

Governor's Commission on Housing Policy

Senior Housing Issues Subcommittee Three Priority Areas and Recommendations

The subcommittee met on February 12, 2004 and discussed various recommendations for presentation to the Full Commission on March 2, 2004. The subcommittee was divided into two groups to allow for a more detailed discussion. The subcommittee developed recommendations in the following FOUR priority areas. The recommendations are not listed in order of priority.

1. Tools for Aging in Place

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| Recommendation 1 - | Creation of home modification programs <ol style="list-style-type: none">i. Certification of contractorsii. Consumer focus groupiii. Architect roundtable to discuss best practices in universal design |
| Recommendation 2 - | Development of new financing tools that allow moderate income seniors to age in place <ol style="list-style-type: none">i. Trust Fund (State Financing)ii. 811 Program (HUD Financing) |
| Recommendation 3 - | Development demonstration program in neighborhoods with high concentration of seniors to assist elderly households to age in place. Timeframe (1 year) |
| Recommendation 4 - | Provide incentives (certification, matching funds, etc) that encourage developers/builders and service providers to participate on a collaborative basis |
| Recommendation 5 - | Educate/inform all vested parties about the benefits of preparing/planning for aging in place |
| Recommendation 6 - | Evaluate the program on an annual basis including a cost/benefit analysis |

2. Affordable Rental and Homeownership Opportunities for Seniors

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| Recommendation 1- | Task force to look at barriers to developing affordable housing and assisted living |
| Recommendation 2- | Create a Moderately Priced Dwelling Unit (MPDU) regulation requiring the inclusion of housing targeted for seniors |

- Recommendation 3 - Create a home mortgage product/reverse mortgage product to assist seniors purchase homes with universal design elements
- Recommendation 4 - Integration of funding streams to create a viable financial model for housing with services
- Recommendation 5 - Institute a statewide working group to develop a strategy for development and preservation of senior housing that includes Federal and State officials.
 - i. Includes a review of the LIHTC program, conversion of Federally subsidized housing to market rate, and other Federal and State programs.
 - ii. Report should be completed within six months
- Recommendation 6 - Create a taskforce that include CMS, DHCD and local officials to identify creative way to make the Medicaid waiver program more effective and efficient in assisting low income seniors to age in place in community settings
 - i. Includes an examination of expanding the PACE program in the State
 - ii. Report should be completed within six months
3. Use of Surplus State Property
- Recommendation 1- Identify inventory of surplus state property appropriate for senior housing
- Recommendation 2- Package incentives for developers
- Recommendation 3- Solicit proposals for reuse of surplus property

Additional Notes:

- In addition to the recommendations' discussion, Louis Tenenbaum, Independent Living Strategist, presented home modification and design techniques that allow seniors to age in place.
- Next Steps for the Subcommittee
 - Perform additional research regarding the recommendation to further refine them
 - Research will include detailed description, best practice examples, cost/benefit analysis, and determination if legislation is needed
 - Prioritize recommendations within the three priority areas for presentation to Full Commission
- Next subcommittee meeting – April 15, 2004 at Time/Location To Be Confirmed