

Senior Housing Options

OVERVIEW

Jefferson County Aging Well Project

Created by the Housing Workgroup

The mission of the Housing Workgroup is to develop, advocate and implement strategies that increase a wide range of affordable, available, appropriate and accessible housing options.

1. Single Family

1.1 Multi-level homes

Traditional house on a single lot, zoned single family. Two story or more, split level, etc. Can be built on-site or factory built, modular connected on-site.

1.2 Single level (ranch style) homes

Traditional house on a single lot, zoned single family. One story, no stairs inside. Can be built on-site or factory built, modular connected on-site.

1.3 Mobile Homes

Manufactured house, brought to site on wheels. can be moved. Can include RV units.

1.4 Single Family Community Land Trust Neighborhood (CLT)

Nonprofit, community-based corporation committed to the stewardship and affordability of land housing and other buildings used for community benefit in perpetuity.

- Most CLTs target their programs and resources toward charitable activities like redeveloping blighted neighborhoods, open space or providing housing for lower-income people. Acquires and retains land in trust for the community and never sells it.
- Provides a very long-term lease of land, typically 99 years, for the exclusive use by individual homeowners, cooperative housing corporation(s), nonprofit developers, and other entities.
- Offers a deed (right of ownership) for the building or structure on trust land
- Generally retains an option to repurchase these buildings upon subsequent resale of property at a price, which is lower than the building's market value, but gives the seller a fair return on investment.

2. Multi-Family

2.1 Co-Housing

Attached or single-family homes along one or more pedestrian streets or clustered around a courtyard. They range in size from 7 to 67 residences, the majority of them housing 20 to 40 . Part of the planned construction includes a large dining room and kitchen, lounge, recreational facilities, children's spaces, and frequently a guest room, workshop and laundry room.

2.2 Pocket Neighborhoods

Grouping of smaller residences, often around a courtyard or common garden, designed to promote a close knit sense of community and neighborliness with an increased level of contact. Considerations involved in planning and zoning pocket neighborhoods include reducing or segregating parking and roadways, the use of shared communal areas that promote social activities, and homes with smaller square footage built in close proximity to one another (high density).

2.3 Accessory Dwelling Unit (ADU)

Separate residence area built within the main home or detached from the main home, designed or configured to be used as a separate dwelling unit and has been established by permit. Usually requires owner to live in one of the units.

2.4 Condominium

A building or complex of buildings containing a number of individually owned living units.

2.4.1 non age restricted

2.4.2 age restricted

2.5 Apartment

A building or complex of buildings containing a number of individually rented living units.

2.5.1 non age restricted

2.5.2 age restricted

2.5.3 affordable

2.5.4 market rate

2.6 Multi Family Community Land Trust Neighborhood (CLT)

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3. Care Facilities

3.1. Assisted Living Residences (ALR)

State licensed residences offering assistance with Activities of Daily Living (medication monitoring, dressing, bathing), three meals per day and social activities. They normally have Levels of Care that offer a variety of extra services. The levels of care require either an additional monthly fee from the base price or may be included in the base rate.

3.2. Skilled Nursing Facility (SNF)

These state-licensed long-term care facilities offer 24-hour medical care provided by registered nurses (RN), licensed practical nurses (LPN) and certified nurse assistant (CNA). They also are required to have a house physician. This facility cares for the very frail residents who are totally dependent on nursing care. This facility typically has a short-term rehabilitation unit for residents needing rehab between hospital and home.

3.2.1 Household Model (Subset of Skilled Nursing Facility)

Households of 14-20 residents, with their own kitchen, dining room, living room and often the extra small cozy spaces you'd find in any home (den, patio, front porch). Each household has decision-making autonomy and is consistently staffed. Residents get up when they want, bathe how and when they want, go to bed when they want, eat when and what they want and decide how they will spend their day.

3.2.2 Green House - (Subset of Skilled Nursing Facility)

Small houses are home to 6–12 residents in which care is given as much attention as treatment and is provided by a consistent, self-directed team of staff who are responsible for all care, including preparing meals in a centrally located open kitchen. Residents have private rooms and bathrooms that open onto a central living area. Although a nurse is available 24 h a day and the clinical care team is nearby and visits the home to provide care, the sense is that one is receiving care in a family-type setting.

3.3 Continuing Care Retirement Community (CCRC)

This lifestyle has a campus consisting of Independent Living (I/L), Assisted Living (ALF), and Skilled Nursing (S/N). They typically offer the full selection of amenities associated with retirement living. Some facilities require a large entry fee in addition to a monthly maintenance fee.

3.4 Foster Homes / Home Sharing / Personal Board and Care

Private homes in which a trained caregiver provides services to a few individuals. A Medical Foster Home can serve as an alternative to a nursing home. Medical Foster Homes have a trained caregiver on duty 24 hours a day, 7 days a week.

3.5 Memory Care -(can be within a SNF or stand alone facility)

Memory care is a distinct form of assisted living and/or long-term skilled nursing that specifically caters to patients with Alzheimer's disease, dementia, and other types of memory problems. Also called special care units (SCUs), memory care units usually provide 24-hour supervised care within a separate wing or floor of a residential facility or SNF and facilities are always secured. Requires an additional license from the state as the medical personnel are trained for the special needs of dementia.

4. Community Options

4.1 Village Model

Can be single family, multi family or mobile houses. A non-profit organization is formed with individual memberships available to homeowners within a specific geographical area. Enables active seniors to remain in their own homes without having to rely on family and friends. Members of a “village” can access specialized programs and services, such as transportation to the grocery store, home health care, or help with household chores, as well as a network of social activities with other village members.

4.2 Naturally Occurring Retirement Communities (NORC)

Can be single family, multi family or mobile houses. Enable seniors to stay in their own homes and access local services, volunteer programs, and social, but tend to exist in lower income areas. A NORC may be as small as a single urban high rise, or it may spread out over a larger suburban area.

4.3 Niche Communities

Can be single family, multi family or mobile houses. Persons with similar interests live in the same close area. Amenities may or may not be included in the planning of the community either before or after construction.

5. Trends

5.1. Neighborhood Repurposing - Rezoning property for housing, typically commercial into multi family.