

**Tompkins County Office for the Aging Senior Housing Occupancy Rate Survey  
April 2011**

**Introduction:**

In the interest of assessing the availability of independent living options for income-eligible seniors, the Tompkins County Office for the Aging conducted a survey of federally assisted senior apartments in the county. The retrospective data collection focused on the number of units available, as well as the 2010 annual occupancy rate and average wait list time for each provider. Each provider contacted provides independent living options through income eligible senior apartments. The apartment complexes are restricted to seniors and adults with disabilities who meet varying income level stipulations, with subsidies provided by various federal agencies. All 13 providers contacted replied, and the results reflect data from the entire collection of independent living federally assisted senior apartments in Tompkins County.

<b>Provider</b>	<b># of Units</b>
Center Village Court Apartments	60
Conifer Village	72
Ellis Hollow Road Apartments	104
Fountain Manor	24
Juniper Manor I	40
Juniper Manor II	20
Lehigh Crossing Apartments	24
McGraw House	105
Newfield Garden Apartments	28
Schoolhouse Gardens Apartments	28
Titus Towers I & II	241
Willowbrook Manor	50
Woodsedge	40
<b>Total Units</b>	<b>836</b>

**Results:**

In 2010, the average occupancy rate for all providers was 98.68%. The lowest occupancy rate reported was 93%, with seven providers reporting an occupancy rate of 100%. Of those who reported lower occupancy rates, the main reason cited for the number was difficulty in finding a fit between seniors seeking housing and the type available at the time (i.e. one or two bedroom apartments). Other reasons cited for lower occupancy rates include a delay in receiving referrals through a wait list maintained by Section 8. Both the total number of units reported and the annual occupancy rate do not reflect apartments that are temporarily unavailable for rent due to renovations. Providers reported wait list times ranging from three months to three years, with an overall average wait time approximately between six months to one year. This wait time is also based on the typical trend for each apartment complex, with temporary delays from construction projects not included.

The most recent prior housing survey was conducted in 1999, and reported annual data from 1996 through the first quarter of 1999. In comparison, the number of units now available has increased by 11.3%, from 751 to 836 total units countywide, and by one added provider of income eligible senior apartments. The overall occupancy rate has increased by one percent, from an average of approximately 97.67% to 98.68%. Wait time was not assessed during the last report.

**Conclusion:**

Despite the increase in number of federally assisted senior units in Tompkins County between 1999 – 2010, more housing units will be needed to keep pace with the growing senior population. This is evidenced by the consistently high occupancy rate across all providers, the average wait times for units, and the increasing aging demographics.