

Senior Housing Industry

TRANSITIONING TREASURES, LLC

*Specializing in
Senior Move
Management,
Household Downsizing
and
Aging in Place Planning*

*Aging in Place Planning
allows you to safely
remain in your home as
long as you are able, or
while you move towards
a transition.*

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STATISTICS AND TRENDS

The following general information about the senior housing industry has been provided by a number of sources:

Independent Living (IL)

- 94.4% of free-standing IL properties are rental.
- 77.5% of Continuing Care Retirement Communities (CCRCs) require an entrance fee. Of those units in CCRCs indicating the type of contract used, over one third (40.7%) use "Fee-for-Service" (Type C) contracts; 32% utilize Extensive or Full Life Care (Type A) and 10% report using Modified or Continuing Care (Type B). Fee-for-service contracts are more prevalent among newer CCRCs.
- The average age at entry for IL was 81.7 years and the median age upon entry for IL was 79.
- 47% of IL residents moved from within 10 miles and only 20% moved from farther than 25 miles.

Assisted Living (AL)

- 51% of all AL units are studios; 39% are 1BR; 6% are 2BR and less than 1% are 3BR.
- National average AL rates increased by 2.1%, from \$2,969 monthly or \$35,628 annually in 2007, to \$3,031 monthly or \$36,372 annually in 2008.
- On the average, AL residents relocate from within 10 miles of their previous residence more than half the time. CCRCs typically see AL residents move from a much closer radius (48.7 percent).
- Almost 60% of AL residents have family living within 10 miles, on average and almost 80% are within 25 miles.
- Approximately 40% of AL residents move into an AL community immediately from an acute-care hospital, rehabilitation hospital or a short-stay Nursing Facility nationally. The other 60% of residents moved into the AL from their prior residences.
- The average length of stay in AL is 27 months.



Alzheimer's (ALZ)

- In terms of cognitive impairment, one third of AL residents have a diagnosis of ALZ.
- Moderate dementia is generally described as someone needing assistance in dressing, bathing and toileting. Nationally, 14.3% of those age 75-84 have mild AZ and 31.2% of those age 85+.
- Severe dementia is generally described as someone whose speech has declined to about half a dozen words with the progressive loss of ability to walk, sit up, smile or hold their head up. Nationally, 5.6% of those ages 75-84 have severe dementia and 19.6% of those age 85+.
- 52% of the Assisted Living facilities surveyed provide ALZ care for residents, half of which charge an additional fee for this service.
- The national average monthly base rate for ALZ is \$4,267 (\$51,204 annually in 2007).

Nursing Facility (NF)

- National average rates for a private room in a NF remained essentially unchanged from 2007, with national average rates for a semi-private room increasing modestly by 1.1%, from \$189 daily or \$68,985 annually in 2007, to \$191 daily or \$69,715 annually in 2008.
- Nationally 8% of nursing care was reimbursed by Medicare; 68% by Medicaid and 23% private pay.
- 68% of nursing home residents were women, and only 14% of all residents were under the age of 65. The median age of residents was 83.1 years.

Sources:

- American Seniors Housing Association's *"The State of Seniors Housing"* 2006
- The Continuing Care Retirement Communities 2005 Profile, the American Association of Homes and Services for the Aging (AAHSA)
- Continuing Care Retirement Communities 2005 Profile
- In 2006 a collaborative research project of AAHSA, ASHA, ALFA, NCAL and NIC resulted in The 2006 Overview of Assisted Living. This document provides statistical data on the assisted living business. This report summarizes data collected for 1,175 assisted living communities located throughout the United States.
- www.metlife.com
- <http://www.ncal.org>
- Estimated Prevalence of Alzheimer's Disease in the United States" (Denis A. Evans, et al Harvard Medical School, The Milbank Quarterly, Vol. 68, No 2, 1990).
- HCFA March 1997
- U.S. Census Bureau, in 2007

**RESOURCE for Senior Housing Locator and
Dementia Care and Housing:**

www.SNAPforSeniors.com

