

April 27, 2021 FOARD Board Presentation Notes

Approach	Corporate Infused Choice	City Supported Choice	Personal Choice	PLUS City Supported Choice
Villages Concept		XX		
Mixed Community Use	XX	XX		
Cohousing	XX			
55+ Housing Development (i.e. Niche Retirement Communities; Active Adult; etc.)	XX			
Housing Cooperatives	XX			XX
Life Plan Communities / Continuing Care Communities / Long-Term Care Facility	XX			
Aging in Place			XX	XX
Naturally Occurring Retirement Community (NORC)			XX	
"Granny Pod"			XX	XX
Group Homes / House Sharing	XX		XX	XX

Short Abbreviated Definitions of Housing Approaches (For more deeper info, contact FOARD Board)	
Villages Concept	<p>** Village Concept is built on the idea that together we're stronger & will successfully navigate the transitions of growing older</p> <p>** Emphasis on peer-to-peer networking</p> <ul style="list-style-type: none"> -- Promoting active lifestyle -- Improve health -- Reduce isolation <p>** The Village Model Paradigm: Aging in place without a gated community (250+ in US)</p> <p>** Members are both recipients of services & volunteers – Services based on local needs determined by community</p>
Mixed Community Use	<p>** A large planned development where the community provides various housing types:</p> <ul style="list-style-type: none"> -- Single Family Homes -- 55+ Active Adult Section -- Duplexes -- Condos / Town Homes / Apartments <p>** Developers requested/required to use a percentage of land for 55+ homeowners, various income housing areas, as well as housing options like townhouses.</p>
Cohousing	<p>** Houses that share common areas like Kitchens, living rooms, outdoor areas, etc.</p> <p>** Developer proposes plan or homeowners form a corporation to build the cohousing environment.</p> <ul style="list-style-type: none"> -- Connected Relationships -- Smaller Footprint -- Private Homes -- Common Spaces -- Participation -- Shared Values
55+ Housing Development (i.e. Niche Retirement Communities; Active Adult; etc.)	<p>** Housing (single house / high rise apt living) conducive to aging in place built in a master community with amenities for active adults</p> <p>** Onsite Director of Activities plans activities, endorses hobbies, sporting activities, trips, etc.</p> <p>** Onsite amenities like golf courses, tennis/pickleball courts, fitness center, swimming pools, party rooms, crafting rooms, coffee shops, restaurants</p>

<p>Housing Cooperatives</p>	<p>** Government / Non-Profit / Member-Owned, restricted to 55+ ** A co-op can be single-family houses, apartments, mobile homes. ** The corporation is membership-based, share purchase in the cooperative. ** Each shareholder is granted the right to occupy one housing unit. ** Primary advantage of the housing cooperative is the pooling of the members' resources (buying leverage – electricity, lawncare, handyman services, etc.)</p>
<p>Life Plan Communities / Continuing Care Communities / Long-Term Care Facility</p>	<p>** Housing (cottages/apts/rooms)that includes a community with independent living houses, apartments, assisted living facilities, memory care units, nursing home care; allowing ability to 'graduate' to more care as time goes on. ** Amenities can include: -- Transportation -- Runs to grocery, errand, DR. visits -- Additional daily care givers ** Currently, 59 Facilities exist in surrounding cities of Lewisville, Carrollton, Irving, Flower Mound, Grapevine, etc.</p>
<p>Aging in Place</p>	<p>** The ability to live in your home –(55+) safely, independently, and comfortably, regardless of age, or ability level. ** Home may need vast modifications for elderly amenities like bathroom rails, opening up walls for open concept, building ramps on steps; install technology to monitor activity/need for help ** Aging services, discounts, & tax breaks make aging in place more amenable ** Village Concept supports Aging in Place</p>
<p>Naturally Occurring Retirement Community (NORC)</p>	<p>** Neighborhoods or locations where homeowners decide to age in place ** Working together, neighbors form a network of shared support services to stay in their home comfortably & safely - Hence, the community's commonality is naturally occurring or organic) ** Coppell has some pockets that exhibit some NORC properties, but they have not formed a network (EX: Village Concept)</p>
<p>"Granny Pod"</p>	<p>** A "tiny house", around 500 square feet built on a large lot behind or on the side of a large house for elderly parent. 1 Bed; 1 Bath; Living Room; Kitchen ** A family compromise instead of parent moving inside a family home or moving to retirement housing ** Most of these are built with all ADA amenities to assist the parent – i.e. hand railings, remote monitoring, etc. ** Coppell has about 3 approved 'casitas' but with limitation in kitchens</p>

Group Homes / House Sharing

**** Group Home – Licensed** – a corporation purchases a residence, modifies it with ADA & senior housing needed equipment / licenses home

**** 3-Types of Licenses** depending upon level of care provided in home

**** In Coppell: 205 Plantation**, corporate owned, run by 4 Seasons Senior Living

**** Group homes** house 6 to 10 residents & 2-care-givers during the day and 1 overnight

**** House Sharing** - homeowner invites family/friends/older adults to share their house/expenses/chores – peers residing together for companionship & cost efficiency

**** If residents follow city ordinances** there are no extra regulations to house sharing.

Developer Conversations & Information

Land deficiencies

Land costs / improvements / own or rental potential

Building Vertically

City role to incentivize senior housing solutions (own/apt)

City direct participation in senior housing if financial environment is viable

Financial ‘participation’ with developers

**** City as business partner with developer** – EX: city owns land/ developer is non-profit allowing for high rise (3 or 4 story senior apts)

**** City bond funded senior housing** (part or whole)

**** Tax abatements / incentives**

City Financial Participation for Seniors

**** Federally subsidized solutions for seniors**

**** City partnership agreement on rent subsidies** based on income

City Council Work Session

Flush out Developer examples and review what's best for Coppell and what the financial landscape can and can't allow

Not only for senior living but the other 3 Pillars for FOARD board

Structure the board time on things that are doable and will matter long term

COMING SOON - RECOMMENDATIONS TO IMPLEMENT SOME LOW BUDGET, EASY TO ENACT SERVICES FOR SENIORS DISCOVERED BY FOARD BOARD IN 2020