



Mayor de Blasio Doubles Planned Senior Housing to 30,000 Affordable Homes

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“Seniors First,” 3RD initiative of expanded 300,000-home housing plan, will make 15,000 more homes age-friendly, build state-of-the-art senior buildings, protect existing senior developments

NEW YORK—Mayor Bill de Blasio today announced “Seniors First,” a slate of new affordable housing programs that will increase the amount of senior housing across the

city. In total, the City will double its commitment to senior housing over the extended 12-year Housing New York plan, serving 30,000 senior households by 2026.

The number of seniors in New York is projected to grow 40 percent by 2040. To meet the housing needs of older New Yorkers on fixed incomes, the City will invest \$150 million to make more homes accessible to seniors and people with disabilities; build new 100 percent affordable developments on underused NYCHA, and public and private sites; and preserve aging senior housing built as part of HUD's 202 program.

As an immediate step, the City will seek proposals for 100-percent affordable senior buildings totaling 300 new homes on three underused NYCHA sites at Sotomayor, Bushwick II (Group E), and Baruch Houses.

“The federal government has gotten out of the business of building senior housing, so New York City is jumping into it in a big way. We won't let seniors be pushed out of the neighborhoods they helped build,” said **Mayor de Blasio**.

Along with the [Neighborhood Pillars](#) program and the [Mitchell-Lama Reinvestment Program](#), “[Seniors First](#)” is the third new initiative announced as part of the Mayor's plan to accelerate the creation and preservation of affordable housing across the city by financing 200,000 affordable homes by 2022, and expand that goal to 300,000 affordable homes by 2026 – enough to house the entire population of Boston.

“Seniors First” is needed to address the shortage of affordable housing for low-income seniors, who are the most rent-burdened and more likely to live on fixed-incomes than other New York City populations.

Through a multi-pronged strategy, the City will serve 25,000 senior households—in addition to the 5,000 already reached, through:

15,000 Age-Friendly Homes: The City is making a \$150 million new commitment to address the needs of senior residents in buildings preserved over the next eight years. HPD will conduct assessments of the apartments it preserves with residents 62 or older, and make that housing accessible through improvements such as installing lever door handles and shower bars and widening doors to make bathrooms and kitchens

wheelchair-friendly. These improvements will ensure seniors can age in place and retain their mobility as they age.

4,000 New Senior Apartments: HPD is committed to developing 4,000 new affordable senior homes through its [Senior Affordable Rental Apartments Program](#). Of the total under the Mayor’s housing plan, about 1,000 will now be constructed on a dedicated pipeline of underused NYCHA land. They will be developed in addition to the existing 10,000 affordable apartments already planned through NextGen NYCHA’s 100% affordable program.

6,000 Senior Apartments Protected: For decades, the federal government built hundreds of senior housing developments across the city through the HUD 202 program. These buildings are privately owned and operated, and many face physical deterioration that threatens their continued affordability. The City will target those properties most in need of protection, making repairs and providing long-term financing in exchange for continued affordability.

“As we accelerate and expand our work through Housing New York, we must put our seniors first. Today, we are doubling our initial commitment to senior housing and introducing a three-fold strategy to deliver on this critical priority. Through a new program to make senior homes more accessible in the buildings we rehab across the city, a targeted focus on protecting the existing stock of senior buildings, and a dedicated pipeline of underused NYCHA land for new affordable senior housing, we are operating on all cylinders to serve the seniors who helped build our great city,” said **Housing Preservation and Development Commissioner Maria Torres-Springer**. “I want to thank the Mayor, NYCHA Chair Shola Olatoye, HDC President Eric Enderlin, and all my colleagues across City government for their partnership to keep our seniors in safe, quality, affordable housing.”

“As New York City’s senior population grows, so must our efforts to ensure no one is left without the dignity of a secure, accessible, and affordable place to live,” said **Housing Development Corporation President Eric Enderlin**. “With this latest initiative under the Mayor’s housing plan, we are keeping pace with increased demand for affordable housing and directing critical resources to New Yorkers in greatest need.”

“I am so pleased that the administration is two years ahead of schedule on its affordable housing plan, and moving ahead on even more robust plans to construct and preserve

affordable housing for seniors,” said **Department for the Aging Commissioner Donna Corrado**. “The demand for affordable senior housing in every community will only grow as New York City’s older adult population is expected to increase by approximately 16.7% over the next decade.”

“Seniors First is an important step in ensuring New York City supports its elderly residents, and NYCHA is proud to play a part in providing seniors an affordable home,” said **NYCHA Chair and CEO Shola Olatoye**. “One in five of our residents is over 62, and with NextGen NYCHA, we are making improvements every day to ensure our residents can live safely and comfortably in their homes.”

“I’ve been working with the City and the Mayor on senior housing for the last four years, the most recent in my capacity as Assembly Housing Chair. I’ve been gratified over the past year by the great progress we’ve made in moving our housing agenda forward on the city and state levels to ensure that seniors in Brooklyn and all throughout our city and state are taken care of,” said **Assembly Member Steven Cymbrowitz, Chair of the State Assembly Housing Committee**.

“The affordable housing and homelessness crisis in this city touches all areas and all populations. We in city government must ensure that our plan is comprehensive, that no one is left behind. Senior citizens are a population that is often targeted and taken advantage of in housing, and I thank the administration for taking these steps to protect and create affordable housing specifically geared toward these seniors,” said **Council Member Jumaane Williams, Chair of the City Council Housing and Buildings Committee**.

“Our city’s seniors, the cornerstones of our communities, have earned the dignity and security of an affordable home in the neighborhoods they helped make great, a home they can enjoy well into their golden years. I thank Mayor de Blasio for expanding his administration’s commitment to create and preserve senior housing in Brooklyn. We can and must do more to advance affordability for this priority population,” **Brooklyn Borough President Eric L. Adams** said.

“I welcome the Mayor’s ‘Seniors First’ initiative as it will aid seniors being priced out of the neighborhoods they’ve lived in their whole lives. We need affordable housing tailored to the needs of our aging parents and grandparents, and this initiative will address many priorities that landlords across the City are failing to address. We must

ensure seniors can make the rent on a fixed income, obtain wheelchair-accessible apartments, and access properly maintained housing units without having to shoulder the burdening costs of repairs," said **Council Member Vincent Gentile**.

"It is excellent news that the City plans to double its commitment to senior housing over the next 12 years, with the goal of serving 30,000 senior households by 2026. My office has assisted hundreds of seniors in danger of losing their homes, which many have lived in for most of their lives, because of soaring property values and the rising cost of living overall. There is a desperate need for comprehensive, citywide housing solutions that give our seniors the support they need at the moment they need it most. Over 40,000 seniors are reportedly currently on waiting lists for affordable housing in Manhattan Community Districts 7 and 9 alone. I commend the de Blasio administration for targeting an issue that will only continue to grow in severity," said **Council Member Helen Rosenthal**.

"On behalf of the 200,000 older New Yorkers on waiting lists for affordable housing, LiveOn NY and our affordable senior housing coalition applaud the City's commitment to serve more seniors through the 'Seniors First' initiative" said **Allison Nickerson, Executive Director, LiveOn NY**. "LiveOn NY has long advocated for meaningful policy to support increased production and preservation of affordable senior housing with services which allow older adults to thrive in their communities as they age. Thank you to Mayor de Blasio for these important investments as we all work together to make New York a better place to age."

"Elderly New Yorkers deserve to age in place with dignity in affordable and accessible homes in the communities they hold dear. New York Housing Conference applauds Mayor de Blasio for prioritizing senior housing by designating NYCHA land, focusing on 202 housing preservation and improving accessibility for seniors to age in place," said **Rachel Fee, Executive Director of the New York Housing Conference**.

"More than 100,000 seniors in New York pay more than half their income in rent, and too many are in danger of being priced out of the neighborhoods they call home. We applaud the de Blasio administration for developing a multipronged strategy to address the housing needs of one of the fastest growing populations in the city," said **Judi Kende, Vice President and New York Market Leader of Enterprise Community Partners**. "In addition to building new affordable homes, it is critically important to make sensible upgrades to existing apartments so seniors can safely and affordably age in

place. Enterprise looks forward to working with the City to scale our programs in this area, including our age-friendly home modifications, to reach tens of thousands of seniors across the city.”

“The Arker Companies has been proud to partner with the City in the creation of hundreds of units of affordable senior housing, including the first development under the new SARA program,” said **Daniel Moritz, Principal of The Arker Companies**. “We commend the Mayor and his phenomenal team of housing professionals at HPD, HDC, and NYCHA for doubling down on their commitment to affordable senior housing.”

“As the city prospers and property values continue to rise, rent and the cost of living are soaring. While this is reason for some to celebrate it’s often the most vulnerable of our fellow citizens who find themselves on the outside looking in. We need to protect the growing population of elderly New Yorkers and I congratulate and thank the Mayor as well as HPD for being partners in ensuring that those who built this city always have a home in it,” said **Jeff Fox, Principal of Foxy Management**.

“We applaud Mayor Bill de Blasio for his ‘Seniors First’ initiative,” said **Daniel Reingold, President and CEO of RiverSpring Health, parent organization of the Hebrew Home at Riverdale**. “We are proud to partner with the City in the development of 167 affordable housing units that will provide safety, comfort and accessibility to New Yorks’ older adults. The Hebrew Home began 100 years ago as a shelter, and today serves 12,000 poor older New Yorkers. As we look to the future, a solid infrastructure is needed now more than ever.”

“At JASA, we know first-hand how important it is to provide New York’s senior residents with an opportunity to age in place in homes of their own choosing,” said **Donald Manning, Director of Housing for JASA**. *“We applaud the ‘Seniors First’ initiative, which will help assure much-needed housing options for the city’s older population now, and in the coming year.”*

“I think that the Mayor and the City are doing an excellent job of trying to meet the needs of seniors in New York. I think it’s very exciting,” said **Sydelle Knepper, CEO of SKA Marin**.

“HANAC applauds the ‘Seniors First’ initiative which further expands the City’s established commitment to senior housing development and preservation. We look

forward to continuing our partnership with HPD in fulfilling the commitment,” said **John Kaiteris, Executive Director of HANAC.**

“New York City's Senior Citizen Homeowner Assistance Program (SCHAP) provides critical capital repairs to senior homeowners, allowing them to remain in their own homes in safety and to live with dignity. This strengthens neighborhoods and provides long-term stability for senior homeowners. Over 1,500 senior homeowners have benefited from this City-wide program. The Parodneck Foundation is proud to have partnered with the City throughout SCHAP's existence, and we applaud Mayor de Blasio's efforts to expand much needed services to seniors in the City,” said **Ken Wray, Executive Director of the Parodneck Foundation.**

“A thriving, inclusive city cannot exist without adequate resources for senior citizens. Safe, affordable housing is perhaps the most important of resources, but exists in ever shorter supply in many of our neighborhoods. I commend the Mayor and his housing team for recognizing this and stepping up to address the gap in current senior housing programs,” said **Scott Short, Chief Operating Officer of RiseBoro Community Partnership.** “We look forward to partnering with the City to ensure that all citizens can afford to spend their later years in the neighborhoods they call home.”

“We are grateful to have a Mayor who has kept his promises and has made our seniors a priority. We are proud to join Mayor Bill de Blasio in supporting affordable housing for seniors.” said **Mohammad Razvi, CEO and COPO of the Halal Senior Center**

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