

Supportive Senior Housing

Options for Brookline









Overview

- Nursing Home
- Assisted Living
- Senior Housing
- CCRCs
- Informal/other arrangements (in-law apartments, roommate matching, villages) with or without home care

Non-Subsidized Costs

Services	\$ Range
Long-Stay Nursing Facility Care	\$300 - \$500 per day
Long-Stay Dementia Nursing Facility Care	Up to \$500 per day
Assisted Living	\$5,000 - \$8,000 per month
Dementia Assisted Living	\$6,000 - \$9,000 per month
CCRC Membership	\$200,000-\$1.5M entrance fee and \$3,000-\$6,000/month fees
Private Home Care Services (8 hours per day)	\$1,000 per week
Adult Day Health	\$80 - \$100 per day

Senior Housing

- Age-restricted only (55+)
- Income-restricted
 - Variable rents--deeply subsidized, limited to 50-80% AMI, with some portion for <30% AMI
 - Fixed rents—no ongoing subsidy—such as tax credit units, limited to 60% AMI
- Service-intensive or “housing only”



JCHE

JEWISH COMMUNITY
HOUSING FOR THE ELDERLY



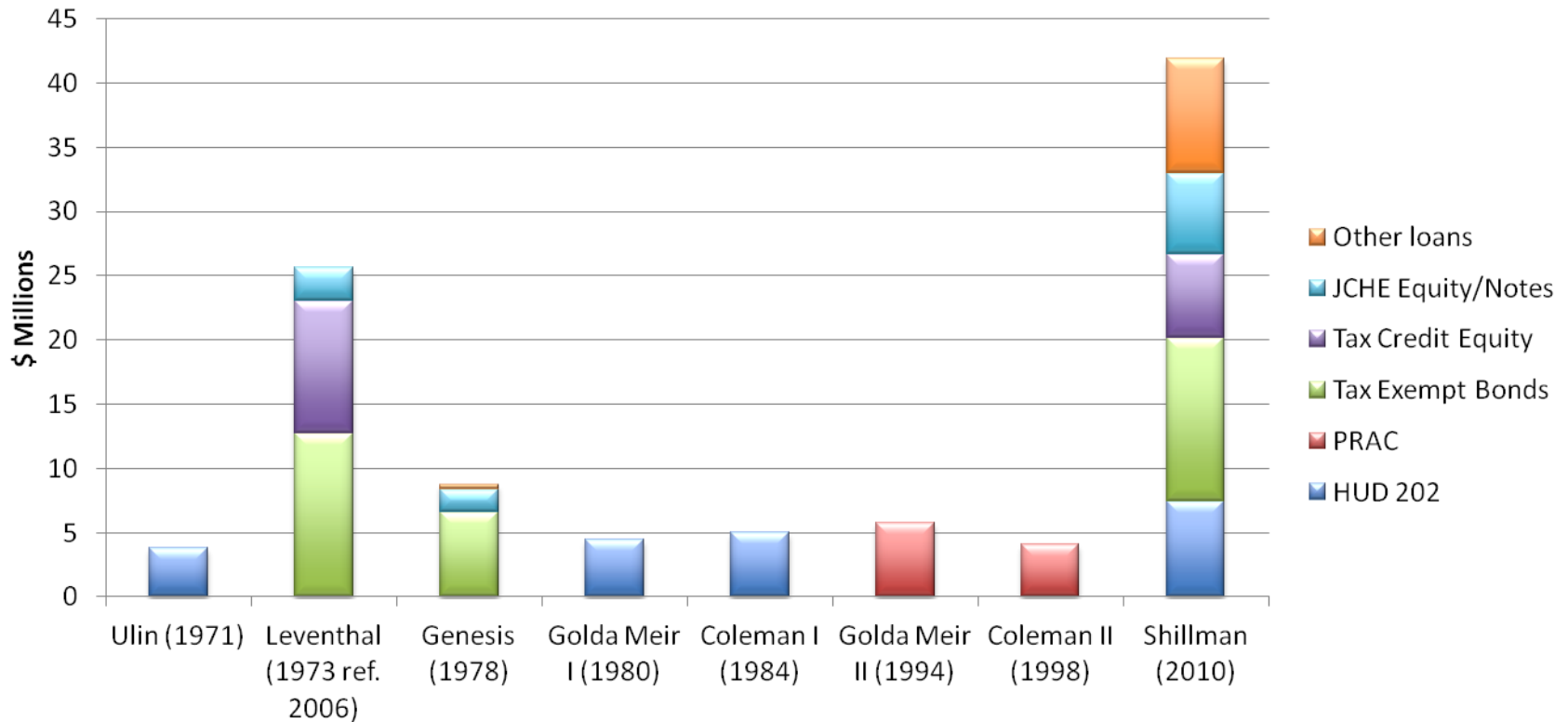
JCHE Housing

- 1200 apartments in 6 buildings
- Sadly, none in Brookline (can we fix?)
- All but 123 are deeply subsidized; 63 have low, fixed rents; market rents below market
- Subsidized units: 95% are ELI or VLI
- Service-intensive model
 - Resident Service Coordinators know all residents, arrange services
 - Private philanthropy funds varied programs

Impact

- Longer lives
- Avoid/postpone nursing home
- Increased health/reduced cognitive decline via social engagement
- Spurring voluntarism
- Protect private income/benefits
- Efficiency of service provision

Funding Picture is Challenging (Capital)



How We Provide Services to Our Residents







Book Lecture sponsored by Shillman Book Club

Latke Cook Off

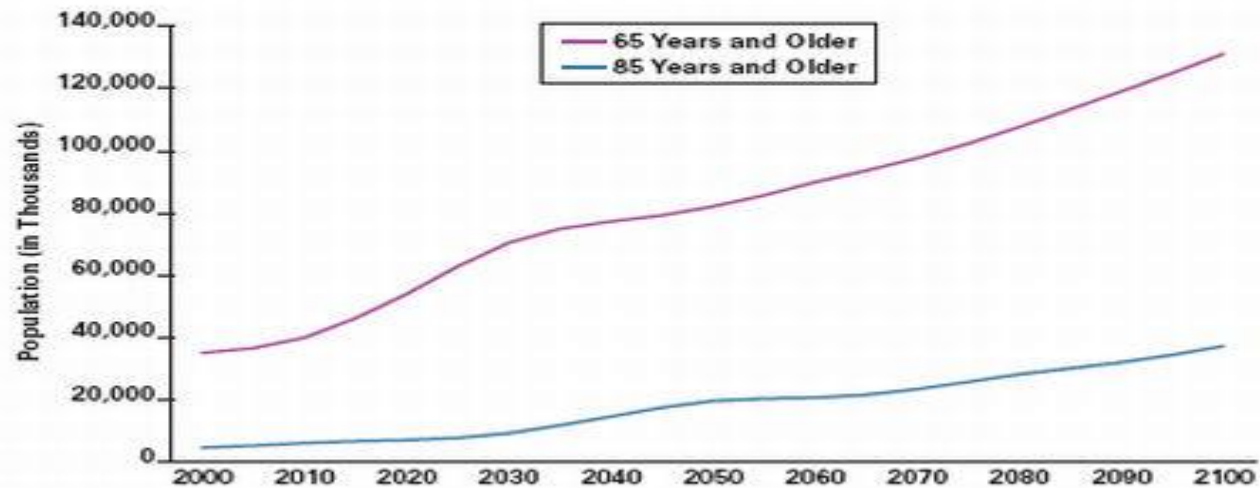


Funding Challenges (Operating)

- Threats to operating subsidy
- Need for philanthropy
 - JCHE raises/spends \$1M+/year to support services and programs
- Possible relief from Affordable Care Act

The Need is Great

Changing Demographics of the U.S. Population, 2000–2100



Data source: U.S. Census Bureau²

Brookline

- CCRCs need considerable land, serve only high-income
- Demand for quality housing = infinite at all income levels
- Non-profit developers/operators offer enormous benefits
- Length of Brookline process at odds with risk posture of non-profits

Benefits to Brookline

- Property taxes
- Retain residents who lived whole lives in Brookline
- Residents whose children live in Brookline
- Shopping, dining
- Volunteering