Methods

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.

Results

Among those who moved out (n=899) of the unit the median duration of tenure was 2.58 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 tenure 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 (LHITC) senior properties increases 7.4% 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 opportunities for disabled, low-income older adults.

Future research should explore the needs of older adults in LIHTC properties and reasons for exiting and subsequent housing choice.