



**Survey: Pandemic's Impact on Affordable Housing for Seniors  
Results Reveal COVID-19 cases in majority of communities;  
Financial strain and isolation Emerge as Key Concerns**

**October 2020**

The coronavirus pandemic's threat to older adults has been and continues to be broad. As providers caring for this vulnerable population, LeadingAge 5,000 plus members have on-the-ground knowledge of COVID-19's impact not only on those they serve, but also on aging services' operations and challenges across multiple settings.

In early October, seeking to gain greater insight into issues and concerns faced by providers of affordable housing for low-income older adults, LeadingAge, the association of nonprofit providers of aging services, fielded an informal, nonscientific survey of its senior housing provider members, asking about COVID-19--from the prevalence of cases to current concerns regarding residents, operations, and finances.

Most LeadingAge affordable housing providers use multifamily programs operated through the Department of Housing & Urban Development (HUD), such as Section 8 Project-Based Rental Assistance and Section 202 Housing for the Elderly programs, to serve a 62+ older adult population. Some also use the Low Income Housing Tax Credit program. The 2.5 million older adults living in federally assisted senior housing communities, which include HUD programs, have average annual incomes below \$14,000, and are more likely to be non-white and have more chronic health conditions than their non-HUD-assisted peers.

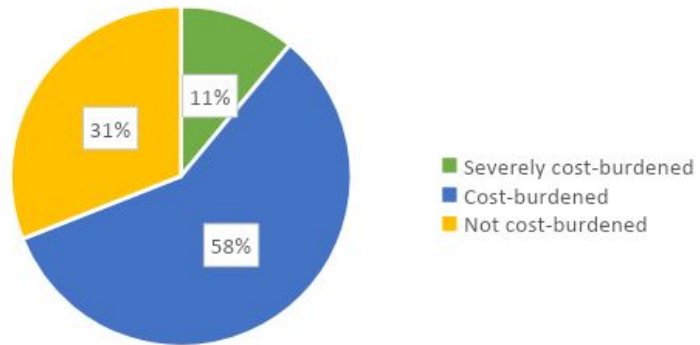
Affordable senior housing providers have faced significant challenges in the prevention and spread of COVID-19 in their communities.

Responses to LeadingAge's survey reveal:

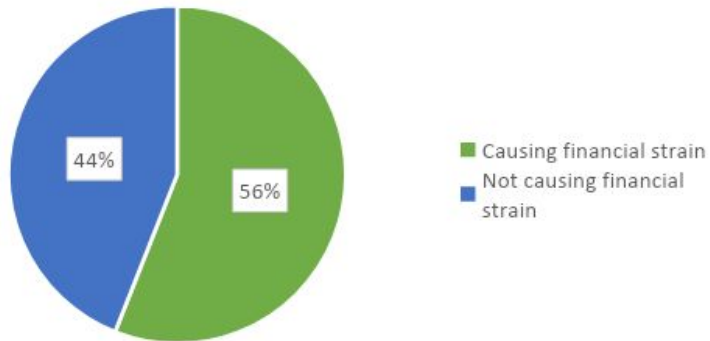
- **The majority of survey respondents (59.74% of 278) say they are aware of confirmed COVID-19 cases in some or most of their property or properties.**
- **More than three quarters (84%) of survey respondents consider resident social isolation and access to services to be the top challenge in the next three months.**
- **In addition, the survey found that the majority (69%) of affordable senior housing providers are at least financially strained, if not severely financially strained, due to the virus.**

**Snapshots of survey responses are below.**

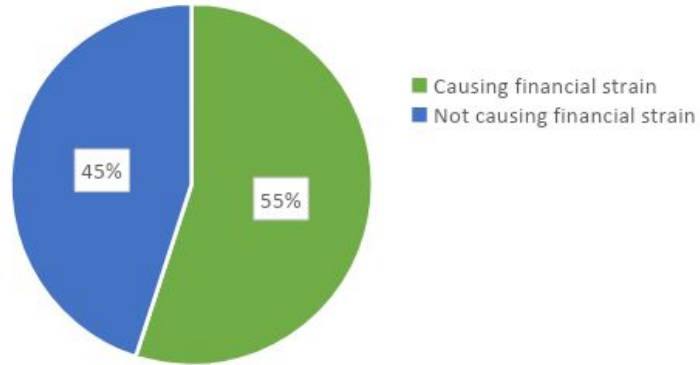
**How would you categorize your overall financial strain resulting from COVID-19?**



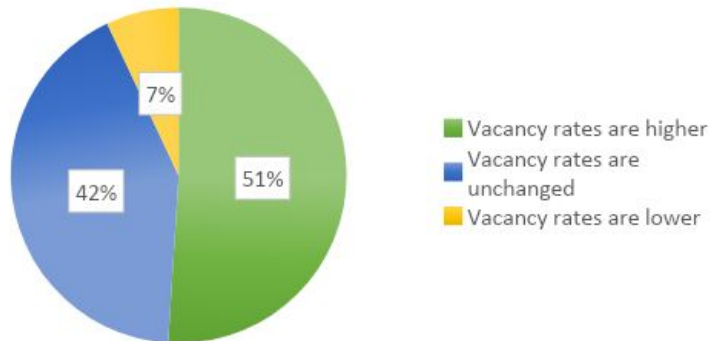
**How would you categorize your overall financial strain related to *expenses* resulting from COVID-19?**



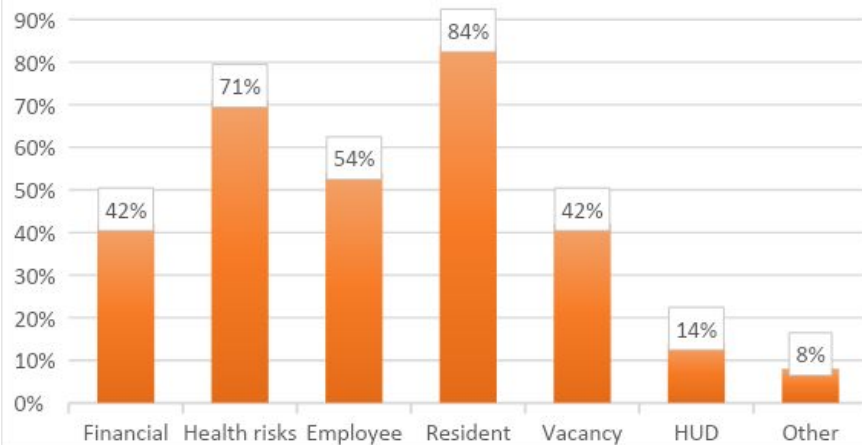
**How would you categorize your overall financial strain related to *revenue loss* resulting from COVID-19?**



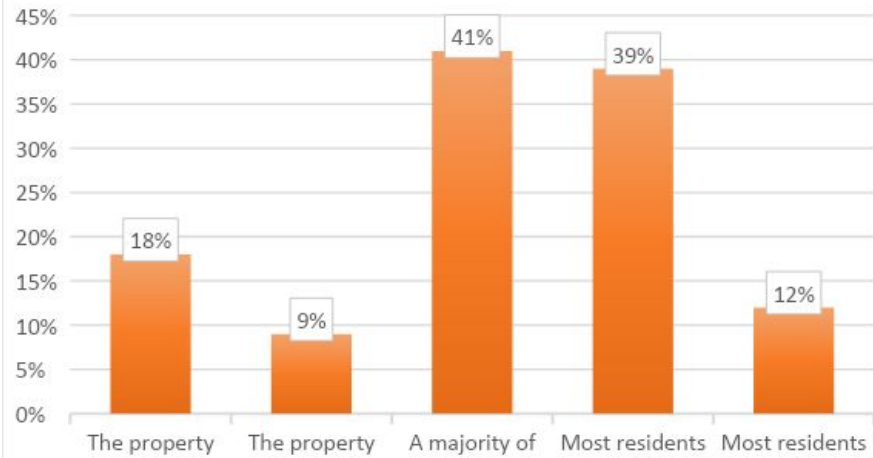
**How is COVID-19 impacting occupancy at your property/ies?**



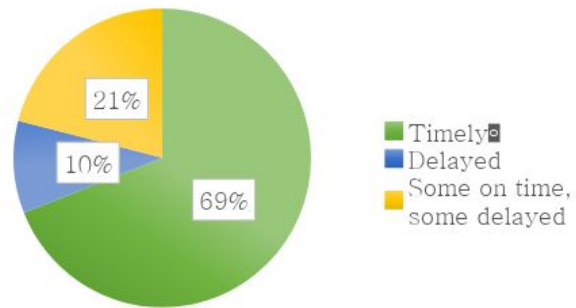
**What do you anticipate to be your top challenge in the next three months? (select all that apply)**



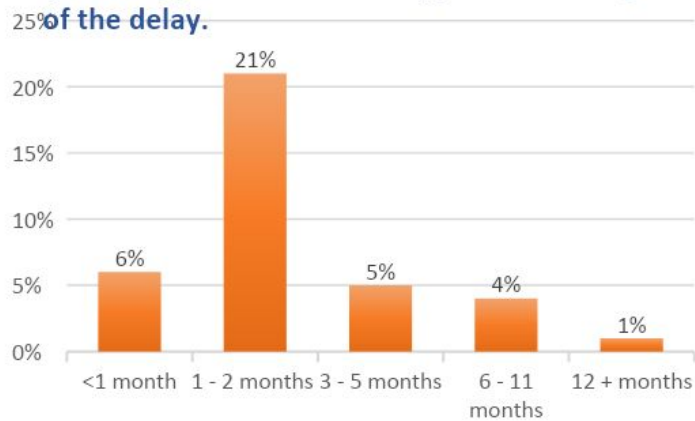
**How would you categorize resident access to the internet in your property/ies? (select all that apply)**



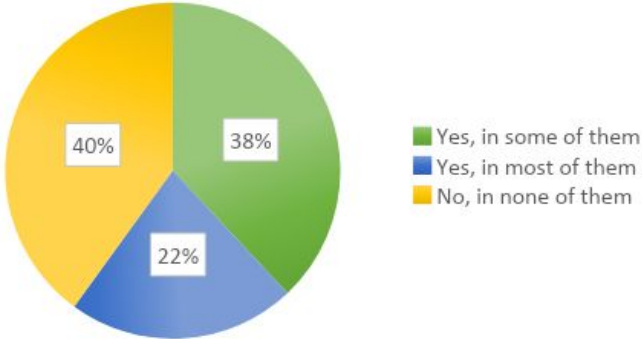
**Generally, how would you categorize receipt of payments from HUD in the past 12 months? (subsidy payments, vacancy loss payments, service coordinator payments, etc.)**



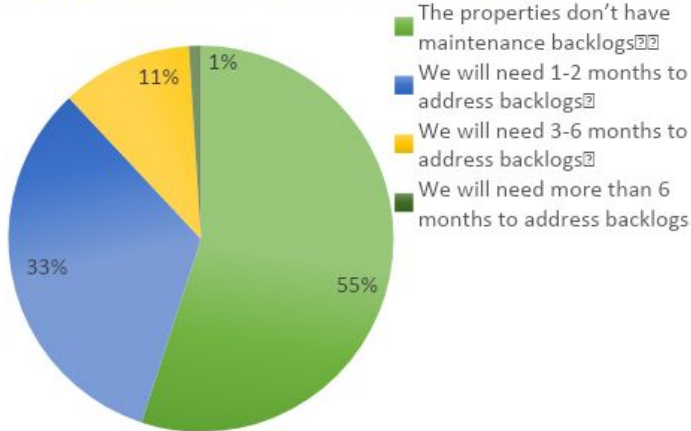
**If you answered delayed in the previous question, please select the approximate length of the delay.**



**Are you aware of confirmed COVID-19 cases in your property/ies?**



**Generally, how long are maintenance backlogs in your property/ies resulting from COVID-19 delays?**



**What staffing issues are your property/ies experiencing due to the pandemic? (select all that apply)**

