

THE STATE OF SENIOR HOUSING

NYEP'S EFFORTS TO ADDRESS HOUSING GAPS

GEN DEN PROJECT

Overview:

- This is a \$2.4 million project that will create 10 x 400 sq. ft. apartment homes for youth and seniors at \$500/month. Five units will be for seniors, and five will be for young women.

Challenges:

- New regulations, such as moving water mains and requiring sprinkler systems for properties considered "commercial," increase costs and complexity.

Support Services:

- Seniors can access healthcare, transportation, and social activities like gardening clubs, arts and crafts studios, storytelling workshops, fitness programs, tech tutoring, book and film clubs, music and dance nights, community service projects, and health fairs.

Benefits of the Gen Den

Reduced Isolation:

Improved Mental Health:

- Living with young people helps seniors feel less lonely.

Mutual Support:

- Seniors share life experiences and knowledge, while young people help with tasks.

Sense of Community:

- Creates a supportive environment where seniors feel connected.

Resource Sharing:

- Shared resources and communal spaces make living more affordable and enjoyable for everyone.

RECOMMENDATIONS FOR THE SENIOR ADVISORY BOARD

Review of 2014 Goals/Actions

Relevant Goals/Actions:

- Develop a full spectrum of affordable and accessible housing options near services.
- Encourage developers and planners to create strategies and resources for expanding housing options and improving accessibility.

New Actions Based on Current Needs:

Build More Affordable Housing:

Address Shortfall:

- Address the shortage of over 4,500 affordable units for seniors.

Create Intergenerational Housing:

- Expand Successful Projects: like NYEP's Gen Den, supporting seniors and young people living together.

Enhance Support Services:

- To improve seniors' lives, including healthcare, transportation, and social services in housing developments.

Practical Steps for Advocacy and Implementation

Form Partnerships:

Collaborative Efforts:

- Work with builders, government agencies, and non-profits to secure funding and resources.

Policy Advocacy:

- Advocate for policies encouraging affordable housing development, like tax breaks for builders and zoning changes.

Community Engagement:

- Raise awareness about senior housing needs and gather community support for housing projects.

Strategies for Development Near Essential Services

Mixed-Use Development:

Proximity to Services:

- Promote neighborhoods with housing close to essential services like healthcare, grocery stores, and public transportation.

Coding/Zoning Updates:

- Approve ADUs (Accessory Dwelling Units) to allow for additional units.

Universal Design Principles:

- Advocate for building standards that make homes accessible for seniors and people with disabilities.

Utilize Existing Programs:

- Use programs and grants like the Low-Income Housing Tax Credit (LIHTC) program.