

Senior Housing – Washington, DC

SENIOR HOUSING CLASSIFICATIONS

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Market Landscape

National trends show that aging baby boomers, a steady housing market, and an attractive spread between borrowing and capitalization rates are key forces that drive today’s senior housing market (CBRE). Many seniors are taking advantage of services offered in these designated communities to have assistance with everyday living. Furthermore, older adults overwhelmingly prefer to receive support services in cities and neighborhood where they live to maintain their quality of life and independence. For senior housing developers, the market shows good returns: the seven-year total ROI for Senior Housing is 12.5%, which is considerably higher than those of other many real estate property types (CBRE).

Senior Apartment Community

Multifamily residential rental properties restricted to adults at least 55 years of age or older. These properties do not have central kitchen facilities and generally do not provide meals to residents but may offer community rooms, social activities, and other amenities.

Independent Living Facility (ILF)

Age-restricted multifamily rental properties with central dining facilities that provide residents, as part of their monthly fee, access to meals and other services such as housekeeping, linen service, transportation, and social and recreational activities. Such properties do not provide, in a majority of the units, assistance with activities of daily living (ADLs) such as supervision of medication, bathing, dressing, or toileting. There are no licensed skilled nursing beds in the property.

Public Senior Housing and Supportive Housing

For the most vulnerable and low-income seniors, public and subsidized housing is often the solution for securing an affordable home. Many public housing and subsidized senior housing apartment communities offer services and activities, while others operate as independent housing, with property managers maintaining the physical plant, and do not offer a full continuum of community services.

HUD provides capital advances to finance the construction or significant rehabilitation and operation of supportive housing for very-low income elderly persons and provides rent subsidies to make housing more affordable.¹ Under [HUD Section 202](#), housing is open to any very low-income household comprised of at least one person who is at least 62 years old at the time of initial occupancy. Senior housing communities often also provide supportive housing for very low- and extremely low-income adults with disabilities under, [HUD Section 811](#).

Affordable Senior Housing in Washington, DC

In the District of Columbia, affordable senior housing is most often supported by Section 202, in addition to housing tax credits and local financing products, (see [Government Support](#)). There are approximately 76 subsidized senior independent living apartment complexes with a total 9,550 units. This includes privately owned properties and properties owned by the DC Housing Authority (See [Market Demand and Competition](#)). Unfortunately, many of these properties have waitlists that make it difficult for eligible seniors to take advantage of these affordable options.



DC residents over the age of 65 who live in Wards 8, 1, and 5 are more likely to report income that is below poverty level. Wards 5, 4, and 3 have the greatest amount of seniors over the age of 65. While there is a significant number of low-income seniors in Ward 5, it also has the greatest amount of housing units in HUD affordable senior housing properties to support the market need.

The following document further synthesizes the demographic and economic forces that maintain and drive the affordable senior housing market in DC. Special interested is given to DC's Ward 5 because Capital Impact Partners currently has an opportunity to finance an affordable senior housing property located in the ward.

Snapshot: Demographic and Economic Trends

The chart below shows general demographic trends by DC ward. Dark blue signifies the highest number for each indicator. Light blue signifies the lowest number for each indicator.

	Persons per square mile	Average Household Size	Family households w/ Children (%)	Unemployed (%)	Over high school education (%)	Moved within past year (%)	Nonwhite persons (%)
Total	9,923	2.26	20	11	54	18	65
Ward 1	30,754	2.21	15	7	62	23	60
Ward 2	11,792	1.69	7	4	82	27	31
Ward 3	7,650	2.06	16	4	87	18	23
Ward 4	8,689	2.62	27	11	47	12	81
Ward 5	7,414	2.36	23	16	35	15	87
Ward 6	14,089	2.10	17	8	66	21	52

¹ Extremely low income: Less than 30% AMI; Very low income: Between 30% and 49.9% AMI; Low income: Between 50% and 79.9% AMI

Ward 7	8,075	2.40	30	20	21	12	98
Ward 8	8,659	2.64	38	24	16	20	96

Urban Institute 2015

Snapshot: Percentage of Individuals 65 and Older whose Income in the past 12 months is Below the Poverty Level

Percentage	
Ward 3	3.6%
Ward 4	10.2%
Ward 2	11.0%
Ward 6	14.8%
Ward 7	16.1%
Ward 5	19.0%
Ward 1	20.4%
Ward 8	25.1%

2014 ACS 5-Year Estimates


Mean Social Security Income		Lowest  Highest	Mean Retirement Income	
Ward 8	\$11,612.00		Ward 8	\$25,753.00
Ward 5	\$12,060.00		Ward 5	\$30,886.00
Ward 7	\$12,243.00		Ward 7	\$31,096.00
Ward 6	\$13,635.00		Ward 1	\$34,969.00
Ward 1	\$13,761.00		Ward 4	\$38,784.00
Ward 4	\$15,032.00		Ward 6	\$40,156.00
Ward 2	\$17,538.00		Ward 3	\$54,536.00
Ward 3	\$21,002.00		Ward 2	\$69,101.00

Chart 3. 2014 ACS 5-Year Estimates

Snapshot: DC Population over 65 and Affordable Senior Housing Stock

Population 65 and older		Lowest	Number of Units	
Ward 1	5,920		Ward 4	297
Ward 8	6,053		Ward 7	663
Ward 2	6,689		Ward 8	726
Ward 6	8,270		Ward 3	765

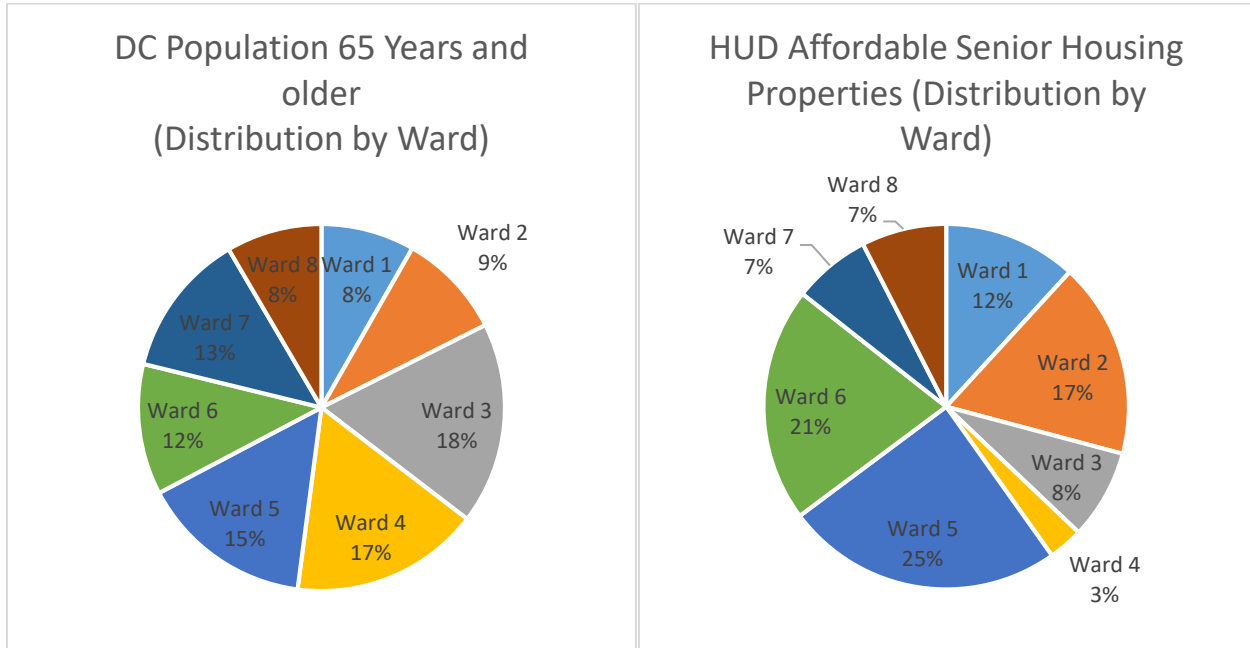
Ward 7	9,138
Ward 5	10,907
Ward 4	11,968
Ward 3	12,778
Total	71,723



Highest

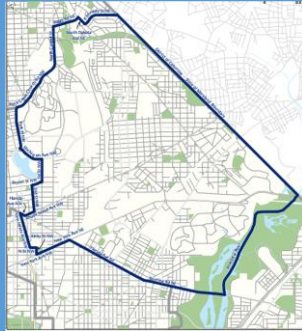
Ward 1	1,139
Ward 2	1,672
Ward 6	2,005
Ward 5	2,283
Total	9,550

2014 ACS 5-Year Estimates



2014 ACS 5-Year Estimates

ABOUT WARD 5



Description from DC Office of Planning: Ward 5 is extremely diverse in character and history, ranging from quiet residential neighborhoods and local shopping streets, to new high-rise development and industrial uses. The Brookland neighborhood sits in the middle of the ward in the northeast quadrant. Developed as a commuter rail village in the late 19th century, it is full of charming Victorian homes and a number of Catholic institutions such as Catholic University of America and the Franciscan Monastery of the Holy Land in America (pictured at right). Brookland gives way to early 20th century bungalow neighborhoods such as Michigan Park to the north and Woodridge to the east.

To the west, neighborhoods such as Eckington and Bloomingdale, on either side of North Capitol Street, are more typical of the townhouse neighborhoods of central Washington, DC. To the south, Trinidad and Carver Langston are dominated by 20th century porch-front townhouses. To the east, Fort Lincoln is a modern “new town” development, with a mix of townhouses and apartments from the 1960s and 1970s. Ward 5 has a great deal of both industrial land and open space. Florida Avenue Market is the city’s wholesale center, with other industrial spaces in Eckington and Fort Totten, and along the railroad tracks, New York Avenue and Bladensburg Road. The Ward is also home to the rolling hills of the National Arboretum and the great lawns of the U.S. Soldiers’ and Airmen’s Home. The northern portion of the NoMA neighborhood sits within Ward 5, and a number of mixed-use, high-rise developments are finished or in the works, bringing a bit of the hustle and bustle of downtown to the ward

([See Ward 5 Development Summary 2015](#))

Market Size and Potential

Demographic Profiles

HIGHLIGHTS

- The percentage DC’s Black or African American residents over the age of 60 is significantly greater than the national rate (9.3% for the US and 59.8% for DC).
- 13.6% of Ward 5 residents are over the age of 65; 61.2% of those residents are female.
- 54.0% of DC residents over the age of 60 live alone; that is 14% higher than the national rate.

US-DC Comparison: Sex, Age & Race

Subject	United States		DC	
	Total	60 years and over	Total	60 years and over
Total population	316,515,021	63,031,158	647,484	105,463
SEX AND AGE				
Male	49.2%	45.0%	47.4%	41.6%
Female	50.8%	55.0%	52.6%	58.4%
Median age (years)	37.6	69.4	33.7	69.3
RACE AND HISPANIC OR LATINO ORIGIN				
One race	97.0%	98.9%	97.3%	98.7%
White	73.6%	83.1%	40.2%	35.2%
Black or African American	12.6%	9.3%	48.9%	59.8%
American Indian and Alaska Native	0.8%	0.5%	0.3%	0.3%
Asian	5.1%	4.1%	3.7%	2.1%
Native Hawaiian and Other Pacific Islander	0.2%	0.1%	0.0%	0.0%
Some other race	4.7%	1.8%	4.2%	1.3%
Two or more races	3.0%	1.1%	2.7%	1.3%
Hispanic or Latino origin (of any race)	17.1%	8.0%	10.2%	4.9%
White alone, not Hispanic or Latino	62.3%	77.3%	35.6%	32.5%

2015 ACS 1-Year Estimates

DC-Ward 5 Comparison: Sex, Age & Race

Subject	District of Columbia		Ward 5	
	Total	Percent	Total	Percent
SEX AND AGE				
Total population	658,893		80,307	
Male	312,633	47.4%	37,970	47.30%
Female	346,260	52.6%	42,337	52.70%
18 years and over	543,863	82.5%	65,882	82.00%
21 years and over	509,791	77.4%	61,295	76.30%
62 years and over	93,599	14.2%	13,609	16.90%
65 years and over	74,465	11.3%	10,907	13.60%
18 years and over	543,863	543,863	65,882	65,882
Male	254,366	46.8%	30,413	46.20%
Female	289,497	53.2%	35,469	53.80%
65 years and over	74,465		10,907	
Male	30,148	40.5%	4,233	38.80%
Female	44,317	59.5%	6,674	61.20%
RACE				
Total population	658,893		80,307	
Hispanic or Latino (of any race)	68,356	10.4%	6,635	8.30%
Not Hispanic or Latino	590,537	89.6%	73,672	91.70%
White alone	235,433	35.7%	13,027	16.20%
Black or African American alone	314,473	47.7%	57,677	71.80%
American Indian and Alaska Native alone	1,218	0.2%	103	0.10%
Asian alone	24,540	3.7%	1,396	1.70%
Native Hawaiian and Other Pacific Islander alone	137	0.0%	7	0.00%
Some other race alone	1,348	0.2%	164	0.20%
Two or more races	13,388	2.0%	1,298	1.60%

2014 ACS 1-Year and 5-Year Estimates

US-DC Comparison: Families/Households

Subject	United States		DC	
	Total	60 years and over	Total	60 years and over
HOUSEHOLDS BY TYPE				
Households	116,926,305	37,959,602	273,390	70,783
Family households	66.1%	56.9%	43.4%	42.1%
Married-couple family	48.3%	46.3%	23.9%	24.5%
Female householder, no husband present, family	13.0%	8.1%	15.7%	14.3%
Householder living alone	27.6%	40.1%	43.8%	54.0%
MARITAL STATUS				
Population 15 years and over	255,421,235	63,031,158	551,820	105,463
Now married, except separated	48.2%	57.7%	27.3%	37.0%
Widowed	5.9%	20.6%	4.6%	20.4%
Divorced	11.0%	14.2%	9.3%	19.1%
Separated	2.1%	1.5%	2.3%	3.3%
Never married	32.8%	6.0%	56.5%	20.1%

2015 ACS 1-Year Estimates

Economic Profiles

HIGHLIGHTS

- 14.7% of DC residents over 60 years old are below 100% of the poverty level. This 5% points above the national rate.
- In DC, 14.5% of residents 65 years and over have had incomes below the poverty level in the last year. In Ward 5, this number is 19%.
- In Ward 5, 24.3% of have income that includes social security benefits, compared to 18.7% in DC.
- In Ward 5, 19.2% of have income that includes retirement income, compared to 14.1% in DC.

US-DC Comparison: Employment & Income

Subject	United States		DC	
	Total	60 years and over	Total	60 years and over
EMPLOYMENT STATUS				
Population 16 years and over	251,221,309	63,031,158	546,805	105,463
In labor force	63.7%	28.1%	69.0%	33.4%
Civilian labor force	63.3%	28.1%	68.3%	33.4%
Employed	58.0%	26.6%	61.8%	31.3%
Unemployed	5.2%	1.5%	6.5%	2.1%
Percent of civilian labor force	8.3%	5.5%	9.6%	6.4%
Armed forces	0.4%	0.0%	0.6%	0.0%
Not in labor force	36.3%	71.9%	31.0%	66.6%

INCOME IN THE PAST 12 MONTHS (IN 2015 INFLATION-ADJUSTED DOLLARS)				
Households	116,926,305	37,959,602	273,390	70,783
With earnings	77.8%	46.9%	80.5%	51.2%
Mean earnings (dollars)	77,300	63,162	113,189	107,070
With Social Security income	29.8%	76.1%	18.5%	58.6%
Mean Social Security income (dollars)	17,790	18,793	14,930	15,719
With Supplemental Security Income	5.4%	6.6%	5.8%	8.2%
Mean Supplemental Security Income (dollars)	9,393	9,303	9,014	8,765
With cash public assistance income	2.8%	2.0%	3.7%	2.2%
Mean cash public assistance income (dollars)	3,490	3,306	3,666	3,637
With retirement income	18.1%	43.7%	14.4%	45.8%
Mean retirement income (dollars)	24,337	25,127	41,361	43,416
With Food Stamp/SNAP benefits	13.2%	9.4%	14.9%	15.3%
POVERTY STATUS IN THE PAST 12 MONTHS				
Population for whom poverty status is determined	308,619,550	61,588,799	613,291	102,573
Below 100 percent of the poverty level	15.5%	9.7%	18.0%	14.7%
100 to 149 percent of the poverty level	9.5%	9.6%	7.6%	8.9%
At or above 150 percent of the poverty level	75.0%	80.7%	74.4%	76.4%

2015 ACS 1-Year Estimates

DC-Ward 5 Comparison: Poverty

PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL	DC	Ward 5
All people	17.7%	20.40%
Under 18 years	26.0%	22.60%
18 years and over	15.9%	19.90%
18 to 64 years	16.1%	20.00%
65 years and over	14.5%	19.00%

2014 ACS 1-Year and 5-Year Estimates

DC-Ward 5 Comparison: Income & Benefits

INCOME AND BENEFITS (IN 2014 INFLATION-ADJUSTED DOLLARS)	DC		Ward 5	
	Total	Percentage	Total	Percentage
Total households	277,378	277,378	30,992	30,992
Less than \$10,000	31,498	11.4%	3,971	12.80%
\$10,000 to \$14,999	10,973	4.0%	1,831	5.90%
\$15,000 to \$24,999	20,932	7.5%	2,818	9.10%
\$25,000 to \$34,999	18,459	6.7%	2,406	7.80%
\$35,000 to \$49,999	24,799	8.9%	3,194	10.30%
\$50,000 to \$74,999	36,870	13.3%	5,285	17.10%
\$75,000 to \$99,999	32,079	11.6%	3,889	12.50%
\$100,000 to \$149,999	40,815	14.7%	3,972	12.80%
\$150,000 to \$199,999	23,599	8.5%	1,956	6.30%
\$200,000 or more	37,354	13.5%	1,670	5.40%

Median household income (dollars)	71,648	(X)	55,063	(X)
Mean household income (dollars)	103,525	(X)	72,859	(X)
With earnings	220,689	79.6%	23,043	74.40%
Mean earnings (dollars)	110,781	(X)	81,112	(X)
With Social Security	51,785	18.7%	7,530	24.30%
Mean Social Security income (dollars)	14,679	(X)	12,060	(X)
With retirement income	38,984	14.1%	5,960	19.20%
Mean retirement income (dollars)	40,494	(X)	30,886	(X)
With Supplemental Security Income	16,130	5.8%	2,823	9.10%
Mean Supplemental Security Income (dollars)	8,688	(X)	8,727	(X)
With cash public assistance income	10,131	3.7%	1,425	4.60%
Mean cash public assistance income (dollars)	3,258	(X)	3,494	(X)
With Food Stamp/SNAP benefits in the past 12 months	39,035	14.1%	5,975	19.30%

2014 ACS 1-Year and 5-Year Estimates

Social Profiles

HIGHLIGHTS

- The percentage of DC residents over the age of 60 who are responsible for grandchild(ren) is comparable to the national rate; 1.6%.
- 37.8% of the resident in Ward 5 over the age of 65 report having a disability.
- In DC, 75.7% of grandparents responsible for grandchildren under 18 years are female.

Social: National & DC Comparison (60 and over)

Subject	United States		DC	
	Total	60 years and over	Total	60 years and over
EDUCATIONAL ATTAINMENT				
Population 25 years and over	211,462,522	63,031,158	453,952	105,463
Less than high school graduate	13.3%	16.9%	10.7%	17.3%
High school graduate, GED, or alternative	27.8%	31.5%	18.0%	22.7%
Some college or associate's degree	29.1%	25.6%	16.8%	18.6%
Bachelor's degree or higher	29.8%	26.0%	54.6%	41.4%
RESPONSIBILITY FOR GRANDCHILDREN UNDER 18 YEARS				
Population 30 years and over	189,764,512	63,031,158	376,744	105,463
Living with grandchild(ren)	3.8%	5.5%	3.0%	4.9%
Responsible for grandchild(ren)	1.4%	1.6%	1.1%	1.6%

VETERAN STATUS				
Civilian population 18 years and over	241,816,698	63,030,645	532,733	105,463
Civilian veteran	8.3%	18.7%	5.4%	14.5%
DISABILITY STATUS				
Civilian noninstitutionalized population	311,516,332	61,589,157	636,610	102,581
With any disability	12.4%	31.4%	11.2%	30.8%
No disability	87.6%	68.6%	88.8%	69.2%

2015 ACS 1-Year Estimates

Social: DC & Ward 5 Comparison

GRANDPARENTS	DC		Ward 5	
	Total	Percentage	Total	Percentage
Number of grandparents living with own grandchildren under 18 years	9,919		1,749	
Responsible for grandchildren	4,193	42.3%	594	34.00%
Years responsible for grandchildren				
Less than 1 year	242	2.4%	55	3.10%
1 or 2 years	1,203	12.1%	99	5.70%
3 or 4 years	786	7.9%	112	6.40%
5 or more years	1,962	19.8%	328	18.80%
Number of grandparents responsible for own grandchildren under 18 years	4,193	4,193	594	594
Who are female	3,175	75.7%	427	71.90%
Who are married	2,017	48.1%	321	54.00%

2014 ACS 1-Year and 5-Year Estimates

Social: DC & Ward 5 Comparison

DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION	DC		Ward 5	
	Total	Percentage	Total	Percentage
Total Civilian Noninstitutionalized Population	647,966		79,232	
With a disability	76,007	11.7%	11,574	14.60%
18 to 64 years	461,152		54,705	
With a disability	44,504	9.7%	7,181	13.10%
65 years and over	71,980	71,980	10,146	10,146
With a disability	26,320	36.6%	3,834	37.80%

2014 ACS 1-Year and 5-Year Estimates

Housing Profiles

HIGHLIGHTS

- In DC, the proportion of residents over the age of 60 that live in renter-occupied units is 40.3%; nearly double the national rate.
- In DC, 51.0% of seniors 60 and older spent 30% or more as a percentage of household income in the past 12 months.
- 59.4% percent of housing units in DC are renter occupied.
- 53.1% of Ward 5 residents 30% or more as a percentage of household income.

Housing (Renter Occupied Housing Units)

Subject	United States		DC	
	Total	60 years and over	Total	60 years and over
Occupied housing units	116,926,305	37,959,602	273,390	70,783
HOUSING TENURE				
Renter-occupied housing units	36.1%	21.8%	58.8%	40.3%
Average household size of renter-occupied unit	2.53	1.65	2.13	1.58
Renter-occupied housing units	42,214,214	8,280,741	160,640	28,529
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
Less than 30 percent	52.1%	46.8%	54.0%	49.0%
30 percent or more	47.9%	53.2%	46.0%	51.0%
GROSS RENT				
Median gross rent (dollars)	\$928	\$788	\$1,327	\$882

2015 ACS 1-Year Estimates

Subject	District of Columbia		Ward 5	
	Estimate	Percent	Estimate	Percent
HOUSING TENURE				
Occupied housing units	277,378	277,378	30,992	30,992
Owner-occupied	112,492	40.6%	14,525	46.90%
Renter-occupied	164,886	59.4%	16,467	53.10%
Average household size of owner-occupied unit	2.37	(X)	2.49	(X)

Average household size of renter-occupied unit	2.13	(X)	2.33	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	277,378	277,378	30,992	30,992
Moved in 2010 or later	135,466	48.8%	8,869	28.60%
Moved in 2000 to 2009	73,555	26.5%	11,281	36.40%
Moved in 1990 to 1999	31,693	11.4%	4,292	13.80%
Moved in 1980 to 1989	14,317	5.2%	2,140	6.90%
Moved in 1970 to 1979	11,616	4.2%	2,028	6.50%
Moved in 1969 or earlier	10,731	3.9%	2,382	7.70%
OCCUPANTS PER ROOM				
Occupied housing units	277,378	277,378	30,992	30,992
1.00 or less	268,086	96.7%	30,151	97.30%
1.01 to 1.50	5,116	1.8%	711	2.30%
1.51 or more	4,176	1.5%	130	0.40%
GROSS RENT				
Occupied units paying rent	158,505	158,505	16,015	16,015
Less than \$200	3,864	2.4%	790	4.90%
\$200 to \$299	6,332	4.0%	1,138	7.10%
\$300 to \$499	6,953	4.4%	919	5.70%
\$500 to \$749	8,440	5.3%	1,261	7.90%
\$750 to \$999	23,537	14.8%	3,425	21.40%
\$1,000 to \$1,499	39,329	24.8%	4,448	27.80%
\$1,500 or more	70,050	44.2%	4,034	25.20%
Median (dollars)	1,360	(X)	1,042	(X)
No rent paid	6,381	(X)	452	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)				
Occupied units paying rent (excluding units where GRAPI cannot be computed)	154,321	154,321	15,532	15,532
Less than 15.0 percent	19,802	12.8%	1,848	11.90%
15.0 to 19.9 percent	18,939	12.3%	1,634	10.50%
20.0 to 24.9 percent	20,947	13.6%	2,005	12.90%
25.0 to 29.9 percent	19,579	12.7%	1,808	11.60%
30.0 to 34.9 percent	11,467	7.4%	1,394	9.00%
35.0 percent or more	63,587	41.2%	6,843	44.10%
Not computed	10,565	(X)	935	(X)

2014 ACS 1-Year and 5-Year Estimates

Market Demand and Competition

Housing Stock Profile

Subject	District of Columbia		Ward 5	
	Estimate	Percent	Estimate	Percent
HOUSING OCCUPANCY				
Total housing units	306,184	306,184	35,429	35,429
Occupied housing units	277,378	90.6%	30,992	87.50%
Vacant housing units	28,806	9.4%	4,437	12.50%
Homeowner vacancy rate	1.7	(X)	3	(X)
Rental vacancy rate	5.4	(X)	9	(X)
UNITS IN STRUCTURE				
Total housing units	306,184	306,184	35,429	35,429
1-unit, detached	35,141	11.5%	5,322	15.00%
1-unit, attached	77,933	25.5%	12,591	35.50%
2 units	9,370	3.1%	1,476	4.20%
3 or 4 units	21,720	7.1%	5,011	14.10%
5 to 9 units	24,058	7.9%	1,837	5.20%
10 to 19 units	35,632	11.6%	3,809	10.80%
20 or more units	102,257	33.4%	5,304	15.00%
Mobile home	73	0.0%	28	0.10%
Boat, RV, van, etc.	0	0.0%	51	0.10%
YEAR STRUCTURE BUILT				
Total housing units	306,184	306,184	35,429	35,429
Built 2010 or later	7,268	2.4%	882	2.50%
Built 2000 to 2009	28,782	9.4%	1,437	4.10%
Built 1990 to 1999	6,960	2.3%	519	1.50%
Built 1980 to 1989	13,430	4.4%	1,134	3.20%
Built 1970 to 1979	25,300	8.3%	2,905	8.20%
Built 1960 to 1969	34,371	11.2%	3,118	8.80%
Built 1950 to 1959	39,047	12.8%	5,551	15.70%
Built 1940 to 1949	38,075	12.4%	6,332	17.90%
Built 1939 or earlier	112,951	36.9%	13,551	38.20%
ROOMS				
Total housing units	306,184	306,184	35,429	35,429
1 room	19,355	6.3%	1,286	3.60%

2 rooms	22,547	7.4%	1,026	2.90%
3 rooms	67,345	22.0%	6,435	18.20%
4 rooms	59,154	19.3%	6,641	18.70%
5 rooms	39,143	12.8%	4,583	12.90%
6 rooms	29,138	9.5%	5,302	15.00%
7 rooms	21,043	6.9%	4,222	11.90%
8 rooms	20,282	6.6%	3,057	8.60%
9 rooms or more	28,177	9.2%	2,877	8.10%
Median rooms	4.2	(X)	5	(X)
BEDROOMS				
Total housing units	306,184	306,184	35,429	35,429
No bedroom	24,386	8.0%	1,409	4.00%
1 bedroom	99,945	32.6%	8,970	25.30%
2 bedrooms	83,976	27.4%	9,326	26.30%
3 bedrooms	60,529	19.8%	11,331	32.00%
4 bedrooms	25,200	8.2%	3,337	9.40%
5 or more bedrooms	12,148	4.0%	1,056	3.00%

2014 ACS 1-Year and 5-Year Estimates

Pricing and Income Restrictions

2016 LIHTC Rents (Effective 6/6/2016)								
Unit Size	Efficiency	1 BR	2 BR	3 BR	4 BR	5 BR	6 BR	7 BR
50%	\$951	\$1,018	\$1,222	\$1,411	\$1,575	\$1,738		
60%	\$1,141	\$1,222	\$1,467	\$1,695	\$1,890	\$2,085		

Housing Production Trust Fund (HPTF) Income Limits (Effective 3/28/2016)								
Income Band	1 Person	2 Person	3 Person	4 Person	5 person	6 Person	7 Person	8 Person
0-30%	\$22,806	\$26,064	\$29,322	\$32,580	\$35,838	\$39,096	\$42,354	\$45,612
31-51%	\$38,010	\$43,440	\$48,870	\$54,300	\$59,730	\$65,160	\$70,590	\$76,020
51-80%	\$60,816	\$69,504	\$78,192	\$86,880	\$95,568	\$104,256	\$112,944	\$121,632

• Based on HUD report of \$108,600 as the Area Median Income for a family of 4.

HPTF Rent Limits (Effective 3/28/2016)			
Unit Size	0 - 30%	31- 50%	51- 80%
Efficiency	\$570	\$950	\$1,520
1 Bedroom	\$651	\$1,086	\$1,737
2 Bedroom	\$733	\$1,221	\$1,954
3 Bedroom	\$814	\$1,357	\$2,172
4 Bedroom	\$895	\$1,493	\$2,389
5 Bedroom	\$977	\$1,629	\$2,606

Affordable Senior Housing Supply

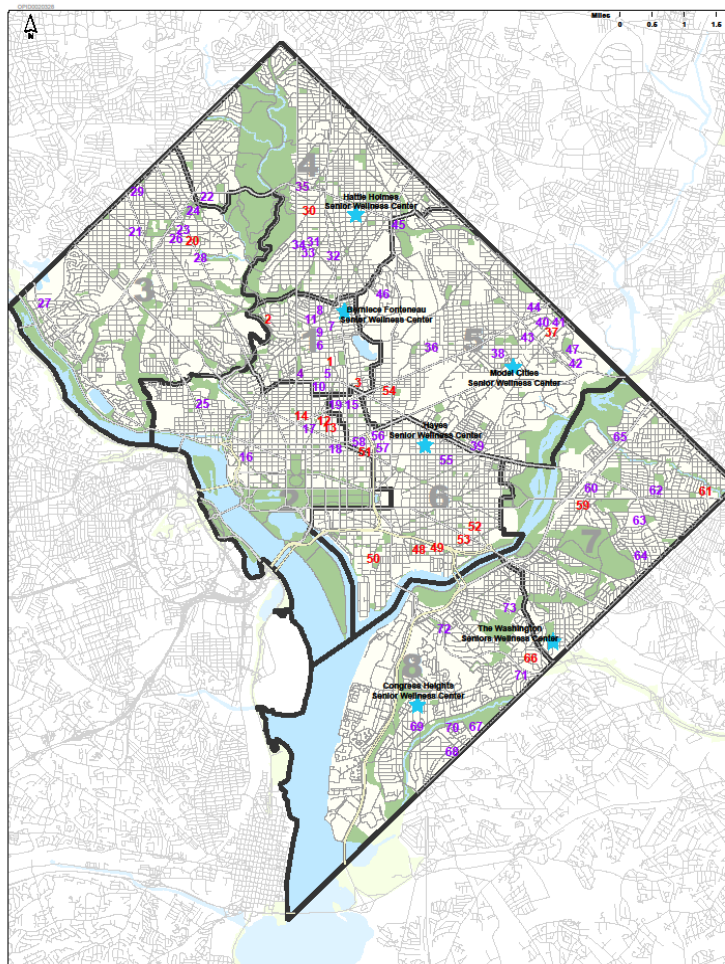
Property	Number of Units	Ward	Estimated rent
WARD 1	1139	(11 properties)	
Casa Iris	40	Ward 1	
Garfield Terrace Sr Bldg	228	Ward 1	
Harvard Towers	193	Ward 1	
Kelly Miller LeDroit	106	Ward 1	
NCBA Sam Simmons Estates	73	Ward 1	
Paul L Dunbar	170	Ward 1	
Samuel Kelsey*	150	Ward 1	
Sarah's Circle	50	Ward 1	
Terrific Inn	14	Ward 1	
Urban Village*	40	Ward 1	
Victory Heights	75	Ward 1	
WARD 2	1672	(11 properties)	
Claridge Towers	343	Ward 2	
Foster House	125	Ward 2	
Horizon House	105	Ward 2	
House of Lebanon Senior Apartments	82	Ward 2	\$895 (60%); \$464 (30%)
James Apartment	141	Ward 2	
Residences at Thomas House	182	Ward 2	
St Mary's Court	139	Ward 2	
The Hodge on 7th	90	Ward 2	\$1169 (60%); \$964 (50%)
Wah Luck House*	153	Ward 2	
Chevy Chase House	131	Ward 3	
Friendship Terrace	181	Ward 3	
WARD 3	765	(8 properties)	
Georgetown Retirement Resident	92	Ward 3	
Grand Oaks at Sibley	30	Ward 3	
Ingleside at Rock Creek	Creek	Ward 3	

Knollwood/Army Distaff	211	Ward 3	
Lisner Louise Hom	56	Ward 3	
Methodist Home	116	Ward 3	
Regency House	160	Ward 3	
Sunrise Assist on Conn Avenue	100	Ward 3	
WARD 4	297	(6 properties)	
Capitol Commons*	55	Ward 4	
Colony House	57	Ward 4	
Colorado Apartments	21	Ward 4	
Johnson Towers	54	Ward 4	
Moore Towers	55	Ward 4	
Vida Senior Residences	55	Ward 4	\$899 - \$1,352
WARD 5	2375	(13 properties)	
Delta Towers	120	Ward 5	
Edgewood Terrace The View	292	Ward 5	\$398 - \$952
Fort Lincoln Senior Public	120	Ward 5	
Ft Lincoln- Petersburg	166	Ward 5	
Ft Lincoln Village II-Gttysb	160	Ward 5	
Ft Lincoln Village I-Vicksburg	177	Ward 5	
Girard Street Apts	25	Ward 5	\$0 - \$1,310
Green Valley (100)	100	Ward 5	
Hedin House (48)	48	Ward 5	\$969
Plymouth Senior Housing	68	Ward 5	
Seabury At Home	14	Ward 5	
US Soldier and Airmen Home	958	Ward 5	
Wesley House	127	Ward 5	\$950
WARD 6	2005	(12 properties)	
Asbury Dwellings	143	Ward 6	
Capitol Hills Towers	180	Ward 6	
Carrolburg Cappers Apt	152	Ward 6	
Carroll Apartments	60	Ward 6	
Golden Rule Plaza- Senior	55	Ward 6	\$840 - \$869
Golden Rule*	220	Ward 6	
Greenleaf Senior Building	215	Ward 6	
Judiciary House	271	Ward 6	
Kentucky Court	118	Ward 6	
Museum Square Apts*	302	Ward 6	
Potomac Gardens Sr Bldg	144	Ward 6	
Sibley Plaza Apts	145	Ward 6	
WARD 7	663	(7 properties)	
Allen House units	96	Ward 7	
Capitol Gateway	150	Ward 7	
GW Carver Sr Apt	100	Ward 7	\$936

Joseph W King Sr Ctr	74	Ward 7	\$1,275 (60%)
Triangle View- Eastgate	100	Ward 7	\$921
Visionary Square	98	Ward 7	\$1,025
Walls Senior Building	45	Ward 7	
WARD 8	726	(8 properties)	
Dupont Park Adventist Apts	57	Ward 8	
Knox Hill Apts	122	Ward 8	
Matthew Memorial**	99	Ward 8	
Robert Walker House	69	Ward 8	
SOM E Kuehner House	42	Ward 8	
St Paul at Wayne Place	56	Ward 8	\$963-\$1,070
The Overlook*	181	Ward 8	
Wheeler Creek Sr Housing	100	Ward 8	\$0 - \$1,208


Footnote: Senior Public Subsidized Housing under DC Housing Authority (DHA) outlined in Red. (number of units in parenthesis) Senior Privately Owned Government Subsidized Apartment Complexes outlined in black ** One third reserved for seniors * Not strictly all senior households exclusively. This list does not include seniors living in scattered sites and other senior public housing. There are many more apartment buildings in which seniors made up the majority of the tenants hence are not classified as senior buildings. Sources: Dchousingsearch.org and <https://dcoa.dc.gov/sites/default/files/dc/sites/dcoa/publication/attachments/Senior%2520Independent%2520Living%2520Apartment%2520Complexes.pdf> &

SENIOR INDEPENDENT LIVING APARTMENT COMPLEXES




2012 Ward Boundaries as Adopted by DC Council


Financing

Property	Girard Street Senior Apartments 1545 Girard Street NE Ward 5 25 Units Completed 2016	
Developers	Menkiti Group and Dantes Partners	
Financing	Combination of 9% Low Income Housing Tax Credits (LIHTC), gap financing from the DC Department of Housing and Community Development (DHCD), and private financing from Amalgamated Bank	
Features	Min. 55 years old; Features ten (10) Permanent Supportive Housing (PSH) units and also incorporates Local Rent Supplement Program (LRSP) funds - the District's version of project-based vouchers - for 100% of the units. Out-of-pocket rent for residents will be a maximum of 30% of their income	

<http://www.csh.org/2016/06/gerard-street-apartments-open-in-dc/>

Property	House of Lebanon 27 O Street, NW Ward 2 82 Units Completed 2013	
Developers	Mission First Housing Group Mt. Lebanon CDC UrbanMatters Development Partners LLC	
Development Costs	\$23.3 Million	
Financing	Financed with tax exempt bonds issued by the DC Housing Finance Agency under the New Issue Bond Program. Freddie Mac provided credit enhancement, and Capital One provided the letter of credit during the construction period. The DC Department of Housing and Community Development provided HOME funding for the development, and the Office of the Deputy Mayor for Planning and Economic Development provided predevelopment and Neighborhood Investment Fund financing. Raymond James provided low income housing and historic tax credit equity for the project.	
Features	Adaptive reuse of historic school building for affordable senior housing One hundred and twenty-seven newly reconfigured units are subsidized with public housing operating subsidies, and the remaining 73 units are funded through the Section 202 Capital Advance Program. All of the units are affordable to residents earning up to 50% of median income	

<http://missionfirsthousing.org/properties/house-of-lebanon/>

Property	Edgewood Commons 635 Edgewood Street, NE Ward 5 200 Units Completed 2003	
Developers	Edgewood Seniors Preservation Corp. Edgewood Seniors Limited Partnership Community Housing, Inc. /CPDC	
Development Costs	\$23.1 Million	
Financing	<ul style="list-style-type: none"> • A letter of credit and tax credit equity from SunTrust Bank; • Tax-exempt bonds issued by the District of Columbia Housing Finance Agency (DCHFA), which qualified the project to receive 4% • Low Income Housing Tax Credits; • Section 202 Capital Grant from U.S. Department of Housing and Urban Development (HUD); • Modernization Funds Loan from the D.C. Housing Authority (DCHA); • Community Development Block Grant (CDBG) loan from the District of Columbia Department of Housing and Community Development (DC DHCD); and • Affordable Housing Program grant from the Federal Home Loan Bank (FHLB/AHP). 	
Features	One hundred and twenty-seven newly reconfigured units are subsidized with public housing operating subsidies, and the remaining 73 units are funded through the Section 202 Capital Advance Program. All of the units are affordable to residents earning up to 50% of median income	

<http://www.cpd.org/wp-content/uploads/2017/02/Edgewood-Commons-III-Property-FS-sr.pdf>

Government Support

Two layers of policy govern and support the senior affordable housing market in Washington, D.C.: federal policy and funding from the Assistant Secretary for Housing Federal Housing Commissioner (FHC) under the U.S. Department of Housing and Urban Development (HUD) and local policy from the Department of Housing and Community Development (DHCD) under the Deputy Mayor for Planning and Economic Development. Starting with federal policy, there are a variety of support programs under the FHC targeted to investors, developers, public bodies, and nonprofit sponsors. Appendix A provides a complete list and description, but they can be divided into two categories:

- 1) Funding for the development of housing units into senior affordable housing and
- 2) Insuring mortgages of private lending institutions.

Federal. Programs under the funding category provide grants to convert existing housing units or build new housing units for seniors. In order to qualify, the final senior affordable housing units must provide supportive services. Applicants for this category of programs include private nonprofit owners or organizations. Under the mortgage insurance category of programming, Federal Housing Administration (FHA) insures mortgages made by private lending institutions to build or rehabilitate multifamily projects. Some programs are specifically for the elderly and others include senior housing. Applicants for this category include public, nonprofit, and cooperative mortgagors. These mortgagors can include investors, builders, developers, public bodies, and nonprofit sponsors. There

Local. Moving to local policy, the DHCD has a variety of programs that support senior housing, albeit not as explicit as HUD. The programs include the Community-Based Non-Profit Organization (CBO), the Housing Regulation Administration, the HOME Investment Partnership Program (HOME), and the D.C. Housing Production Trust Fund. The DHCD provides funding to highly qualified CBOs. CBOs are independent organizations that apply for the designation. They can act as sponsors in housing projects, including senior housing.

The Housing Regulations Administration dictates that a certain percentage of units in residential buildings be reserved for affordable housing, again including senior housing. Finally, HOME is a HUD grant program that effectively provides funding to states and localities, designated participating jurisdictions (PJs), for disbursement to their communities—frequently in conjunction with local nonprofit groups. There are conditions regarding the grants including required matching of the PJs. Nonprofit groups in Washington, D.C. can apply to the DHCD for a special designation: Community Housing Development Organizations (CHDOs) to which HUD has reserved HOME funding. Additionally, there are HUD conditions regarding PJs reserving allocation specifically for CHDOs. More details are provided in Appendix B.

Housing Production Trust Fund. Finally, the Housing Production Trust Fund is managed by the DHCD and is dispersed to “non-profit housing providers, mission-driven for profit developers, and renters wishing to exercise their Tenant Opportunity to Purchase Act to improve and develop affordable housing in all eight wards.” In general, senior housing involves the following parties: sponsors, developers or development consultants, architects, property management, and general contractors. Many of the funding opportunities from federal and local sources are available to sponsors. Oftentimes, the sponsors are the linchpin of collaboration between the aforementioned parties. Appendix C has a list of examples of each party in the district. Appendix D includes a map of senior independent living apartment complexes in Washington, D.C. in 2012 produced by the D.C. Office on Aging.

Appendix A

Funding Programs - HUD Programs (Federal)

- Assisted-Living Conversion Program (ALCP)
 - Description
 - Provided grants to private, nonprofit owners of eligible developments for the physical costs of converting some or all of the dwelling units in an eligible development into an assisted living facility or service-enriched housing for the frail elderly
 - Facility must be licensed and regulated by the state
 - Applicant Eligibility
 - Private nonprofit owners of Section 202
 - Administering Office
 - HUD – Assistant Sec. for Housing—FHC
- Mortgage Insurance for Rental Housing for the Elderly (Section 231)
 - Description
 - FHA insures mortgages made by private lending institutions to build or rehabilitate multifamily rental housing consisting of five or more units for the elderly and/or persons with disabilities
 - FHA may insure up to 100% of the FHC’s estimate of value after completion
 - Applicant Eligibility
 - Investors, builders, developers, public bodies, and nonprofit sponsors
 - Administering Office
 - HUD – Assistant Sec. for Housing—FHC
- Multifamily Housing Service Coordinators
 - Description
 - Provides funding for service coordinators who assist elderly individuals and persons with disabilities, living in federally assisted multifamily housing to obtain needed supportive services from community agencies
 - HUD provides funding via
 - A national competition with other properties for a limited amount of grant funding
 - The use of the development’s residual receipts or excess income
 - Budget-based rent increases
 - Applicant Eligibility
 - Owners of Section 202
 - Administering Office
 - HUD – Assistant Sec. for Housing—FHC

- Multifamily Rental Housing for Moderate-Income Families
 - Description
 - FHA insures mortgages made by private lending institutions to help finance construction or substantial rehabilitation of multifamily rental or cooperative housing for moderate-income or displaced families and projects designated for the elderly
 - Applicant Eligibility
 - Public, nonprofit, and cooperative mortgagors
 - Administering Office
 - HUD – Assistant Sec. for Housing—FHC
- Supportive Housing for the Elderly (Section 202) and the Supportive Service Demonstration Program
 - Description
 - Expand the supply of affordable housing with supportive services for very-low income elderly persons
 - OR provides funding for enhanced services and research on the supportive services model
 - provides capital advances and project rental assistance contracts
 - Capital advance funds must be used to finance the development of housing through new construction, rehabilitation, or acquisition
 - Capital advance funds bear no interest and repayment is not required as long as the housing remains available for occupancy by very low-income elderly persons for at least 40 years
 - Applicant Eligibility
 - Private, nonprofit organizations and consumer cooperatives and may partner with private, for-profit entities given conditions
 - Administering Office
 - HUD – Assistant Sec. for Housing—FHC
- New Construction or Substantial Rehabilitation of Nursing Homes, Intermediate Care Facilities, Board and Care Homes, and Assisted Living Facilities (Section 232); Purchase or Refinancing of Existing Facilities (Section 232/223(f))
 - Description
 - FHA insures mortgages made by private lending institutions to finance the purchase, construction, or rehabilitation or nursing, assisted –living, intermediate care, board and care facilities and fire safety equipment
 - Applicant Eligibility
 - Developers, private owners, and private nonprofit corporations or associations, and public agencies (nursing homes only)
 - Administering Office
 - HUD – Assistant Sec. for Housing—FHC

Appendix B

Funding Programs - Department of Housing and Community Development (Local)

- Community-Based Non-Profit Organization (CBO)
 - Provides funding to highly-qualified CBOs who support the agency’s affordable housing and community development programs
 - Inclusionary Zoning/Affordable Dwelling Units Program
 - Creates mixed income neighborhoods by exchanging affordable housing units for bonus density. Monitors and enforces Affordable Dwelling Units throughout the city
 - Inclusionary Zoning (IZ) - requires that a certain percentage of units in a new development or a substantial rehabilitation that expands an existing building set aside affordable units in exchange for a bonus density

- Affordable Dwelling Unit (ADU) - is an umbrella term applied to the for-sale and for-rent homes that are locally restricted for occupancy by households whose income falls within a certain range and are generally offered at a below-market rate.
- Housing Regulation Administration
 - IZ Affordable Housing Program
 - Requires 8–10% of the residential floor area be set-aside for affordable units in:
 - (1) new residential development projects of 10 or more units
 - (2) Rehabilitation projects that are expanding an existing building by 50% or more and adding 10 or more units
 - DHCD disposes of IZ units through a lottery process
 - Rental Conversion and Sale Division (CASD)
 - Rental Housing Commission
 - Enforcement of the Rental Housing Act of 1985, as amended, in order to preserve and increase the supply of quality affordable housing
 - Independent, quasi-judicial body
- HUD - HOME Investment Partnership Program
 - [Fed] Provides formula grants to states and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people
 - [Fed] HOME's requirement that Participating Jurisdictions (PJs) match 25 cents of every dollar in program funds mobilizes community resources in support of affordable housing
 - [Fed] Community Housing Development Organizations (CHDOs) are eligible for HOME funds
 - [DC] In order to use CHDO set-aside funds, CHDOs must be certified as owners, developers, or sponsors of HOME-assisted affordable housing
 - [DC] CHDOs are established solely to provide access to a certain set-aside of federal HOME program funds. Federal regulations require PJs to set aside 15 percent of each fiscal year's HOME fund allocation specifically for CHDO development-related activities.
- Housing Production Trust Fund
 - Preserving and developing affordable housing

Appendix C

Parties (all specialize in low-income/affordable housing)

- Sponsors
 - VIDA
 - Beulah Community Improvement Corporation (BCI)
 - Bank of America Development Corporation (BACDC)
- Development Consultant
 - Dantes Partners
 - Menkiti Group
 - MidCity
- Architect
 - Zavos Architecture + Design
 - Perkins Eastman
- Property Management
 - NDC Real Estate Management, Inc.
- General Contractor
 - Hamel Builders, Inc.