

# Living in affordable housing and duration of tenure: Do older adults stay in Low-Income Housing Tax Projects as they age?

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## Background

- Forty-one percent of adults aged 65 and older live in high cost, crowded, or structurally inappropriate housing (Federal Interagency Forum on Aging-Related Statistics, 2008).
- 1.21 million older adult households in the U.S. have difficulty finding safe and appropriate housing (Hardiman et al., 2010).
- Low-income older adults have numerous housing, service, and health needs; however, the current research about tenants living in subsidized units often excludes those residing in affordable projects funded with Low-Income Housing Tax Credits (LIHTC).
- 42% of the Low Income Housing Tax Credit (LIHTC) stock consists of senior housing units (Kochera, 2002).

## Purpose

- The purpose of this study is to describe the factors associated with duration of tenure of residents aged 55 and older living in LIHTC projects in 2008.

*This study is guided by two research questions:*

- Who lives in LIHTC senior properties and for how long?
- What factors are associated with duration of tenure in designated senior housing LIHTC projects?

## Methods

- Administrative data from 2008 compliance records from affordable senior housing projects (n=210) financed through the LIHTC program in Ohio were used for the analyses. Projects in the database were placed into service in January 1987 through December 2008.
- The final sample for analyses was 5,246 subjects aged 55 and older. Institutional review board approval was obtained by the State of Ohio Department of Health Institutional Review Board.

### Data Analyses

- Descriptive statistics were reported as medians or means and standard deviations (SD) for continuous measures and percentages for categorical measures.
- Cox regression survival analysis was used to explore the time until moving out of the housing unit.

## Variables

### Duration of tenure

- Duration of tenure was captured by calculating the length of stay in the rental unit. If the household continued to reside in unit at the end of the 2008 compliance reporting period, the household length of stay was calculated by subtracting the move-in date from December 31, 2008.

### Independent variables

- Age (55-64; 65-74; ≥75)
- Marital status (married (0); not married (1))
- Race (white (0); black (1))
- Income (quintiles)
- Income type (social security, pension, public assistance, employment, or other)
- Type of rental assistance (project-based (1); tenant-based (0))
- Presence of a disabled household member (household has disabled HH member (1); otherwise (0))

## Descriptive Characteristics

- The mean age of residents was 72.9 (SD 9.8) years, 73.0% were female, and 70.5% were white.
- 8.7% of residents were married. Most (88.1%) of the tenants reported living in a single person household.
- The average income of residents was \$15, 855 (SD \$7, 081) per year and most reported social security income and pensions as their primary source of income.
- 10% reported any income from employment. The average rent paid was \$382 (SD \$165).
- 52.2% of residents reported using project-based assistance.
- 12.4% reported having at least one member of the household that had a disability.

Table 1: Demographic Characteristics (n=5,246)

	Median Duration of Tenure	
	Total Sample (n=5, 246)	Excluding subjects with duration <6 months (n=4, 649)
<b>Age</b>		
55-64	2.13	2.74
65-74	3.50	3.81
75+	3.94	4.20
<b>Marital Status</b>		
Married	3.60	4.08
Not Married	3.30	3.64
<b>Gender</b>		
Female	3.52	3.91
Male	2.12	2.86
<b>Household Size</b>		
1 person	3.38	3.72
2 or more persons	2.76	3.33
<b>Race</b>		
White	2.62	3.20
Black	4.50	4.84
<b>Household Income</b>		
1st quintile (poorest)	2.01	2.71
2nd quintile	2.92	3.50
3rd quintile	3.03	3.47
4th quintile	2.61	3.14
5th quintile (wealthiest)	2.76	3.24
<b>Source of Income</b>		
<b>Social Security</b>		
Yes	3.41	3.76
No	2.00	2.06
<b>Pension</b>		
Yes	3.52	3.68
No	3.20	3.61
<b>Public Assistance</b>		
Yes	2.97	2.97
No	3.33	3.67
<b>Employment</b>		
Yes	3.90	4.17
No	3.29	3.65
<b>Other</b>		
Yes	1.93	2.40
No	3.41	3.75
<b>Assets &gt;\$5000</b>		
Yes	4.02	4.24
No	3.07	3.53
<b>Rental Assistance Type</b>		
Tenant-Based	3.80	3.97
Project-Based	2.01	2.84
<b>Presence of disabled household member</b>		
Yes	2.01	2.98
No	3.47	3.75

## Results

- The median duration of tenure for the full sample (n=5,246) was 2.76 years and the average duration of housing tenure was 3.69 (SD 3.4) years.
  - Among those who moved out (n=859) of the unit the median duration of tenure was 2.50 years and the average was 3.38 (SD 3.1) years.
  - The median duration of tenure increased as the age of the tenant increased. Females reported longer (3.60 years) duration of tenures than males (2.12 years).
  - Tenants who used tenant-based vouchers also reported a longer duration of tenure (3.80 years) as compared to those with project-based subsidy (2.01 years). Tenants who did not have a household member with a disability reported a longer duration of tenure (3.47 years) as compared to those with a disabled household member (2.01 years).
  - Duration of tenure was predicted by age and race of the tenant. Income and the presence of disabled household were marginally significant in the final model.
  - The probability of exiting LIHTC senior properties increases 74% among those aged 65 to 74 and 68% for those aged over 75 (p<.001). For every year increase in year of placed into service the probability of exiting the rental unit by decreased almost 10%. Figure 1 presents the 10 year duration of tenure in the senior units was about 60%. The 15 year survival in the unit decreased to approximately 40%.
- ## Implications
- The demand for affordable housing for older adults will soon exceed supply.
  - As the population continues to age, health and housing policy should converge to address the needs of LIHTC housing residents' through a multidisciplinary approach providing affordable housing options for disabled, low-income elders.
  - Future research should explore the needs of older adults in LIHTC properties and reasons for exiting and subsequent housing choice.

Table 2: Cox Regression Results (n = 4,207)

	Covariate	B	df	p-value	OR (95% CI)
Age (ref 55-64)	Age 65-74	.558	1	<.001	1.75 (1.39-2.20)
	Age > 75	.517	1	<.001	1.68 (1.35-2.09)
Race (ref white)	Black	.535	1	<.001	1.71 (1.41-2.07)
	2nd income quintile (poorest)	-.162	1	.274	.851 (.637-1.14)
	3rd income quintile	-.273	1	.059	.761 (.574-1.01)
	4th income quintile	-.240	1	.101	.787 (.590-1.05)
	5th income quintile (wealthiest)	-.101	1	.500	.904 (.673-1.21)
Gender (ref male)	Female	.179	1	.059	1.20 (.993-1.44)
Disability (ref no disabled HH member)	Disabled household member	-.041	1	.732	.960 (.761-1.21)
Number of years place in service	Placed in service (years)	-.100	1	<.001	.905 (.882-.928)

Figure 1: Cumulative Survival Curve of Duration of Tenure

