Charge and Members

**Charge**

- Consider options, including new sources of capital, for increasing production of accessible, affordable service-enriched housing
- Consider options to extend community tenure for older people who live in their own homes (tax deferrals, repair programs)

**Deliverables**

- Recommend 2-3 ideas and an implementation plan to:
  - Support older adults who want to stay in their homes or leverage their asset to age in community
  - Increase the availability of affordable and accessible housing for older people
  - Build on existing best practice models that embed support services in housing

**Members**

- Amy Schectman (Co-Chair), Jewish Community Housing for the Elderly
- Chrystal Kornegay (Co-Chair), MassHousing
- Experts were invited to attend the individual meetings based on topic of discussion (Appendix A)
Meeting Discussion and Process

Meeting Information

• The workgroup focuses on four major topics: (1) services in public housing, (2) design standards, (3) property tax deferral programs and (4) housing production. Each topic has designated meeting dates and experts were invited to discuss the specific topic.

• Meeting dates and summary of meeting discussion:
  o Services in Public Housing – March 15th
    ▪ Goal: *Every elderly resident of state-aided public housing has access to a qualified Service Coordinator a minimum of once each week.*
    ▪ Explored tradeoffs, possible partners/funding sources
  o Design Standards – March 26th
    ▪ Goal: *Develop and adopt design standards for all state-funded affordable housing*
    ▪ Reviewed available standards, implementation possibilities
Meeting Information

- The workgroup focuses on four major topics: (1) services in public housing, (2) design standards, (3) property tax deferral programs and (4) housing production. Each topic has designated meeting dates and experts were invited to discuss the specific topic.
- Meeting dates and summary of meeting discussion:
  - **Housing Production** – April 17th
    - Goal: *Create a housing production strategy for older adults with incomes at 80%-120% of the area median income that enable them to live there and get their needs met*
    - Reviewed financing model that integrates services, agreed to refine
  - **Property Tax Deferral** – April 19th
    - Goal: *Increase number of seniors who take advantage of property tax deferral programs*
    - Identified strategies that could increase participation
Path to Concrete Actions & Recommendations (by October 2018)

- **Services in public housing**
  - Develop job description for Resident Service Coordinators
  - Identify gap in access—start by determining number of Home Care consumers living in state public housing
  - Frame models and identify funding sources

- **Design standards**
  - Using Enterprise/JCHE accessibility Design Standards as a template, sort out critical outcome-oriented minimum design standards
  - Coordinate with MA Architectural Access Board
  - Collaborate with DHCD to develop an implementation strategy to include basic design standards as a requirement for state money in new housing production or renovation and create a “gold standard” certification
Path to Concrete Actions & Recommendations (by October 2018)

- **Housing Production**
  - Refine finance model
  - Create service financing strategy
- **Property tax deferral programs**
  - Develop proposal for education and awareness campaign
  - Identify any legislative changes
  - Conduct focus group of municipalities at forefront
  - Analyze ways to incorporate into community compacts and/or age-friendly MA

- Next Meetings
  - Services in Public Housing – May 14th
  - Design Standards – June 25th
  - Housing Production – June 4th
  - Property Tax Deferral Programs – TBD in June
Challenges

• Need innovation in service delivery to senior housing
• May require new resources to create housing for moderate income older adults
• Coordination of current accessibility standards and meaningful minimums
• Rely on municipal engagement and participation to expand property tax deferral programs

Collaboration with Other Workgroups

• Innovation and Technology: Innovation in service delivery needed to support place-based service delivery for seniors
## Appendix A – Meeting Attendees

### Services in Public Housing
- Amy Stitely, DHCD
- Susan Ciccariello, MassHealth
- Dan O'Leary, Mystic Valley Elder Services
- Audrey Shelto, Blue Cross/Blue Shield Foundation
- Len Fishman, UMass Boston Gerontology Institute
- Lynn Vidler, Exec. Office of Elder Affairs
- Abby Walters, BC Center for Retirement Research
- Stephen Finn, Malden Housing Authority

### Property Tax Deferral
- Alicia Munnell, BC Center for Retirement Research
- Abby Walters, BC Center for Retirement Research
- Andre Leroux, MA Smart Growth Alliance
- Karina Milchman, Metropolitan Area Planning Council

### Design Standards
- Katie Swenson, Enterprise Community Partners
- Krista Egger, Enterprise Community Partners
- Alma Balonon-Rosen, Enterprise Community Partners

### Production
- Lizbeth Heyer, JCHE
- Deb Morse, MassHousing
- Cynthia Lagasse, MassHousing
- Kate Racer, DHCD
- Chris Kluchman, DHCD
- Elissa Sherman, LeadingAge MA
- Tom Grape, Benchmark Senior Living
- Sarah Laffey, Benchmark Senior Living
- Joel Barrera, Governor’s Office
- Karina Milchman, Metropolitan Area Planning Council