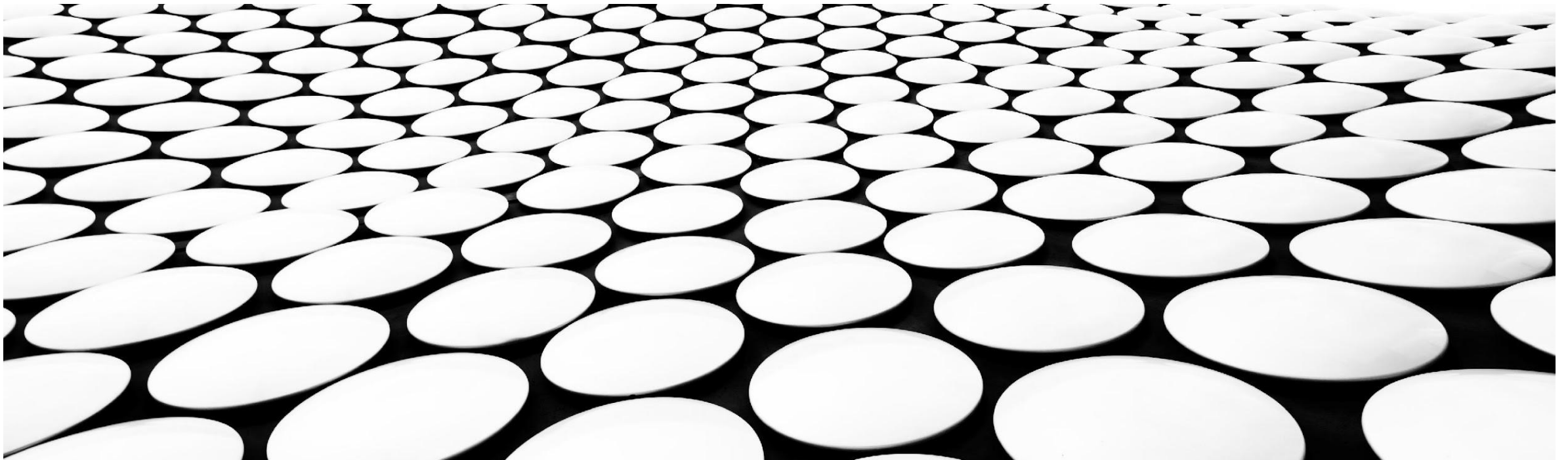




TANNER COMMUNITY DEVELOPMENT CORPORATION

SENIOR HOUSING 2024



SENIOR HOUSING STATISTICS IN PHOENIX AZ



- **Population:** As of April 2023, Phoenix has a population of over 1.6 million people, with 179,000 of those being at least 65 years old.
- **Assisted living:** In 2023, the median monthly cost of assisted living in Phoenix was \$4,217, which is lower than the national median of \$4,774. Arizona has about 1,400 assisted living communities, many of which are located in the Phoenix area.
- **Affordable housing:** In January 2024, Maricopa County announced \$2 million in funding for affordable housing for seniors in Goodyear. The county also committed \$130 million in ARPA funding to affordable housing opportunities, with 812 of the 4,000 units projected to be completed by 2024.
- **Single-family homes:** The City of Phoenix owns and manages more than 300 single-family homes for seniors, with 2–5 bedrooms. Rent is based on income, and participants are responsible for their own utilities. Families who complete a homeownership training program may be able to purchase a home in the program.

*Data comes from phoenix.gov/housing

SENIOR CITIZEN DEMOGRAPHICS IN PHOENIX AZ



- **National Ranking:** Arizona ranks the 12th highest in population aged 65 years old and older in the united states
- **Rural & Urban Areas:** Rural areas in Arizona boast a higher percentage of older adults (age 65+) compared to urban areas, with 22.2% of the rural population being 65 or older, whereas the urban population stands at 16.5%.
- **Population Growth :** The 65 and older population was the fastest growing demographic since 2010, increasing 34.2 percent nationally and 48.4 percent in Arizona

*Data source comes from azmag.gov/Portals

TYPES OF SENIOR LIVING IN PHOENIX AZ



- **Independent Living:** Healthy and active seniors in Arizona prefer independent living because the living communities in the state of Arizona have been continually developing their standards for senior care to ensure quality service for retired residents. Independent living in Arizona is suitable for healthy elders who want to live on their own but in a community with others who are in their similar age range.
- **Retirement Communities:** Arizona range from \$1,100 – \$6,700 a month. This averages out to around \$3,500 a month. Compared to neighboring states, Arizona's assisted living costs are lower, and it's also lower than the national average
- **Memory Care:** Arizona has dozens of memory care facilities located throughout the state to help with day to day activities like getting dressed, preparing and eating meals on a regular basis, bathing and grooming, and taking medications on time. There are facilities with staff on hand around the clock to care for seniors with advanced dementia conditions as well
- **Nursing Homes:** Staying active while in old age is of utmost importance to quality of life. Arizona has many adult day care nursing homes that are designed to keep residents mentally engaged with activities like art therapy, music therapy, aquatics, and more. Health screenings, guided exercise, nutrition plans, and supervision day and night are all part of adult day care centers in Arizona

TANNER PROPERTIES, INC. - SENIOR HOUSING



Historical Overview

- In 1968, Pastor Luther K. Williams and the congregation of Tanner Chapel African Methodist Episcopal Church pioneered a new era in patient care with the establishment of Tanner Manor Nursing Home. The nursing home opened its doors on Sunday, February 18, 1968, at 2150 East Broadway Road
- Tanner Manor was constructed with an FHA-insured mortgage to provide long-term, basic healthcare services to elderly and disabled residents. Designed by the architectural firm of Scholer & Fuller, the original facility spanned 18,000 square feet and accommodated 50 patients.
- In 1974, Rev. L.K. Williams and the Board of Directors recognized the need for affordable senior housing in addition to the Nursing Home. As a result, Tanner Gardens Apartments was established as a non-profit, HUD-subsidized housing community under the sponsorship of Tanner Chapel African Methodist Episcopal Church.

*Data comes from Tanner Properties Historical Overview



TANNER PROPERTIES, INC. – HOUSING INITIATIVE



Housing Initiative	Year	Description
Tanner Gardens Apartments	1974	Affordable housing for moderate to low income persons 52 years and older, or mobility impaired. Amenities include dining room, auditorium, lounges, laundry rooms, and elevators.
Tanner Terrace Apartments	1979	Affordable housing for persons 52 years and older, or mobility impaired. Amenities include hydro-therapy pool, sauna, gift shop, beauty shop, recreation rooms, laundry rooms, individual gardening plots, and greenhouse.
Tanner Manor Apartments	2003	Low Income Housing Tax Credit project for seniors 55 and older. Managed by a third party due to lack of expertise in tax credit compliance.

TANNER PROPERTIES, INC. - LOCATIONS



Housing for Seniors

1. **Grandfamilies** Place of Phoenix: 5150 S. 18th Place Phoenix, AZ 85040. 2 and 3 Bedrooms 56 Units (Tax Credits).
2. **Tanner Gardens**: 4420 S. 18th Place Phoenix, AZ 85040 Studios and 1 Bedrooms, 127 Units (HUD Contract).
3. **Tanner Manor Apartments**: 2150 E. Broadway Road, Phoenix, AZ 85040. 1 and 2 Bedrooms , 110 Units (Tax Credits).
4. **Tanner Terrace**: 7138 N. 45th Avenue, Glendale, AZ 85301. 1 Bedrooms, 156 Units (HUD Contract).
5. **Washington Pointe Apartments**: 16th and Jefferson, Phoenix, AZ 85040. 1 and 2 Bedrooms. 54 Units (Tax Credits)

TINY HOMES – TANNER THOMAS VILLAGE FOR VETERANS



Affordable Housing

- Tanner Thomas Village for Veterans will empower veterans to thrive by providing a comprehensive suite of support services. Our Community Resource Center, in collaboration with Tanner Community Development Corporation, will offer healthcare guidance, nutrition assistance, social services, job training, and placement assistance to help veterans achieve economic independence and well-being..
- Affordable housing is a critical and growing crisis affecting low-to-moderate income and marginalized populations nationwide. Exacerbated by the COVID-19 pandemic, Maricopa County has experienced a surge in homelessness, with over 7,400 individuals without shelter in 2020. This includes a disproportionate number of veterans. The situation is particularly dire in South Mountain Village and Central Phoenix, where TCDC serves a community grappling with over 1,200 experiencing homelessness.
- TCDC and Tanner Properties will develop Tiny Homes for homeless veterans in South Mountain Village and Central Phoenix over the next 3-5 years. These 400-600 square foot permanent rental units will provide housing and support services to help veterans reintegrate into the community.

*Data comes from tcdccorp.org/programs/tanner-thomas-village-for-veterans/