

HOUSING WORKGROUP

Vision Statement: Broome County residents will have access to an increased availability of accessible housing options and home modification programs that will enable people to remain safely and comfortably in their homes as they age. They will have knowledge of and access to reliable, affordable contractors who can repair or modify existing housing stock. Residents will also have a wide variety of housing options to choose from including renting and purchasing.

Mission Statement: Work collaboratively with community residents, agencies and experts in order to balance the desire to age in place while exploring ways to improve the quantity and quality of accessible available housing while incorporating the needs of an aging population. Upon completion, a short list of achievable and measurable projects will be recommended in order to move toward becoming an Age Friendly Community.

Need #1:	Broome County does not have sufficient availability and enough variety of housing options to meet the current and future needs of low, middle-income, and rural older adults.
Goal:	Improve the availability of housing and the variety of housing options for low, middle-income, and rural older adults in Broome County.
Objective:	Increase housing availability and the variety of housing options for low, middle-income, and rural older adults in Broome County.

Action Steps:

- Office for Aging will continue to educate the public about existing and new low, middle-income, and rural housing options in Broome County.
- Expand the current Office for Aging “Senior Apartment Housing Guide” available on the Broome County website and distributed through NY Connects information and assistance line. Additional entries will include rental housing for middle-income older adults with rental rates between \$875 and \$2,000 per month.
<http://www.gobroomecounty.com/sites/default/files/dept/senior/OFA%20Resource%20Center/Senior%20Apartment%20Housing%20Guide%20August%202019.pdf>
- Identify currently underserved geographic areas and advocate with local and state entities for funding for low, middle-income, and rural housing in Broome County.
- Explore the development of low, middle-income, and rural housing in Broome County with nonprofit and for-profit housing developers.
- Office for Aging will support housing developers through providing OFA data and age friendly housing workgroup recommendations.
- Explore current networking and coordination efforts among housing developers, such as housing networking meetings, and determine if additional coordination is needed to successfully work towards increasing housing availability.
- Research innovative and feasible housing solutions. Some examples under consideration by the housing workgroup include accessory dwelling units, shared housing among seniors, seniors co-living with students, tiny homes, developing affordable housing on vacant property provided by a land trust, and the “Village” model for support to older adults aging-in-place in their neighborhoods. The age friendly housing workgroup identified a number of innovative housing options currently in the works or which can be explored for possible implementation in Broome County, including but not limited to:
 - A) The Greater Binghamton Tiny Home project is currently working to establish a 501(c)3 and work towards constructing tiny homes targeted to benefit the working poor in Broome County.
 - B) A new rental housing community is being planned for Johnson City to benefit foster families and older adults. Every other house will be for a foster family and a senior. A community center is also planned. It is expected to break ground in 2021-2022.

	<p>C) The Village Model is a grass roots, membership-driven, aging-in-place initiative with hundreds of independent “Villages” across the United States, https://www.vtvnetwork.org. The closest Village to learn about is Love Living at Home in Ithaca, www.lovelivingathome.org.</p> <p>D) EcoVillage Ithaca is an award-winning housing solution which promotes the intersection of the human needs for shelter, food, energy, livelihood, and social connectedness in a sustainable learning environment, https://ecovillageithaca.org.</p> <ul style="list-style-type: none"> - Work with community partners to implement innovative housing options.
<p>Who Will Implement</p> <p>Possible Community Partners</p>	<p>Office for Aging</p> <p>Office for Aging Age-Friendly Project Volunteers</p> <p>Non-Profit Housing Providers such as First Ward Action Council, Metro Interfaith Housing Management, The S.E.P.P. Group, Belmont Management Company, Preservation Management Inc.</p> <p>For-Profit Housing Developers</p>
<p>Funding Needed</p> <p>Possible Funding Sources (if known)</p>	<p>NYS Division of Housing</p> <p>USDA Rural Development Financing</p> <p>Federal Housing Grants (HUD or other)</p> <p>Private funding for housing projects</p> <p>Housing Tax Credits</p> <p>Donated Land Trust Properties</p>
<p>Time Frame:</p> <p>Short-term (3 months or less)</p>	<p>Long-term</p>

<p>Medium-term (3 months to 1 year)</p> <p>Long-term (1-5 years or longer)</p>	
<p>Outcome</p> <p>How Will Success be Measured</p>	<p>By 2022, the age friendly housing implementation group or the Office for Aging will identify currently underserved geographic areas and advocate with local and state entities for funding for low, middle-income, and rural housing in Broome County.</p> <p>By 2022, the Office for Aging “Senior Apartment Housing Guide” will be updated to include rental housing for middle income older adults with rental rates between \$875 and \$2,000 per month.</p> <p>By 2024, there will be one new housing development and one new housing option in Broome County for low, middle-income or rural older adults.</p>
<p>Need #2:</p>	<p>Broome County does not have sufficient and affordable home repair and modification options which are essential for seniors to age-in-place successfully.</p>
<p>Goal:</p>	<p>Improve the availability of home repair and modification options for Broome County older adults.</p>
<p>Objective:</p>	<p>Support and advocate for community agencies to obtain more funding to help seniors repair and modify their homes and explore additional home</p>

	<p>repair/modification resources, including utilizing trade schools and affordable private pay options.</p>
<p>Action Steps:</p>	<ul style="list-style-type: none"> - Identify gaps in current programs by geographic service area or types of home repair/modifications covered by available programs. A good starting place for this is OFA’s guide, “Weatherization and Home Repair Programs” as well as information obtained by the Housing workgroup. - Work closely with community partners who provide home repair/modification to explore existing challenges and potential solutions. One challenge identified is the lack of trained personnel in Broome County (e.g. plumbers, electricians, skilled contractors). - Continuously advocate with local and state entities to communicate the need for home repair and modification funding to improve current housing stock and support seniors who wish to remain in their homes and communities. - Provide letters of support and data from the Office for Aging Community Needs Survey to community agencies when they apply for funding to help seniors repair and modify their homes. - Explore utilizing trade schools for home repairs and modifications. - Research efforts to educate homeowners about home maintenance, modifications, and hiring contractors. Possible resources include AARP’s “Here to Stay: Home Upkeep for All” program, “The AARP Home Fit Guide,” and the Southern Tier Home Builders Association. Provide these resources to Office for Aging clients and publicize through the <i>Senior News</i>, if appropriate. <p>AARP’s Here to Stay: Home Upkeep for All program and toolkit: https://heretostay.aarpfoundation.org/</p> <p>The AARP Home Fit Guide: https://assets.aarp.org/www.aarp.org_/articles/families/HousingOptions/200590_HomeFit_rev011108.pdf</p> <p>Southern Tier Home Builders Association: https://sthbra.com/</p> <ul style="list-style-type: none"> - Explore the development of a list of common home repairs with local cost estimates where possible (e.g. range of costs for discrete

	<p>projects like installing bathroom grab bars, not for projects with great variables like roof work).</p> <ul style="list-style-type: none"> - Explore ways to assist homeowners in connecting with vetted contractors and those who offer a discount to seniors. Two possible resources are the Broome County Department of Planning, Housing and Community Development and the Southern Tier Home Builders & Remodelers Association. - Office for Aging will continue to educate the public about contractor scams through articles in the <i>Senior News</i>. - Identify innovations which may assist older adults to successfully age-in-place such as technology advances and internet-based resources. One example is Nextdoor, a neighborhood hyperlocal social networking service, accessible through https://nextdoor.com or the Nextdoor phone app. - The age friendly housing implementation group and/or Office for Aging will communicate with community agencies to determine whether additional funding was obtained to provide home repairs and modifications for older adults or if services were expanded to additional geographic areas in Broome County. - The age friendly housing implementation group and/or Office for Aging will share any new, newly identified, expanded home repair and modification options, and in-home technology advances with the public through the printed and online “Weatherization and Home Repair Programs” guide as well as through articles in the <i>Senior News</i>, as appropriate. The current “Weatherization and Home Repair Programs” guide is located online at, http://www.gobroomecounty.com/sites/default/files/dept/senior/OFA%20Resource%20Center/GUIDE%20to%20Weatherization%20%20Home%20Repair%20January%202019.pdf
<p>Who Will Implement</p> <p>Possible Community Partners</p>	<p>Office for Aging</p> <p>Office for Aging Age-Friendly Housing Volunteers</p> <p>Binghamton University Students (interns to assist with implementation)</p> <p>Community and government agencies including First Ward Action Council, Southern Tier Home Builders & Remodelers Association, Habitat for Humanity, Tioga Opportunities, City of Binghamton Housing Division (Homeownership Academy, HOME Rehabilitation Program), BOCES and other trade schools in the Southern Tier, NYSERDA, Broome County Health Department’s Lead Poisoning Prevention Program, Faith In Action</p>

	<p>through the Broome County Council of Churches, USDA Rural Development, The Impact Project</p> <p>AARP's <i>Here to Stay: Home Upkeep for All</i> program (tips for hiring contractors, home maintenance education)</p>
<p>Funding Needed</p> <p>Possible Funding Sources (if known)</p>	<p>Grants TBD</p>
<p>Time Frame:</p> <p>Short-term (3 months or less)</p> <p>Medium-term (3 months to 1 year)</p> <p>Long-term (1-5 years or longer)</p>	<p>Long-term</p>
<p>Outcome</p> <p>How Will Success be Measured</p>	<p>By 2024, the age friendly housing implementation group and/or Office for Aging will reach out to local government and community agencies to identify expanded or new home repair/modification resources and share these with the public through the printed and online “Weatherization and Home Repair Programs” guide as well as through articles in the <i>Senior News</i>, as appropriate.</p>

<p>Need #3:</p>	<p>Current zoning in Broome County does not uniformly allow for alternative housing options and new housing developments are not required to have age friendly features.</p>
<p>Goal:</p>	<p>Increase age friendly zoning regulations in Broome County and promote age friendly features in new housing.</p>
<p>Objective:</p>	<p>Objective 1: Advocate for changes or variances to local zoning regulations to allow for age friendly housing alternatives such as shared housing and accessory dwelling units.</p> <p>Objective 2: Work with community partners to educate housing developers about the benefits of incorporating age friendly features in their developments.</p>
<p>Action Steps:</p>	<p>Objective 1:</p> <ul style="list-style-type: none"> -Create a list of age friendly zoning changes, such as allowing for accessory dwelling units and shared housing, that would improve the housing options possible in Broome County. -Research and develop an inventory of current zoning regulations related to age friendly housing options by geographic area. Several state-level resources to explore are the New York State Bar Municipal Law Section and the New York State Uniform Fire Code. -Identify current local regulations which might inadvertently impact older adults' housing options.

	<p>-Determine a strategic approach for encouraging municipalities to allow for age friendly zoning. One strategy would be to target zoning changes in larger municipalities which would then encourage changes in smaller municipalities.</p> <p>-Reach out to local planners, municipal planning boards, municipal attorneys, and law departments to discuss the need for and benefits of zoning for age friendly housing options, the need to mitigate zoning with inadvertent impacts on housing options and obtain support for zoning changes as needed.</p> <p>-Educate the public about local zoning and housing options. Consider development of a guide.</p> <p>Objective 2:</p> <p>-Create a list of age friendly housing features which would be most beneficial for new developments as well as the relative cost of incorporating these features at the development phase.</p> <p>-Research and create a list of current age friendly residential and commercial properties as models of age friendly development.</p> <p>-Work with the Broome County Planning Department on sharing a list of age friendly housing features with town/village planning boards and other planners in Broome County. Encourage them to utilize the age friendly housing features list during the comments stage of new developments and to provide it to all housing developers, especially those focused on creating housing for older adults.</p> <p>Objective 1 and 2:</p> <p>-Explore creation and implementation of a continuing education program in Broome County related to age friendly housing options, features and zoning.</p>
<p>Who Will Implement</p>	<p>Office for Aging</p> <p>Office for Aging Housing Volunteers</p> <p>Broome County Department of Planning</p>

Possible Community Partners	
Funding Needed Possible Funding Sources (if known)	TBD
Time Frame: Short-term (3 months or less) Medium-term (3 months to 1 year) Long-term (1-5 years or longer)	Long-term
Outcome How Will Success be Measured	Objective 1: By 2024, one age friendly zoning proposal will be adopted by the majority of local zoning boards in Broome County. Objective 2: a) By 2024, a list of age friendly housing features and their benefits will be provided to planners and planning boards in Broome County. b) By 2024, one training about age friendly housing options, features and zoning will be conducted.