

### **Affordable senior housing with services: rationale and definition**

Affordable permanent independent senior rental housing, purposefully organized to meet residents changing needs for assistance and support. Unlicensed, subsidized properties that provide access to a range of health-related and supportive services available to residents on a voluntary basis when they need them and want them. Helps to preserve resident autonomy and independence; addresses some concerns of housing managers; offers economies of scale in the targeting and delivery of services; relies in part on an existing infrastructure of already developed service networks.

**All our collective experience with other senior facilities confirms that most are local residents or have family living in town. The whole point of senior housing is that seniors want to stay close to friends, family, doctors, familiar stores, etc. It is also true that people like familiar environments, and if you have lived most of your life in an urban setting you will not want to move to a suburban setting, and vice versa.**

### **Places the Baron South Committee visited that provide affordable independent housing plus supportive services (that can be contracted):**

Peter Sanborn Place, Reading MA has 73 units affordable senior housing in a suburban residential neighborhood. Created a sister home care agency that provides supportive services including case management, personal care, homemaker services and contracts with VNA for nursing and rehab care.

*95% are from the close knit communities that they service, 75% of them are from Reading. Those who are from out of town are either moving back to town or are moving to be near their adult children.*

Wesley Village, Shelton CT (United Methodist Homes) has independent living in cottages and apartments, with available rent subsidies for apartments. Can contract for assistance with transportation, housekeeping, laundry, personal care assistance (dressing, bathing, medications).

*Over 85% are either from Shelton or have strong local ties such as adult children or previous residence.*

Carroll Village, Dillsburg, PA offers a pedestrian friendly rental retirement community, with 45 market rate units in one building and 85 independent living low income apartments in two other buildings, all created with universal design features and accessibility, with bath and kitchen features designed for adaptability as residents age and require more assistance. On site supportive services available.

*The overwhelming majority of residents have lived in the area or have adult children in Dillsburg. It is extremely rare to receive an application from someone without strong local ties.*

Simon Fireman Community, Randolph, MA 159 unit affordable independent senior housing in a suburban neighborhood; Residents needing part-time nursing, home health aide service, occupational, physical therapy, counseling, or homemaking services may make arrangements through the network of care offered by Hebrew Senior Life or other regional agencies.

*Residents come from within the area of Randolph where the facility is located. The director said people do not like to move more than 1-2 miles from their previous homes.*

Opened in 2013: Wilton Commons Phase 1, a 49 unit affordable senior living community.

*There are 3 levels of income and at initial renting there was a % reserved in each level for current and former Wilton residents. About 1/3 third of the 49 units went to Wilton residents. Of the remaining units, most were rented to out of towners who had family living in Wilton.*

Schoolhouse Apartments, New Canaan is affordable senior housing with 10 studio and 30 one bedroom units.

*Only three of the 40 apartments (7.5%) are occupied by individuals without a prior connection to New Canaan, as residents or in some cases parents of current New Canaan residents.*

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