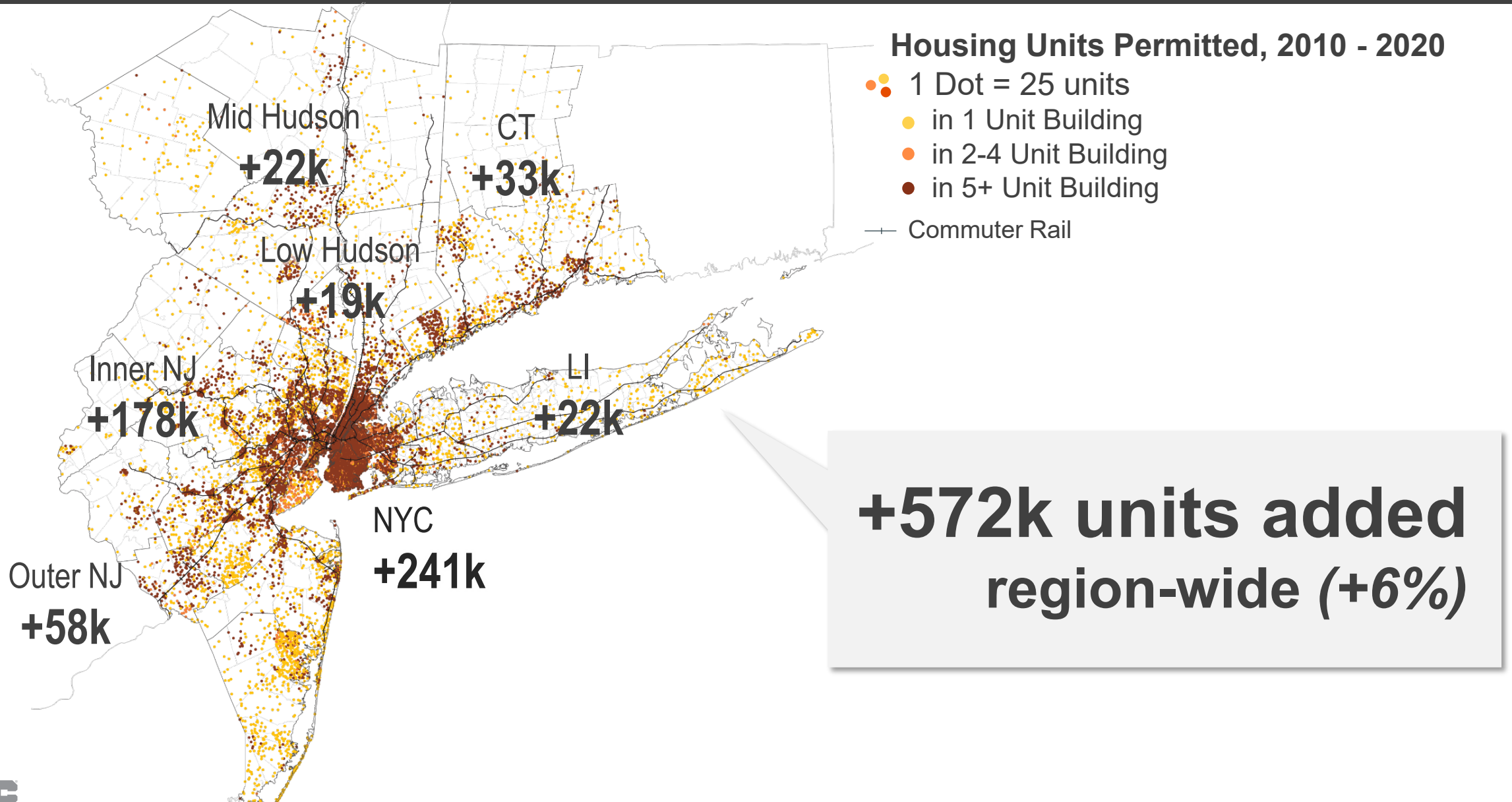
*To make the changes we need, OneNYC recognizes that we need to reach out to our neighbors so that our whole region may thrive.*

*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

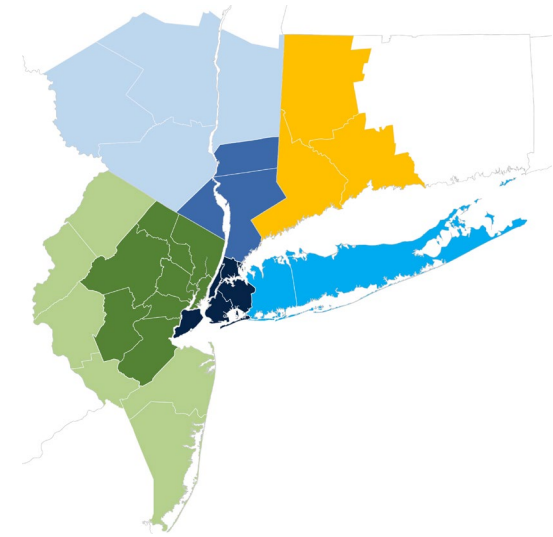
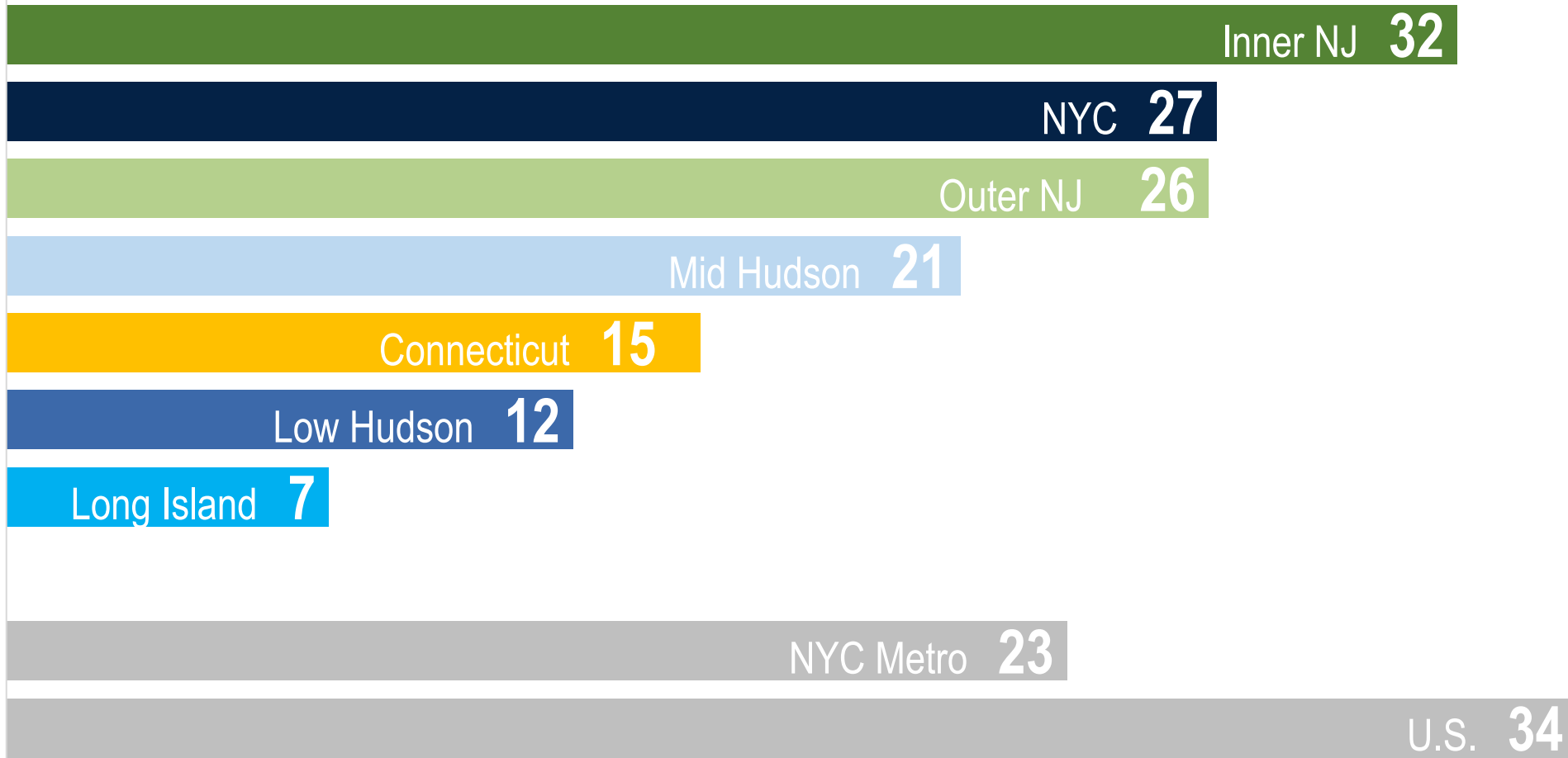


# Most parts of the region are underproducing housing



# Most parts of the region are underproducing housing

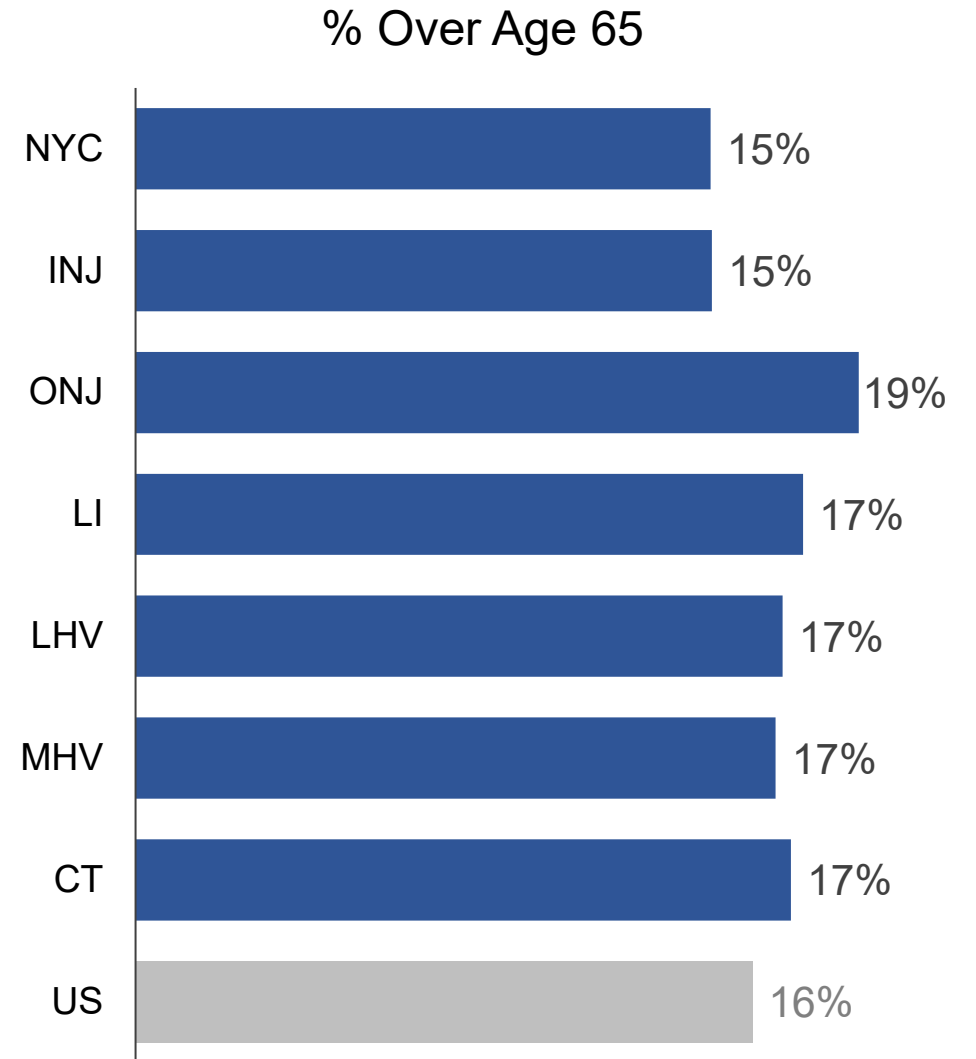
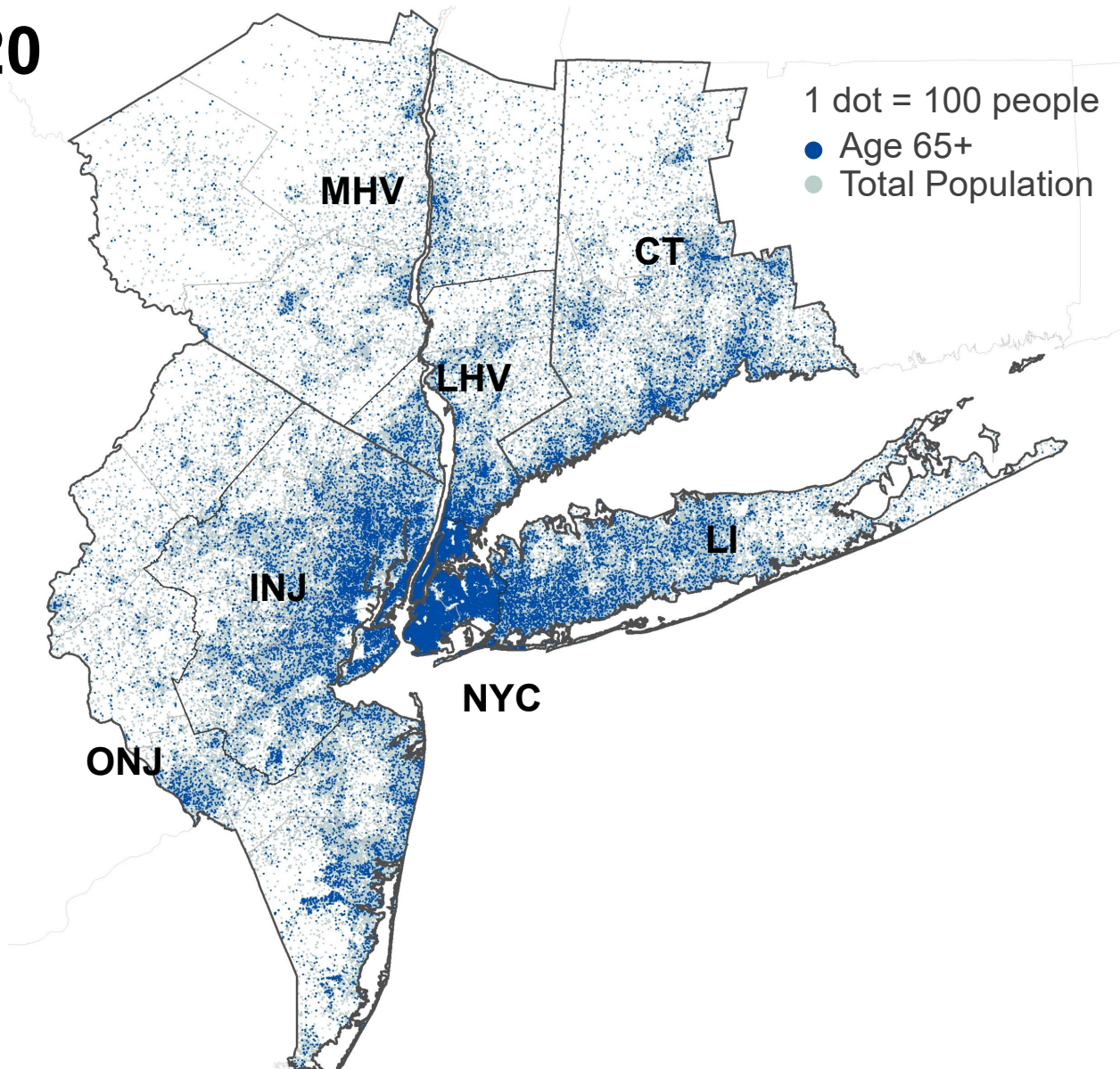
New Housing Units Permitted per 1,000 Residents per Year, 2011–2020 Average





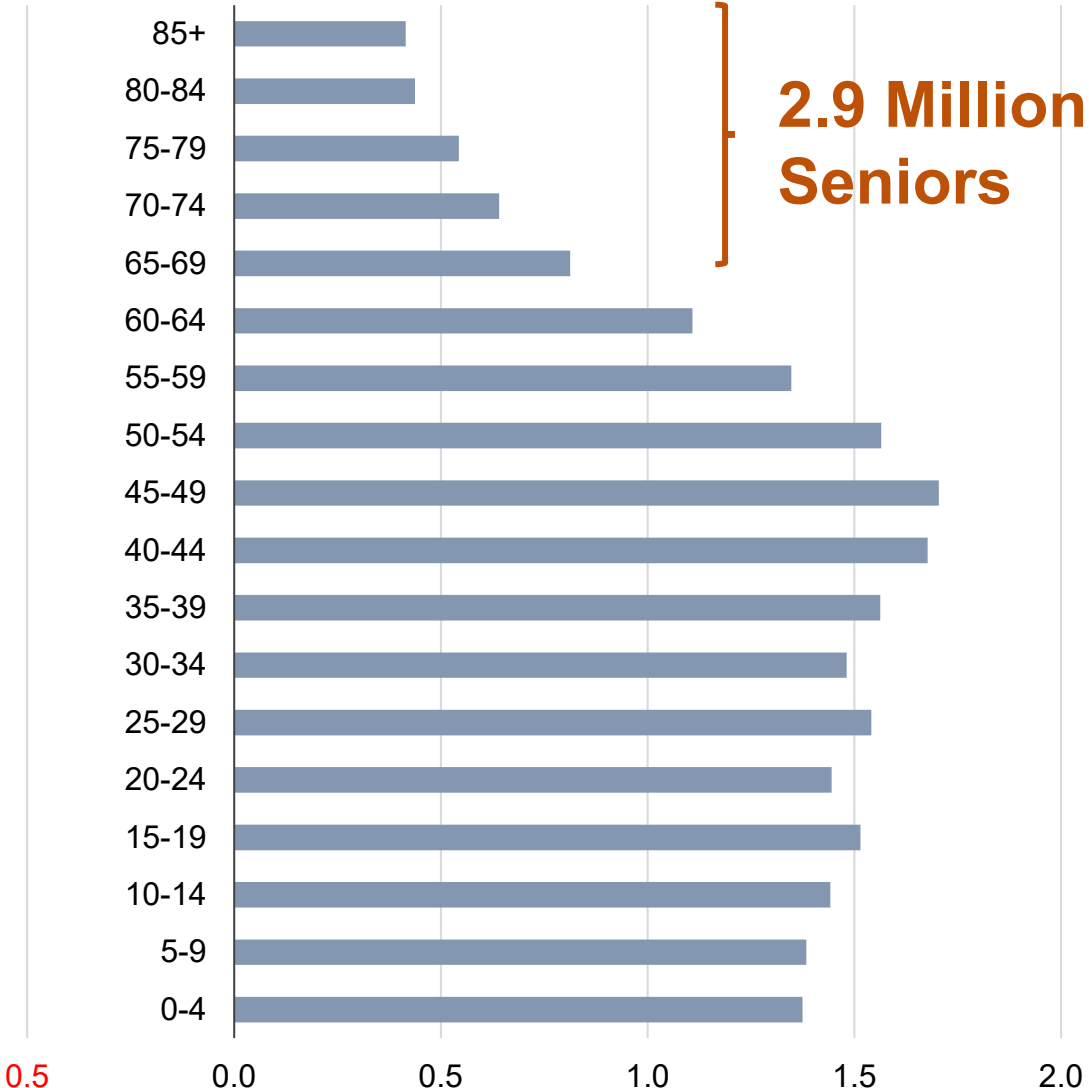
# There are 3.6 million seniors living in the region, representing 16% of the population.

2020



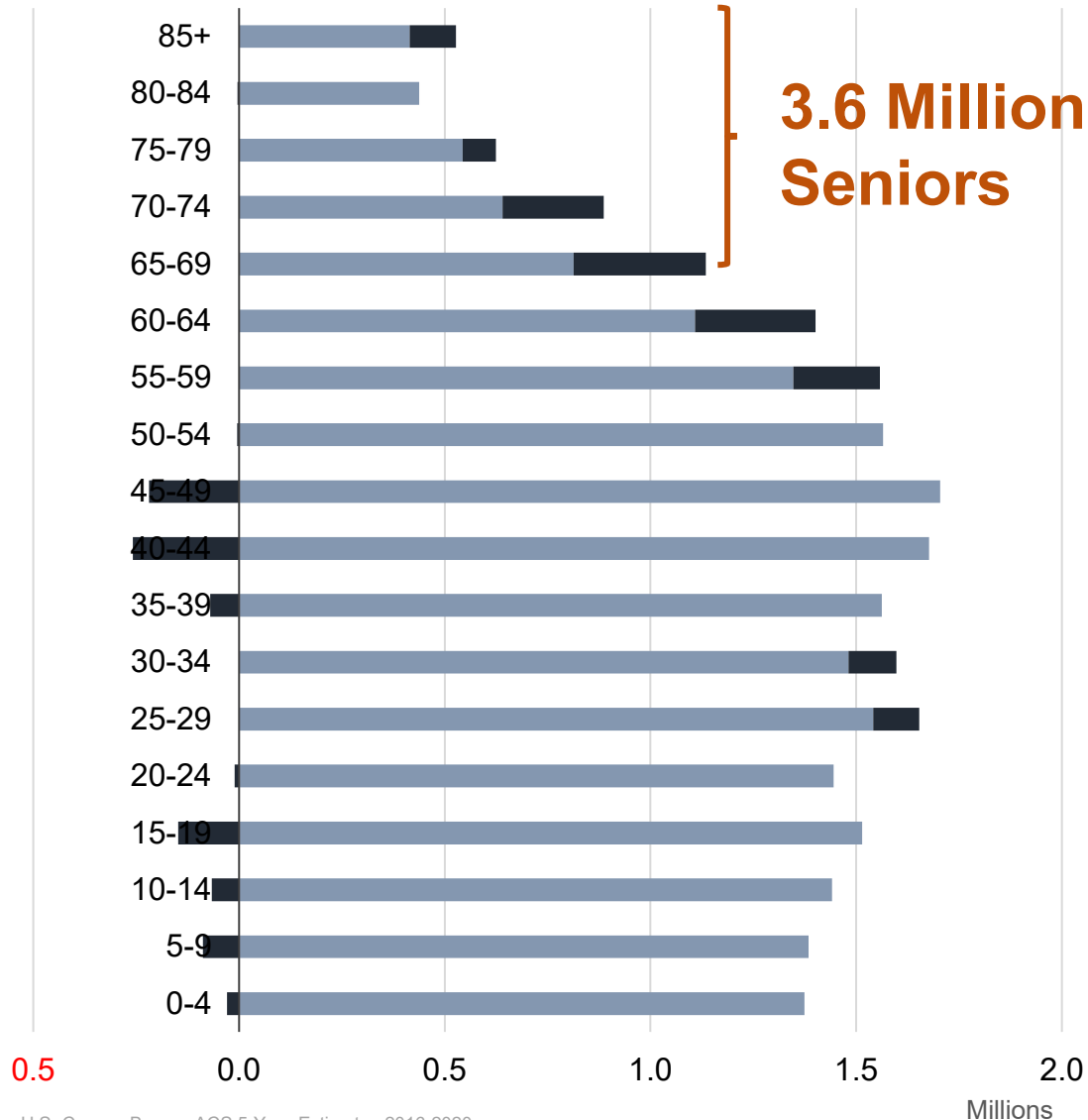
# Our senior population is growing

## NYC Metro 2010



# 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

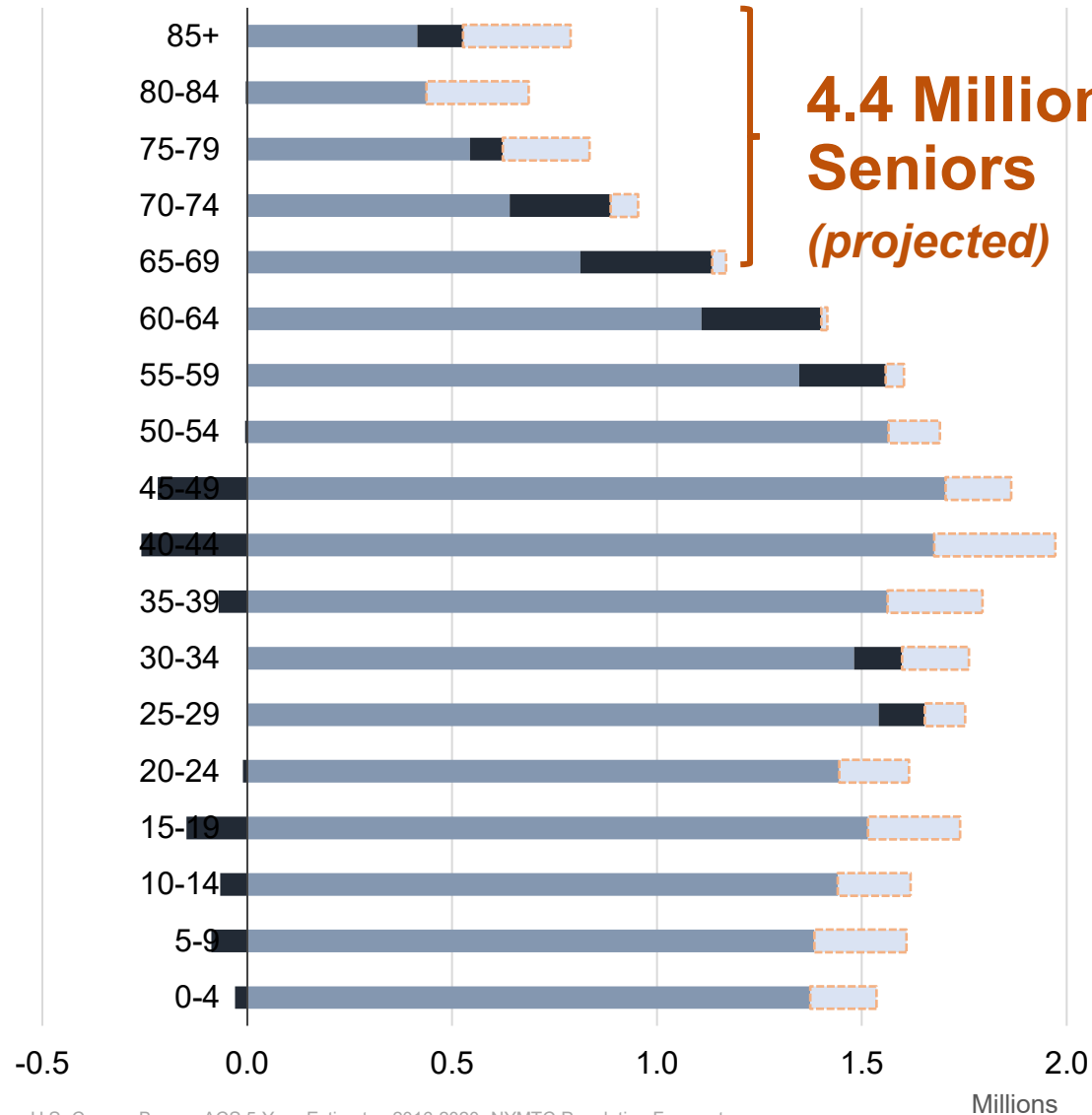
+ 48k seniors over 10 years  
(+ 26% growth)

### US

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

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

## NYC Metro 2050



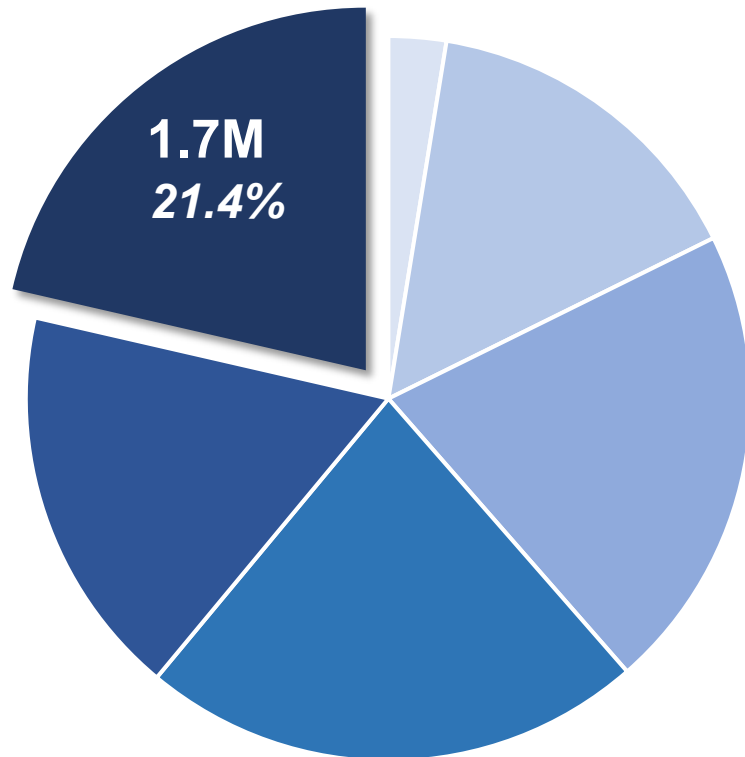
### Region

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

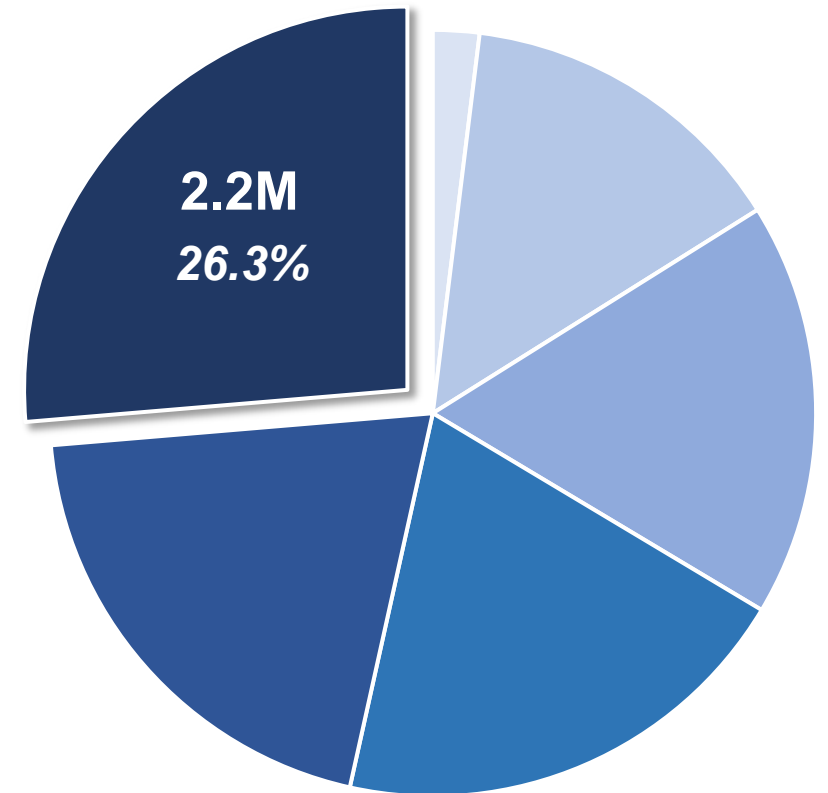
# Seniors are leading an increasingly dominant share of households

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

**2010**  
8.0M Total Households



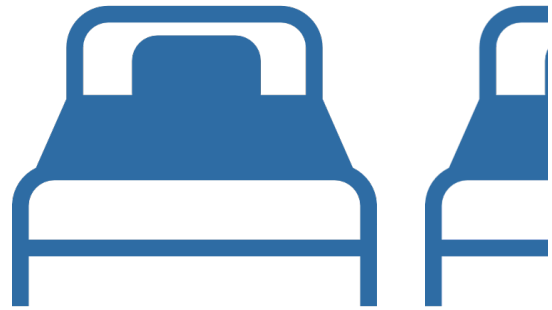
**2020**  
8.3M Total Households



- 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



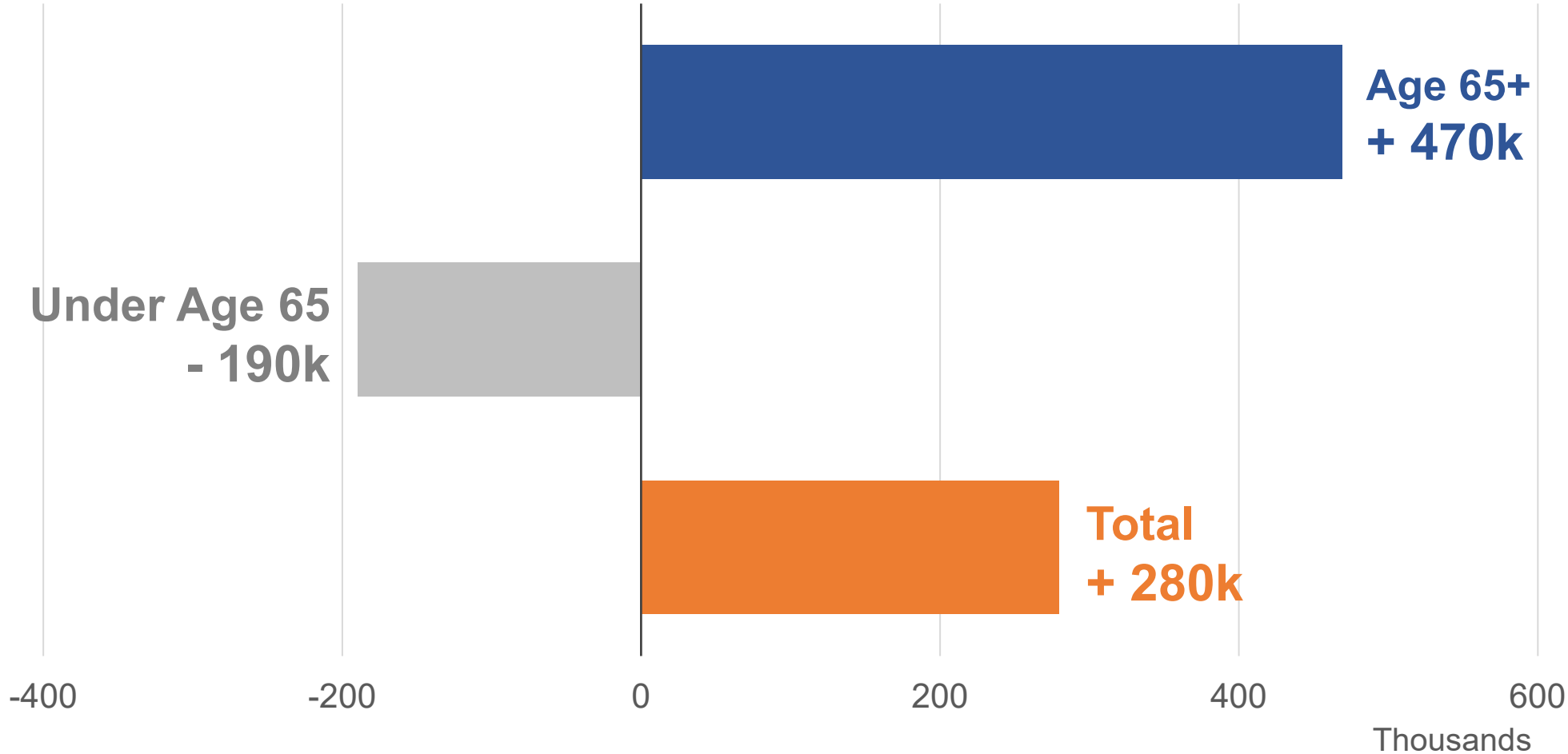
**0.9** Bedrooms/Occupant

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

**1.1 million “extra” bedrooms**

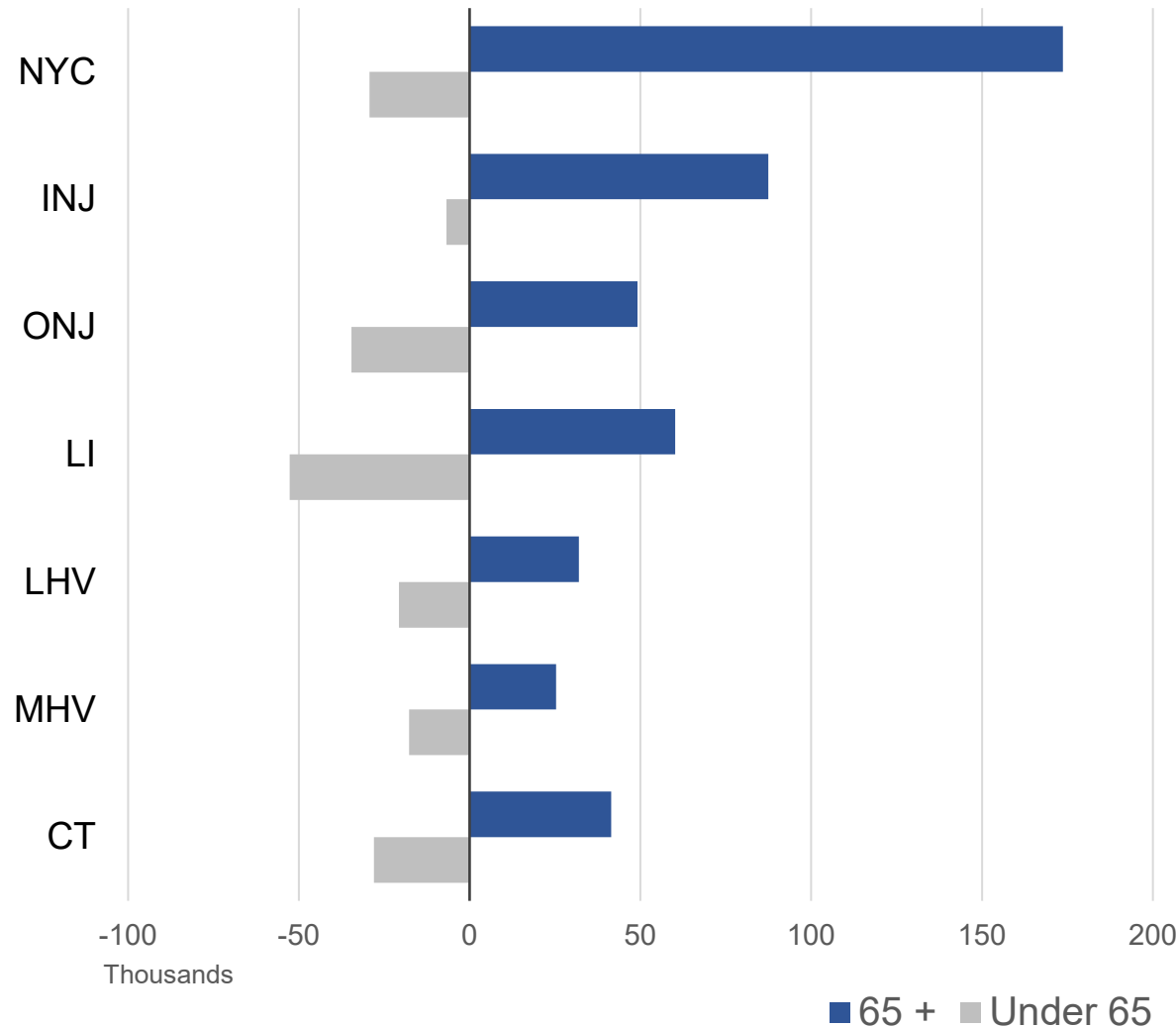
# Growing number of Seniors is not in isolation from others in housing market

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

Net Head of Household Change 2010 to 2020



## Region

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

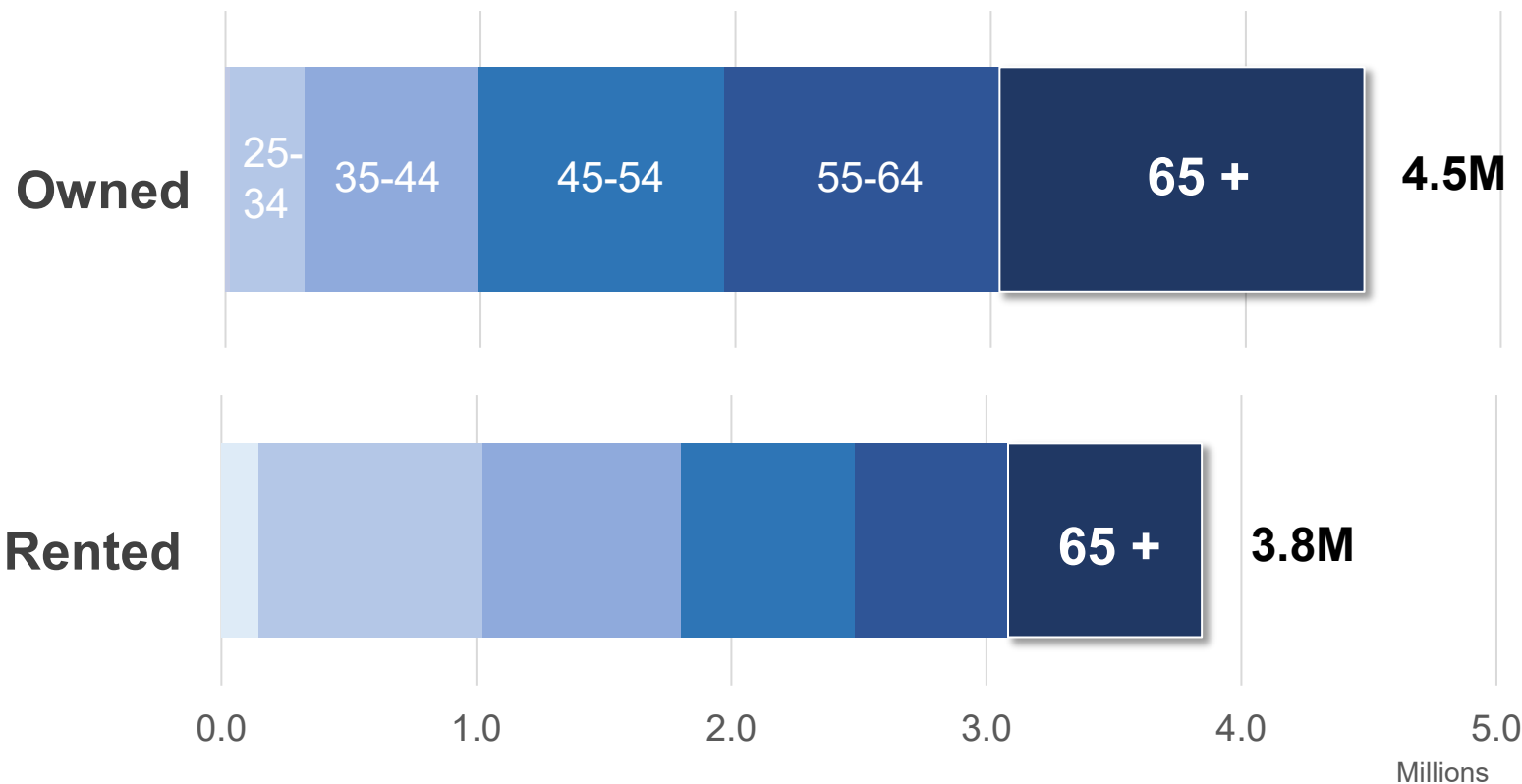
## Lower Hudson Valley

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

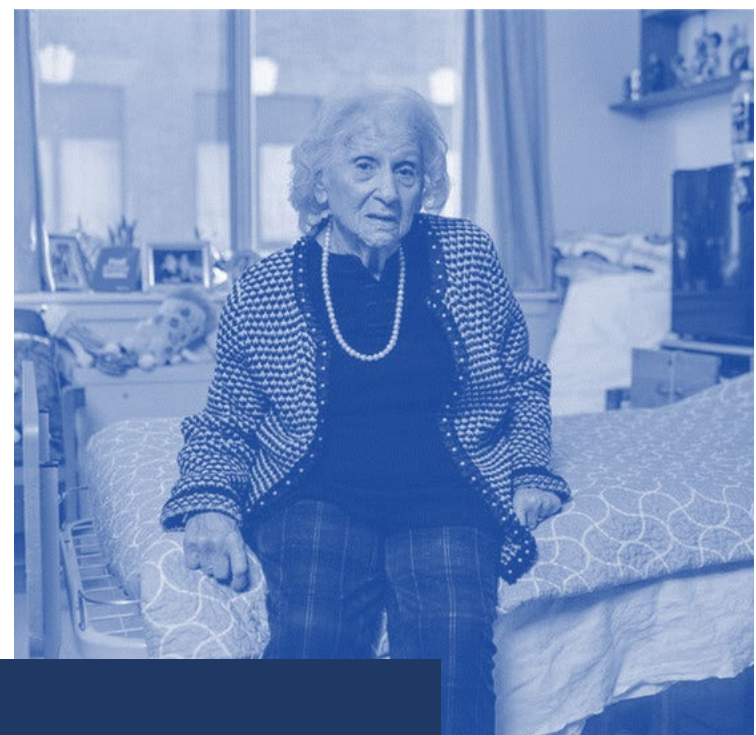


Preservation/aging in place



Age-Friendly infrastructure

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[www.nyc.gov/region](http://www.nyc.gov/region)

