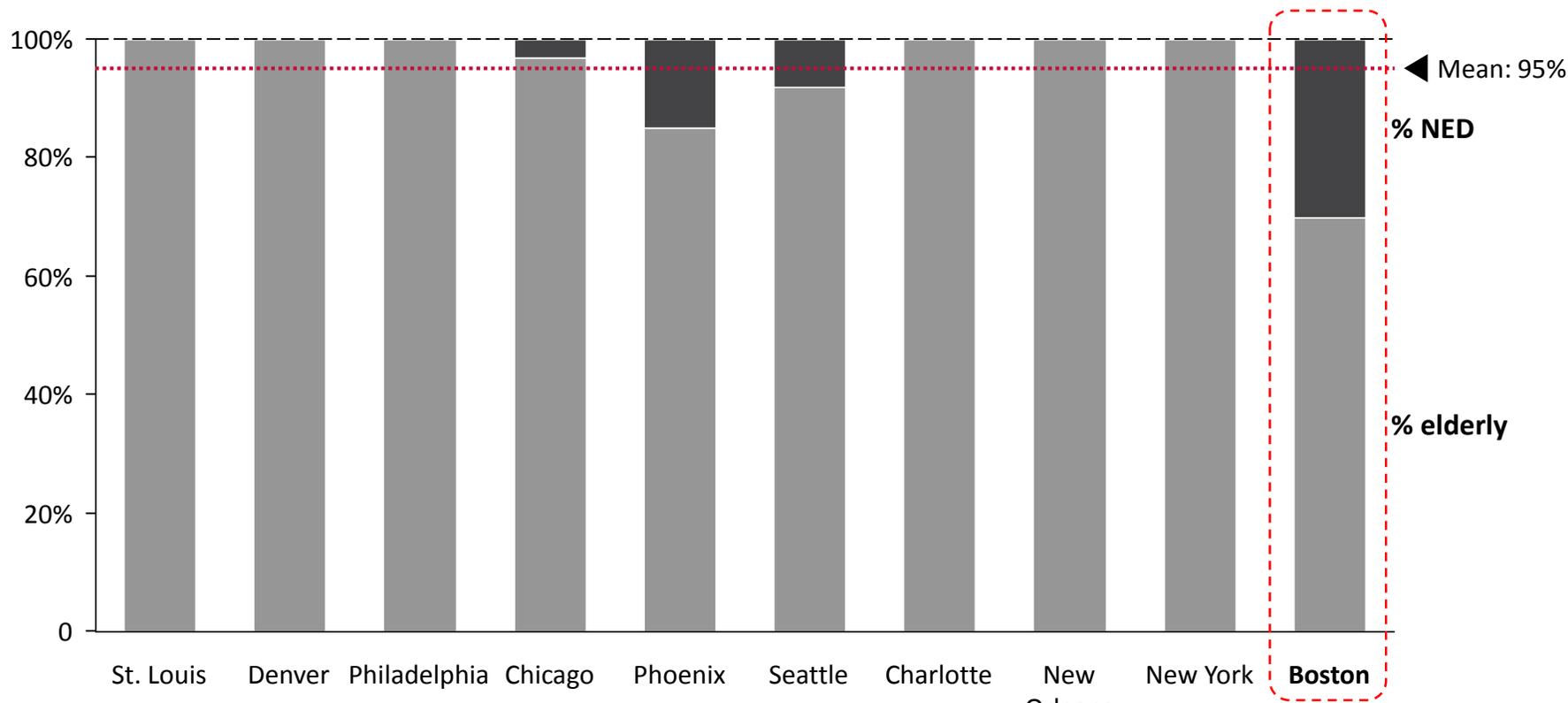# Valadus Consulting

Presentation: Designated Housing Benchmarking
September 2014

DHPs at similar cities across the country tend to establish either 'elderly-only' housing or notably high elderly to non-elderly disabled percentage designations
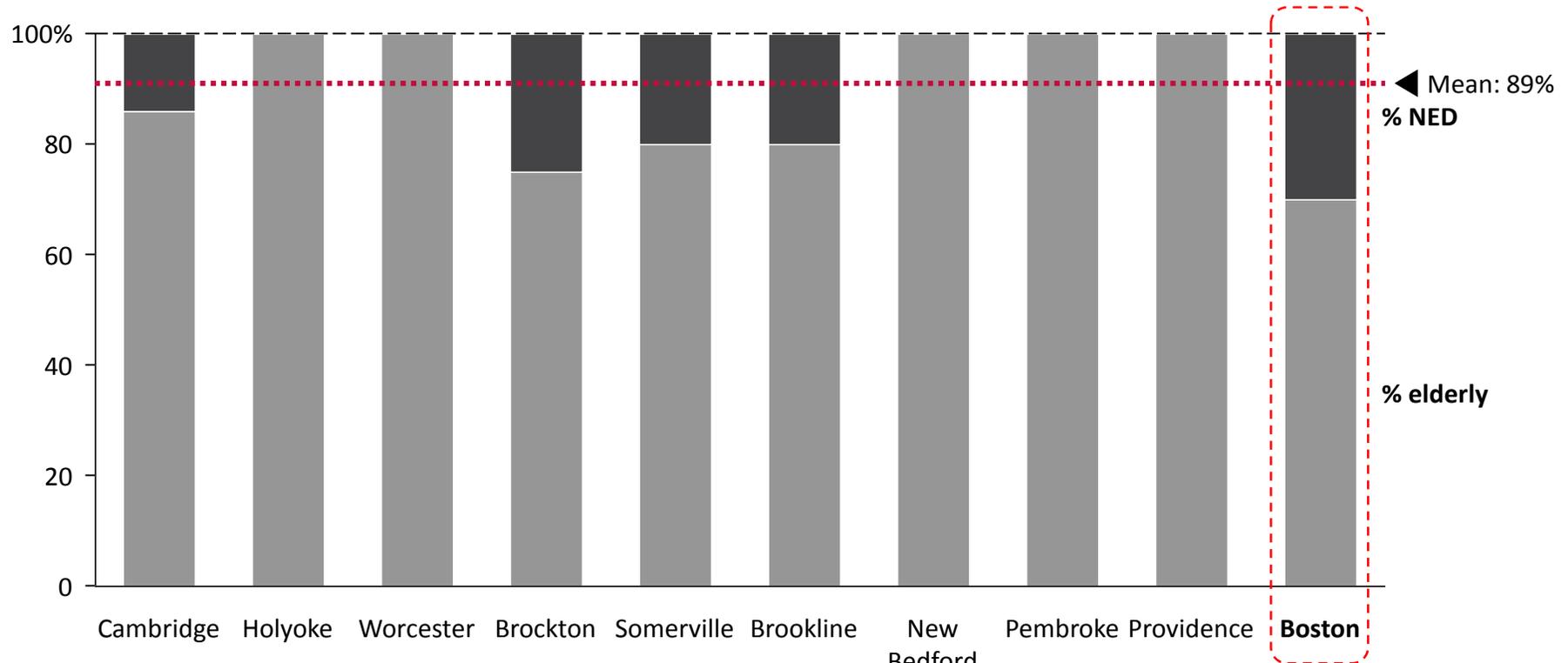
Approved DHP target ratios

	St. Louis	Denver	Philadelphia	Chicago	Phoenix	Seattle	Charlotte	New Orleans	New York	Boston
Population ('000s)	318	604	1,525	2,702	1,462	613	740	341	8,199	620
% elderly population	11%	10%	12%	11%	8%	11%	9%	11%	12%	10%
% disabled population	14%	10%	16%	11%	9%	9%	8%	14%	10%	12%
Number of Units Designated — Elderly	270	245	2,152	9,881	389	1,072	819	501	9,849	2,394
NEDs	-	-	-	264	69	96	-	-	-	-

Note: "-" indicates that the information was not available.
Source: Source: HUD DHP listings

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Regional peers consistently approved for higher ratios of elderly to NED
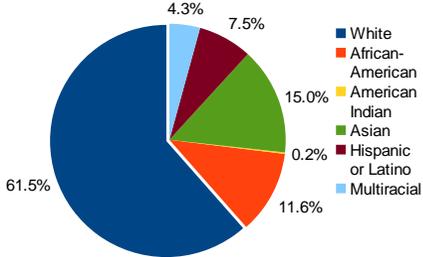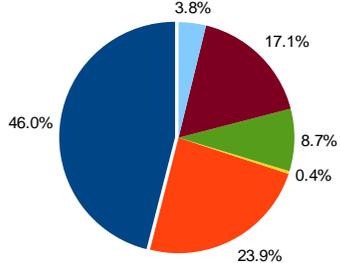
Approved DHP target ratios

Mean: 89%

% NED

% elderly

		Cambridge	Holyoke	Worcester	Brockton	Somerville	Brookline	New Bedford	Pembroke	Providence	**Boston**
Population ('000s)		105	40	181	94	76	59	95	18	178	620
% elderly population		11%	14%	12%	12%	9%	14%	15%	10%	9%	10%
% disabled population		8%	-	13%	15%	-	7%	18%	-	12%	12%
Number of Units	Elderly	1,009	85	819	1,034	279	320	157	47	398	2,394
Designated	NEDs	159	-	-	258	70	80	-	-	-	989

Note: Includes all PHAs in Massachusetts with active DHPs. The percentages designated are only a portion of the otherwise undesignated federal elderly-non elderly disabled developments.;
"-" indicates that the information was not available.
Source: HUD DHP listings

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Demographics and public housing needs are similar between Cambridge and Boston

Categories		Cambridge	Boston
Demographics	Elderly / NED Ratio	• 86.5% / 13.5%[1]	• 70% / 30%[2]
	% Elderly	• 2010: 9.5%[4]	• 2010: 10.1%[4]
	% NED	• 2009: 7.8%[6]	• 2010: 7.4%[4]
	Ethnicity		
	Gender	• 2010: 51.4% (female)[4]	• 2010: 52.1% (female)[4]
Housing Needs	% Living in Public Housing	• 2011: 1.1%[1,3]	• 2011: 0.7%[2,3]
	Annual rent cost	• 2012: $19,020 (median)[3]	• 2012: $15,180 (median)[3]
	% Annual increase in median rent	• 5.4%[3,5]	• 4.8%[3,5]
	% PHA Yearly Turnover	• 9.2%[1]	• 8.9%[2]

Cambridge Ethnicity pie chart: 61.5%, 11.6%, 0.2%, 15.0%, 7.5%, 4.3%

Boston Ethnicity pie chart: 46.0%, 23.9%, 0.4%, 8.7%, 17.1%, 3.8%

Legend: White, African-American, American Indian, Asian, Hispanic or Latino, Multiracial

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Cambridge PHA has successfully met high demand from the elderly through its higher elderly to NED ratio

Cambridge has historically held 86.5/13.5 ratio

- A 1995 Massachusetts law required state-funded public elderly/disabled housing to provide 86.5% of units to elderly and 13.5% to NED[3].

- Cambridge DHP has followed this guideline for federally-funded public housing since 1997[2].

- Cambridge's 2011 DHP re-affirmed the 86.5/13.5 ratio[1].

- Actual elderly/NED ratios in Cambridge's portfolio (state and federally-funded) remain close to the targeted 86.5/13.5 ratio[1].

High ratio is needed to meet elderly demand

- Waitlist for elderly increased by 64%, while that for non-elderly disabled increased by 12% between 2009 and 2011[1].

- NED age-in-place, with the household becoming designated as "elderly", skewing the population to elderly over time[1].

- 12.5% of Feb 2011 population was elderly that aged-in-place[1].

- 12.9% of elderly remain below poverty line in 2012, same level as in 2000[4, 5].

Cambridge PHA is satisfied with 86.5/13.5 ratio

"Our current ratio is a pretty decent number despite the aging-in-place population... I don't think we would change anything about our current DHP."

- Cambridge PHA Official, Sept 2014

Source: [1]Cambridge Housing Authority. *Cambridge Designated Housing Plan Extension Request.* Mar 2011.; [2] Interview with Cambridge Housing Authority. 17 Sep 2014.; [3] Rappa, John (Principal Analyst, Connecticut General Assembly). "Status of Massachusetts Law... (Mixed Populations Law)". 13 Nov 2000; [4]U.S. Census Bureau. *2008-2012 American Community Survey*; [5]U.S. Census Bureau. *Census 2000 Summary File 3*.