



## Affordable Senior Housing: Strategies & Trends

1. The aging population presents with housing and health/services needs that are increasing exponentially together. Past services to meet needs of the aging have provided housing and services separately. With notable exceptions, this trend of separate funding mechanisms continues in the public sector. More instances of developing models of health and housing services together have occurred within the private sector.
2. The General Accounting Office states that of 23 housing assistance programs, mostly at the departments of HUD or USDA, only 4 require property owners to ensure that services such as meals or transportation services are available to residents. Three of the four programs are at HUD: the Section 202's supportive housing program, the Assisted Living Conversion Program, and Section 232 Mortgage Insurance Pgm. USDA's program is the 515 Rural Rental Housing Loan Program.
3. A bill has been in Congress that proposes Inter-Agency Council to review and improve the coordination and integration of the separate housing and related services funding and eligibility mechanisms at the federal level.
4. Greater utilization of Service Coordinators in Senior Public Housing to coordinate services, bring in traditional and non-traditional aging network services, churches, private businesses and restaurants and volunteer opportunities for seniors and also to raise alternative dollars to defray costs of housing operation.
5. Universal design has been used and promoted more extensively in the last several years to support greater interior mobility, visit ability and promote optimal home safety and fall prevention measures.
6. Creating "Accessory Apartments" within larger homes to met the space and mobility needs of seniors and rent out rest of home to promote cost-efficiency and provide additional income to sustain aging-in-place.
7. Livable communities and Elder friendly Communities promotion and promotion of Naturally Occurring Retirement Communities (NORCS).
8. Multi-generational Co-Housing developments – borrowed from successful model in Denmark where they have over 200 completed elder co-housing communities.
9. The National Council on Aging in partnership with the Archstone Foundation and the Home Safety Council is launching a national initiative: Falls Free; Promoting a National Falls Prevention Action Plan. It focuses on physical mobility, medications management, home safety, and environmental safety in the community and cross cutting.

10. Michigan's efforts through the MDCH Injury Prevention Section, Centers for Disease Control (CDC) 3-Year Grant evaluating fall prevention clinics, development of a "fall risk assessment tool" FRAT and development of training courses for interdisciplinary providers to improve their skills in identifying, and managing adults over age 65 with fall injuries.
11. The development of more cost-effective, compact land use, green building techniques and sustainable community planning initiatives designed to combat non-sustainable sprawl, spur economic growth and promote more livable, affordable generational communities that are senior-sensitive.
12. The development of Improved Information & Assistance/Consumer Access:
  - A. Single Points of Entry (SPEs)
  - A. No wrong door principles
  - B. Resource & service information in Doctor's offices
  - C. Information on the Web
  - D. Through senior resource guides
  - E. Inter-generational learning between high school students & seniors esp. with technology and computer use,
  - F. Collaboration between public and private organizations...

All to promote more consistent information and services access for elders and persons with disabilities seeking decent, affordable living environments & service arrangements from semi-independent – all across the long term care continuum.
13. Providing more up-to-date housing locator systems and searchable databases.