



Integrated Housing Models

*2022 Senior Health Policy Forum
February 2, 2022*

Today's Presenters



Simonne Ruff (she/her)
Director
Corporation for Supportive Housing
Moderator



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VP of Resident Services
Eden Housing



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Chief Executive Officer
Vivalon


Today's Session

- Welcome – let's be interactive!
- Overview – Housing Needs
- Service Integrated Housing - What does it take? *Creative Partnerships & Collaborations*
- 1st small group discussion: Creating additional housing opportunities & report out
- Service Integrated Housing - What does it take? *Innovations*
- 2nd small group discussion: innovations & report out

Introduce yourselves in the chat



Housing is Healthcare



***“I was constantly in fight or flight,
and now have the ability to reflect
on how that affected me
physically and mentally.***

***Housing has provided independence,
an ability to shower and cook food,
a safe place to sleep, and peace of mind.”***

Overview: *Housing & Services Needs*

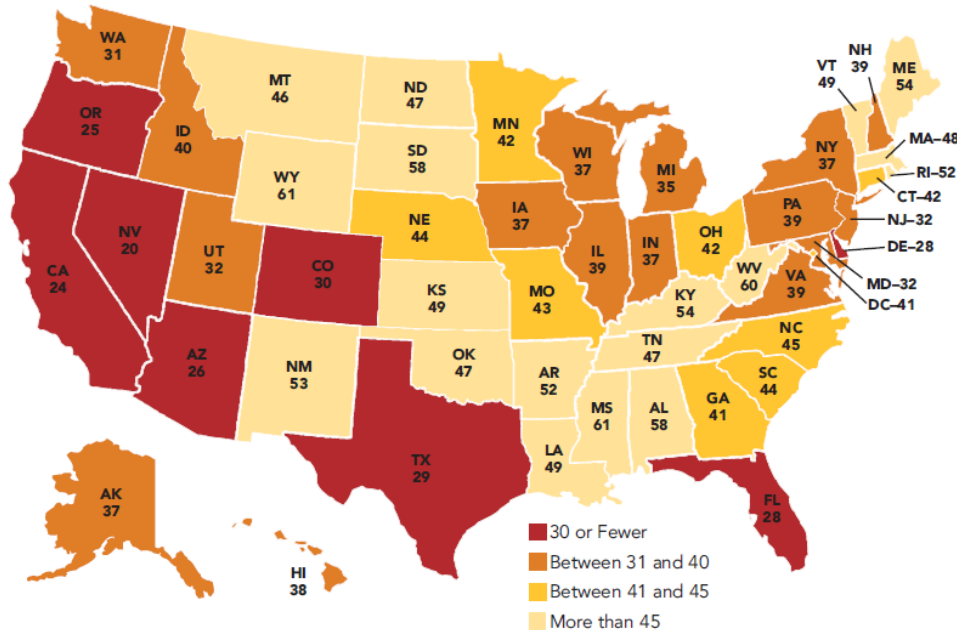
California's Master Plan on Aging

- **Goal 1: Housing for All Ages and Stages**
- **Goal 2: Health Reimagined**
 - Strategy: Bridging Health Care with Home

“innovate and test new models of health care delivery that maximize access to services – and, as a result, avoid unnecessary institutionalization.”
- **Goal 5: Affordable Aging**
 - Strategy: End Homelessness for Older Adults

California has 24 units available for every 100 extremely low income households

FIGURE 7: RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100 EXTREMELY LOW INCOME RENTER HOUSEHOLDS BY STATE



Note: Extremely low income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. Source: NLIHC tabulations of 2019 ACS PUMS Data.

% of Older Adults in Homeless Shelters

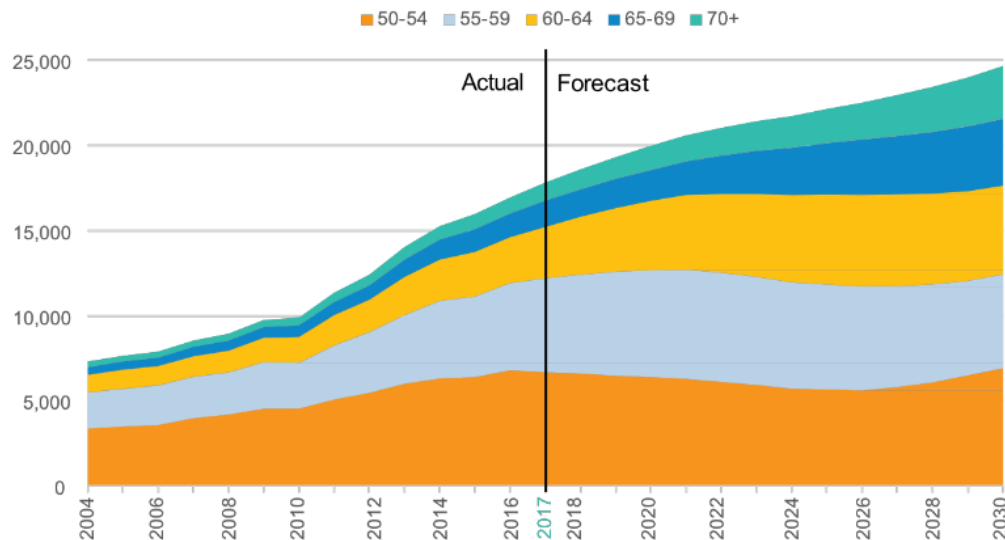


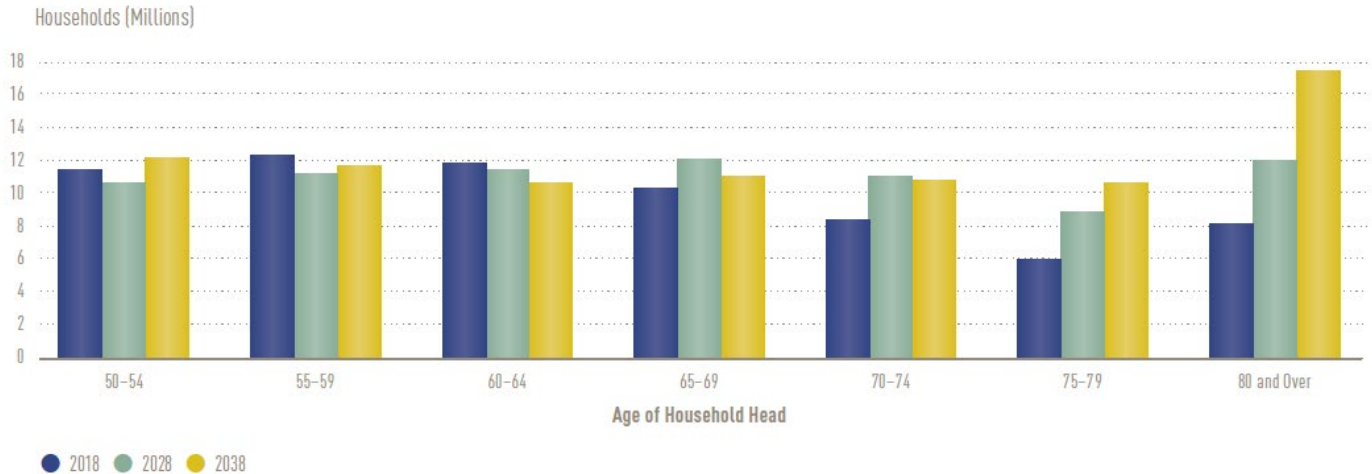
Figure II-3 – Total shelter population forecast; age 50+: Actual counts (2004-2017) and forecast (2018-2030)

Culhane et al., 2019 *A Data-driven Re-design of Housing Supports and Services for Aging Adults who Experience Homelessness in New York City*

Housing Trends for Older Adults

- Housing affordability crisis is acute for those 50 and over
- Income inequality is growing amongst older adults
- Cost burdened households 65+ are at a new high (10 million) and are approximately 1/3 of older adults
 - Approximately $\frac{1}{2}$ of these households are severely cost burdened
- Median age of homeless individuals expected to rise

Over Next 20 Yrs, Households in 80s will be Fastest Growing Age Group



Source: 2018 JCHS Household Projections.

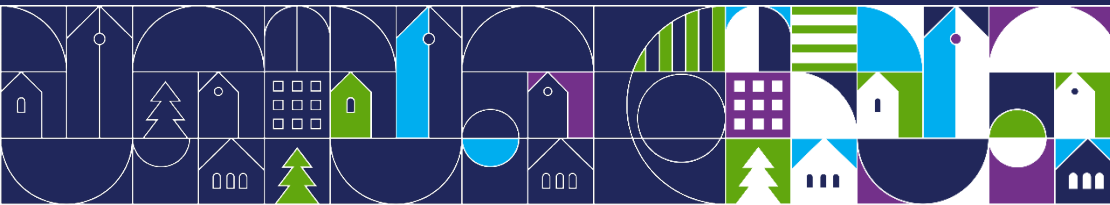
Housing America's Older adults, Joint Center for Housing Studies of Harvard University
2019

Service Integrated Housing

- Choice and self-determination in housing and in health care/support services received
- Meaningful choices about housing, health care, and long-term services and supports
- Support of full participation in community life
- Housing can be single site (affordable housing; supportive housing) and scattered site
 - Not institutional/no “care and supervision” provided
- Aging with dignity in a home



Creative Partnerships & Collaborations





ABOUT EDEN – Who we are

- California-based non-profit established 53 years ago
 - 165+ properties in 15 counties & 50 cities
 - 11,000+ homes
 - 25,000+ residents
 - Full-Service
 - Development
 - Property Management
 - Resident Services
- 
- A photograph of a young boy with short brown hair, smiling broadly at the camera. He is wearing a white polo shirt with red and black horizontal stripes. The background is slightly out of focus, showing green foliage and a building.





Framework: Types of Affordable Housing

Rental Housing, Target Populations:

1. Family or Workforce
2. Senior (typically 62+)
3. “Special Needs” or Permanent Supportive Housing (PSH)
 - Transition Aged Youth
 - Homeless / Risk of Homelessness
 - Veterans
 - Developmentally Disabled





Framework: Depth of Affordability

The depth of affordability or mix of units targeted to different Area Median Income (AMI) levels is largely driven by financing.

However, **a typical rental development will range from 30%AMI to 80%AMI**, with all projects averaging at least 60%AMI or lower overall. For the **County of Alameda**, this means the following:



	30%	60%	80%
1 person	\$27,420	\$54,840	\$73,120
4 people	\$39,150	\$78,300	\$104,400





Framework: Public/Private Partnerships

- Policy Implementation - Inclusionary Housing
- All levels of government - Federal, State, County, City
- Funding - Lender, Investor and Government
- Land – Public land for public good





Framework: Financing Summary

The three legs of affordable housing's financing stool:

- Private Equity (Low Income Housing Tax Credits - LIHTC)
- Private Debt / Mortgage
- Public Subsidy
 - Local sources: (Redevelopment Agencies), Impact Fees, local G.O. Bonds
 - Federal sources: HOME/ CDBG, Section 8 vouchers
 - Inclusionary zoning/requirements
 - Land – donated, value loaned, or favorable ground lease





Development Schedule

Typical development timeline (3-5 years):

- Initial Concept Development (3-9 months)*
- Entitlements or Local Approvals (1 year)*
- Financing (begins in earnest after entitlements secured; 1 year) *
- Construction Documents and Permits (1 Year, can be concurrent with financing)
- Construction start (only with permits and all financing in place)
- Construction: (18 to 24 months)

* *most variability / volatility*





Cottonwood Place



98 senior apartments | Completed in 2012 | 3701 Peralta Boulevard, Fremont





Cottonwood Place: Partnership with OnLok



Joint venture with OnLok, who operates a 9,000 SF PACE center on ground floor.





67 senior apartments | Construction start Q2 2022 | 999 3rd Street, San Rafael



Vitality

Longevity

Vivalon

connection works wonders

Vivalon
connection works wonders

RIDES MEALS CLASSES CARE ADVICE



MISSION STATEMENT

Vivalon's mission is to promote independence, well-being and quality of life for older adults and people living with disabilities in Marin County.

Vivalon provides a comprehensive, integrated program of healthy aging services and activities, including: **specialized transportation, nutrition programs, classes and other means of social connection.**



Vera Schulz “First Lady” of Marin



THANK YOU MARIN!

DURING THE PANDEMIC WE HAVE PROVIDED A

HALF MILLION SERVICES

TO OUR COMMUNITY WITH YOUR HELP

20,800

Calls to assist
with vaccine
appointments



25,500

PPE Kits
and other
supplies



289,600

Meals including
7,600 bags of
groceries



75,400

Rides



72,100

Social Visits
and check-in
phone calls



12,900

Face Coverings
sewn and
distributed



7,200

Class Sessions
attended



We are inspired by the powerful connection within our community.

Vivalon | 930 Tamalpais Ave | San Rafael | 415-456-9062 | vivalon.org

Vivalon
connection works wonders

RIDES MEALS CLASSES CARE ADVICE

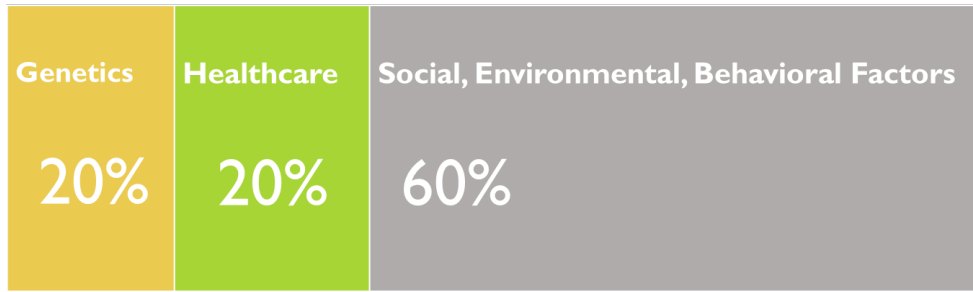
Marin – Oldest County

76,000 = 60+

- 31% live alone



What Determines Health?



Adapted from McGinnis et. Al, 2002

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How We Help



Vivalon
connection works wonders

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MEALS & NUTRITION

What We Provide

MEALS

JACKSON CAFÉ

Delicious, nutritious, affordable meals, freshly prepared daily, and served by volunteers. Lower price for Vivalon members.

[LEARN MORE >](#)

VIVALON NOURISH

Home-delivered meals for people of any age with chronic health challenges.

[LEARN MORE >](#)

MEALS ON WHEELS

Home-delivered meals for homebound adults who are 60 years and older.

[LEARN MORE >](#)

GROCERY

BROWN BAG PANTRY

Groceries and fresh produce available weekly.

[LEARN MORE >](#)

COMMUNITY ASSISTANCE PROGRAMS

Monthly food boxes for older adults.

[LEARN MORE >](#)

*I am happy that I'm on the program. I love the people
and the food! - Leona*

CLASSES & ACTIVITIES

Here's What We Offer

HEALTH & WELLNESS

Learn what you can do to live a healthier lifestyle.

[LEARN MORE >](#)

TECHNOLOGY

Sharpen your skills in using a computer, social media and more.

[LEARN MORE >](#)

LANGUAGE

Want to learn a new language? See what we offer.

[LEARN MORE >](#)

FITNESS

Our fitness classes were developed with older adults in mind.

[LEARN MORE >](#)



ARTS & MUSIC

Learn how to play an instrument or discover your inner artist.

[LEARN MORE >](#)

OTHER ACTIVITIES

View our presentations and workshops on a variety of topics.

[LEARN MORE >](#)

EDUCATIONAL CLASSES

Our lifelong learning program expands learning opportunities for older adults.

[LEARN MORE >](#)

DISCUSSION & SOCIAL GROUPS

Join a group and talk with others about topics you care about.

[LEARN MORE >](#)

What's Next?



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RIDES MEALS CLASSES CARE ADVICE

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RIDES MEALS CLASSES CARE ADVICE



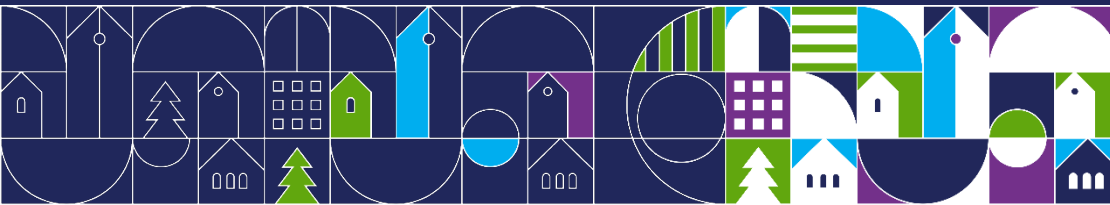
Breakout Session #1

What do you see as best practices for creating additional service-integrated housing opportunities for older adults?





Innovations





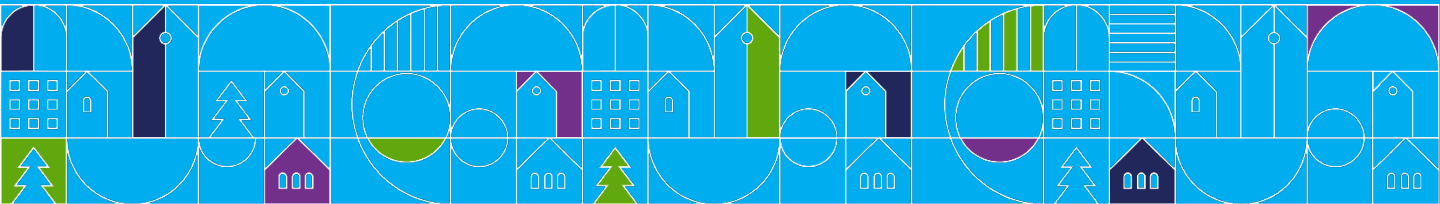
Innovations

- Co-located service centers and affordable/supportive housing
- Modular Construction
- New Market Tax Credit investments
- Shared Housing





Vivalon Healthy Aging Campus, San Rafael



Vivalon's Healthy Aging Campus



**67 Affordable
Housing Units**



**Car-free
Community**

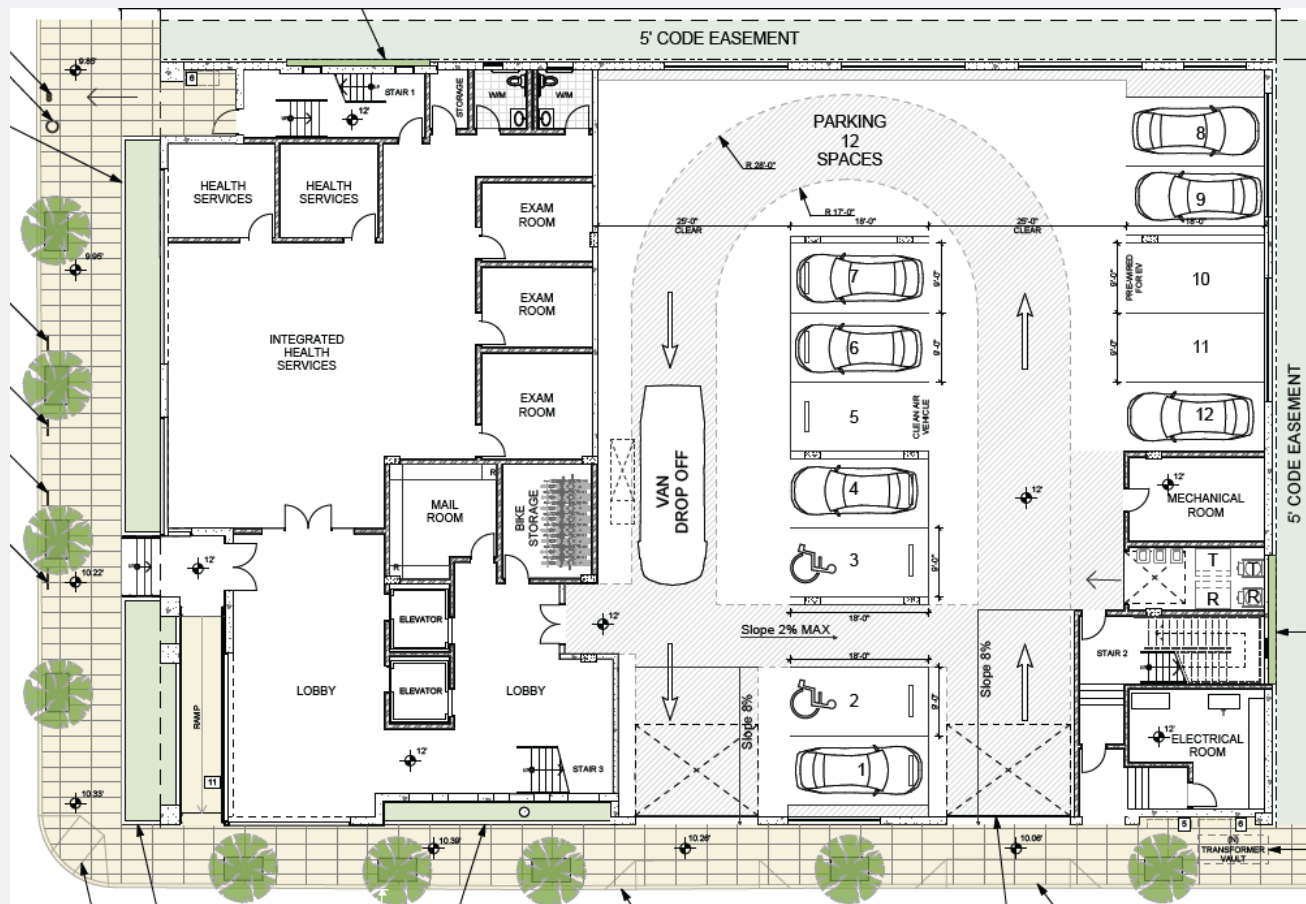


**Healthy Aging
Center**



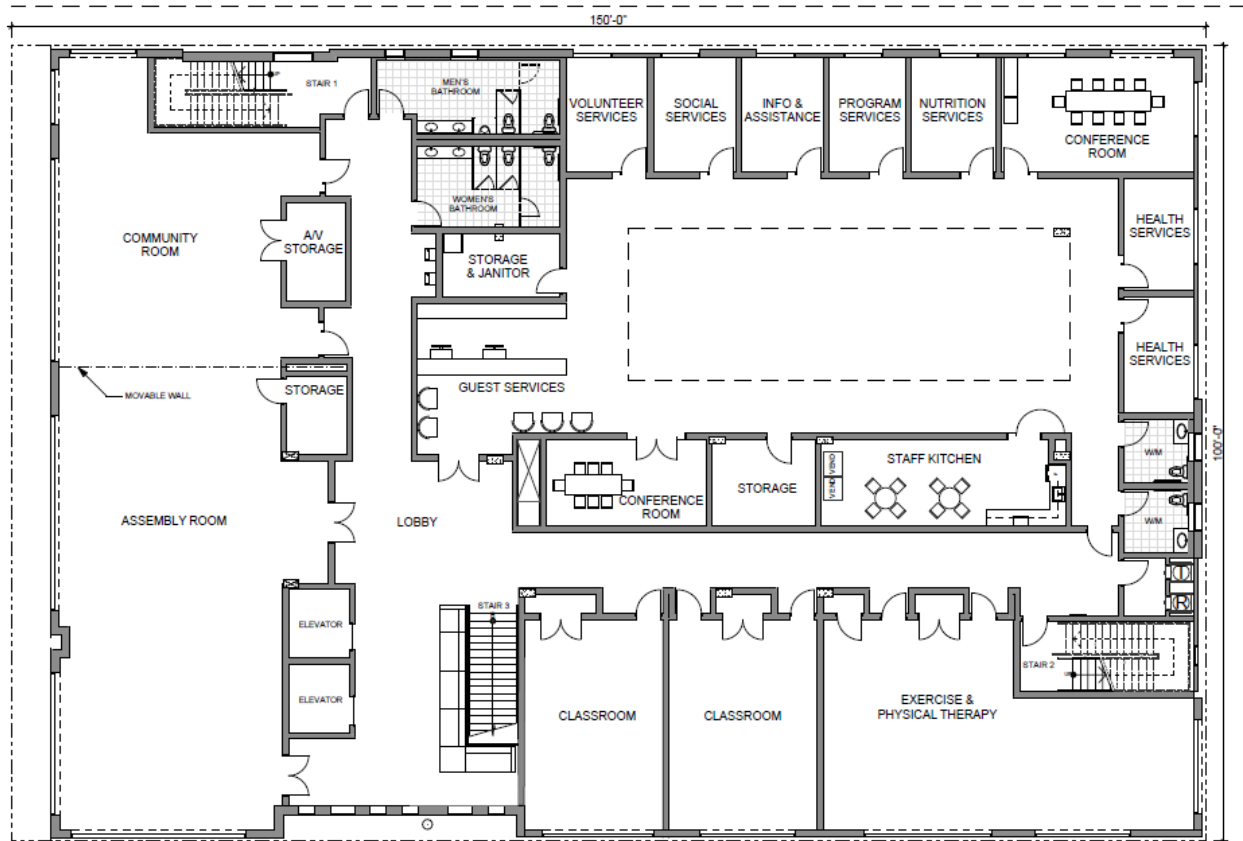
**Integrative Care
Clinic**





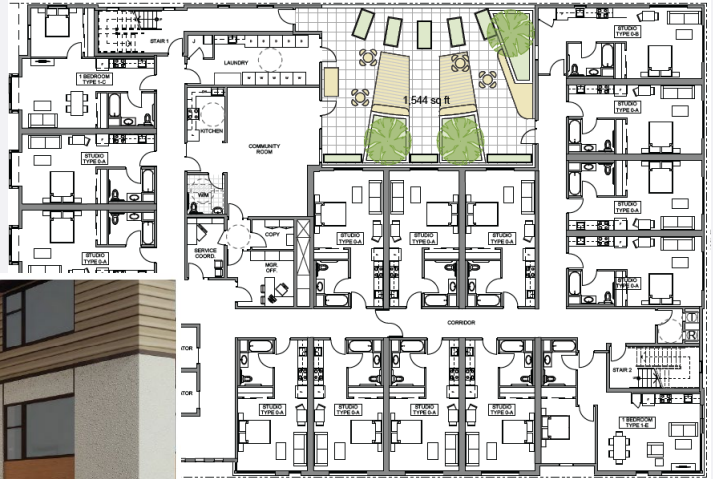


Vivalon – Second Floor





Vivalon – Third+ Floor (Residential)





Innovations

- Co-located service centers and affordable/supportive housing
- Modular Construction
- New Market Tax Credit investments
- Shared Housing
- Accessory Dwelling Units (ADUs); Junior Dwelling Units (JDUs); etc.
- What else?





Fremont: Pauline Weaver Senior Apartments



90 senior apartments | Completed in 2018





Co-location with Fremont Senior Center



Pauline Weaver Senior Apartments









Breakout Session #2

What are some innovations that will help scale service-integrated housing?





Thank you!

