

HEALTHY AGING MARTHA'S VINEYARD

Making Martha's Vineyard an Aging-Friendly Island



Peter Temple, Chair of the Healthy Aging MV Housing Workgroup, discusses how to create housing opportunities and help people remain in their homes longer. Photo: Healthy Aging MV Housing Options Forum for Elders, March 5 2019.

HEALTHY AGING MARTHA'S VINEYARD

Community Services Building B

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HEALTHY AGING MARTHA'S VINEYARD

Making Martha's Vineyard an Aging-Friendly Island

HOUSING OPTIONS *FOR ELDERS* HANDBOOK

A resource for Martha's Vineyard



This handbook is made possible by the Martha's Vineyard Savings Bank Charitable Fund, a donor-advised fund of the Permanent Endowment. We thank MVSB for their support.



A PUBLICATION OF HEALTHY AGING MARTHA'S VINEYARD

HEALTHY AGING MARTHA'S VINEYARD

Mission

Begun in 2013 on the island of Martha's Vineyard, Healthy Aging MV is committed to creating an aging-friendly community, addressing barriers in four important aspects of life: healthcare, housing, transportation, and caregiver support. As coalition builders, conveners, and advocates, we have pulled together diverse populations, a variety of agencies and organizations to address falls prevention, safe and affordable housing options, and social isolation. We work to bring respect and dignity to senior citizens; to make our community a safe and supportive place for adults to age; to engage agencies and organizations in active listening and involvement; and to help streamline processes and systems on an Island-wide basis to support efficient and creative solutions.

History and Structure

Established in 2013, Healthy Aging MV is a grass-roots organization that began as the Healthy Aging Task Force of the Dukes County Health Council. We serve a year-round population of approximately 20,000, which includes an elderly population of more than 5,000 and their families, as well as a seasonal population that swells to about 150,000. Our region is made up of six towns, one tribal nation, a strong Brazilian-Portuguese community, a small Jamaican community, and a strong African American community with global ties and an international presence. We are known as "a wealthy island" where celebrities live, but in fact our community primarily consists of year-round workers: teachers, construction workers, retailers, and farmers. Though our population is made up of a large number of retirees, we are not necessarily a "retirement" community, as the majority of our elders are here because they grew up here or are part of families whose ties to the island stretch back generations. Our senior population is growing faster than the average Massachusetts community yet our infrastructure to care for elders is in need of creative rehabilitation. Healthy Aging MV provides needed planning, advocacy, and programming to support the Councils on Aging, local dementia centers, and other groups to meet our community's diverse needs.

Our structure is a coalition of committed volunteers from more than 37 organizations and one .75FTE staff person. Our goal is to assure that all seniors have access to the health care, housing, transportation, and other support services they need, including information about those services and programs that can enrich their lives. Our Board of Directors is comprised of a Select-person from each of the six local towns, the directors of the four Councils on Aging, leaders from each of the island's major health and human service agencies, the Martha's Vineyard Hospital, the YMCA, the Wampanoag Tribe, and activist individuals who share our goals. We are financed by a variety of grants, business donations, and individual donations, as well as funding from each of the six towns to support our staff person.

HEALTHY AGING MARTHA'S VINEYARD

Making Martha's Vineyard an Aging-Friendly Island

WORKGROUPS & PRIORITIES

*To get involved, volunteer, or donate, please contact
HAMV at (508) 693-7900 ext 455.*

Health

Healthy Aging leads the Falls Prevention Coalition, supporting the health of older adults through community activism including falls prevention, medication reviews with pharmacists, and home assessments and modifications. Our Advance Care Planning Initiative is a two-year comprehensive program of outreach and education to address end-of-life and serious illness needs throughout the community.

We advocate for, plan for, and implement innovative ideas that help keep Islanders safe and healthy.

Caregiver Support

In an effort to relieve caregivers for those with debilitating illnesses such as dementia, Healthy Aging MV advocates for learning and social programs and works in concert with our Councils on Aging and a Friendly Visitor planning group to create workable solutions for caregivers.

Transportation

We partner with the Vineyard Transit Authority and other organizations to help meet Islanders' transportation needs, both on-Island and off. We are especially involved in supporting the creation of transportation to help people access medical care, and we are involved in Island-wide initiatives that can create safe, affordable, and responsive transportation for elders.

Housing

Because housing, including housing for older adults, is at crisis levels on Martha's Vineyard, Healthy Aging MV ranks this as a priority for our time, energy and budgeting. Our work involves collaborating with Island organizations to upgrade existing housing and to create new, affordable, year-round housing for all income levels. We are also at the forefront of concepts such as home-sharing, engaging community partners in dialogue that will empower elders to adapt rural home-use models to Vineyard needs.

*Healthy Aging MV wishes to recognize MV Community Services, our fiscal agent, and
MV Savings Bank Charitable Fund for making the Housing Options Forum and this Handbook possible.*

DEPENDABLE REVENUE IS NEEDED

CPA funding is not enough. According to several different analyses, the new tax revenue will be in the millions, which means that after your town contributes 50% of its tax revenues to the Housing Bank, its general fund will still grow. Amounts depend on how many short-term rental units are in each town and how much of the possible maximum of 6% your town collects. Currently, Oak Bluffs and Tisbury collect 6%, while Edgartown, Chilmark, and Aquinnah collect 4%.

HOW YOU CAN HELP & GET MORE INFORMATION

- **Sign your name to our list of public supporters**
- Tell us your story: how has the housing crisis affected you and your family?
- Ask us about volunteer opportunities
- Come to Town Meeting and **Vote!!!**
- Visit our website for FAQs, resources, www.HousingBankMV.org



WHAT WILL IT CREATE?

- Senior Housing & Programs for Seniors Who Need Help
- Empty Nester Housing - for Those Who Want to Downsize but Find Nothing Available
- Financing for Accessory Dwelling Units & Down Payment Programs
- Housing for our working community so they can stay in our community: teachers, first responders, tradespeople, office workers, artists, health care workers, etc.
- Affordable Year-Round Rental Units & Ownership Properties Across all Income Levels

WHO IS THE HOUSING BANK?

We are a grass roots campaign that is proudly supported by community members who want to see something meaningful done to address our housing crisis and preserve the Island community that we love.

John Abrams, Renee Balter, Derill Bazy, Makenzie Brookes, Abbe Burt, Keith Chatinover, Steve Ewing, Jim Feiner, Victoria Haeselbarth, Philippe Jordi, Ted Jochsberger, Richard Leonard, Elaine Miller, Greg Orcutt, Doug Ruskin, Robert Sawyer, Sue Silk, Larry Schubert, Kira Sullivan, Peter Temple, Peter Vincent, Melissa Vincent

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DIRECTORY

Contact Information for HAMV Housing Forum Partners

(In alphabetical order by agency)



Dukes County

Karen Tewhey, Associate Commissioner for Homeless Prevention
Harbor Homes of Martha's Vineyard
PO Box 190, Edgartown MA 02539
(508) 696-3840
(978) 273-0533
Email: homelessprevention@dukescounty.org
Website: www.dukescounty.org



Dukes County Sheriff's Department

Major Sterling Bishop, Director of Community Outreach
(508) 338-7591
Email: sbishop@dcsoma.org
Website: www.dukescounty.org



Elder Services of Cape Cod & The Islands

Megan Panek, Martha's Vineyard Director
Main Office: 68 Route 134
South Dennis MA 02660
(508) 394-4630
Website: www.escci.org
Vineyard Office: PO Box 2337, Oak Bluffs MA 02557
(508) 693-4393
Website: www.escci.org



Making Martha's Vineyard an Aging-Friendly Island

Healthy Aging Martha's Vineyard

Holly Bellebuono, Executive Coordinator
111 Edgartown Rd., Vineyard Haven MA 02568
(508) 693-7900 ext 455
Email: hbellebuono@mvcommunityservices.com
Website: www.hamv.org

THIS IS NOT A NEW CONCEPT...

In 2017 and 2005, on Town floor, Island voters overwhelmingly supported the idea of creating an Island-wide housing bank. These warrant articles do just that, and fund the Housing Bank with revenue not paid by Vineyard residents.

THE TOWNS' HOUSING PRODUCTION PLANS AGREE

Each town's housing production plans, created in collaboration with the MV Commission and Town Planning Boards in 2016, pointed to an Island-wide Housing Bank as a solution to the Island's well-documented housing crisis. The plans even identified the potential short-term rental tax as a possible funding mechanism.

WHAT IS THE LOCAL OVERSIGHT?

After majority vote by the Housing Bank commissioners, all allocations would be subject to final approval by the trustees of the Municipal Affordable Housing Trust in each town where projects are planned.

IT MAKES SENSE

The revenue comes directly from a **new, natural source: we all know that short-term rentals greatly contribute to the Island's housing shortages and unaffordability.** The governor signed the bill to help alleviate housing problems. A portion of this revenue should be directed towards creating and preserving housing for year-round residents.

HOW WILL IT BE STRUCTURED?

The Housing Bank's governance and decision making would be modeled on the Land Bank's "regional focus, local control." Initial project approval would be made by a Housing Bank Commission composed of 7 members – one elected from each town and a housing expert from the Dukes County Regional Housing Authority.

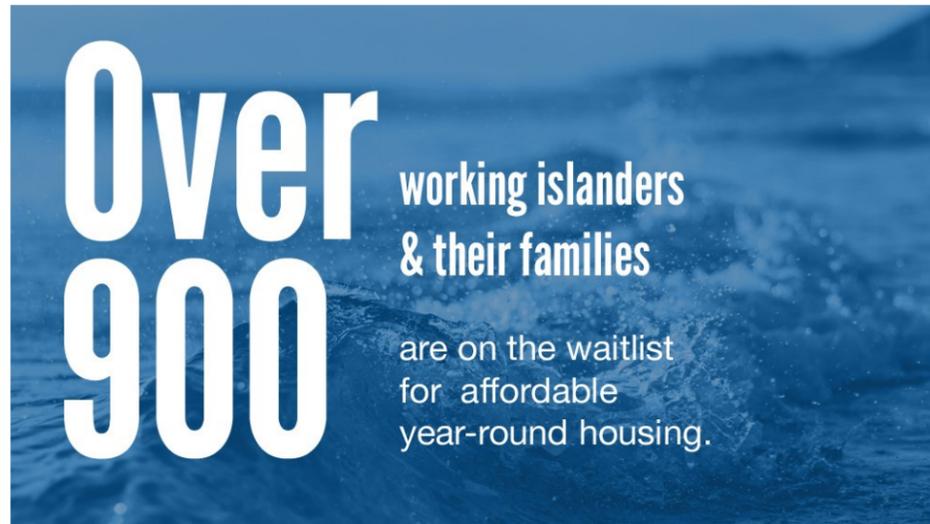
HOW WILL IT BE FUNDED?

The Housing Bank funding warrant article requests that each town allocate to the Housing Bank 50% of its forthcoming revenue from the newly expanded local excise rooms tax ("short-term rental tax") which now includes short-term rentals, as well as hotels, motels, and B&Bs.



“HOUSING BANK”

Makenzie Brookes, Campaign Manager, Housing Bank MV



IHT Supports Creating a Housing Bank for MV!

In 2017 voters on Martha's Vineyard overwhelming supported creating a Housing Bank.

The Housing Bank MV Campaign is presenting two warrant articles at each [2019 Annual Town Meeting](#) by petition.

VOTE at your town's [Annual Town Meeting](#).

This is a unique, once-in-a-generation opportunity. Current efforts and funding do not meet the need, including the need for more senior housing. All towns' Housing production plans agree, calling for pooling Island-wide resources for Island-wide solutions, and using a portion of the “short term rental” tax revenue to do so. The State Legislature has created the source of funding and the expanded Rooms Tax will produce a significant amount of new revenue, not paid by Island residents. Rather than coming out of Islanders' pockets, the revenue comes directly from a natural source: short-term rentals greatly contribute to the Island's housing shortages and unaffordability. Revenues not committed to year-round housing now will get spent elsewhere and absorbed into the Towns' budgets.

A funded Housing Bank would help create and preserve year-round (not just "affordable") housing, and the infrastructure it requires, throughout Martha's Vineyard. This includes senior housing. In response to Martha's Vineyard's critical housing needs, towns' Housing Production Plans, and 2017 voter support, the Housing Bank MV Campaign presented two warrant articles at each of the six 2019 Annual Town Meetings by petition: to create an Island-wide Housing Bank and to provide reliable annual funding. Unfortunately, the articles did not pass, though island groups continue to work with towns to create a workable solution to the housing crisis and to use the “short-term rental tax” to address direct, critical housing needs.



Housing Bank Martha's Vineyard

Makenzie Brookes, Campaign Manager

Email: mvhbcampaign@gmail.com

Website: www.housingbankmv.org

Island Elderly Housing, Inc.

Dorothy Young, Director

Ann Baird, Service Coordinator

Lucinda Kirk, Property Manager

(508) 693-7555, ext. 14

Email: lkirk@iehm.org

Website: www.iehm.org

Martha's Vineyard Builders Association

Newell Isbell Shinn, president

(508) 693-4850

Email: nshinn@southmountain.com

Website: www.southmountain.com

Martha's Vineyard Commission

Adam Turner, Executive Director

PO Box 1447, Oak Bluffs MA 02557

(508) 693-3453 ext. 111

Website: www.mvcommission.org

Massachusetts Legislature: Falmouth, Dukes & Nantucket

State Representative Dylan A. Fernandes

(617) 722-2430 ext. 6

Email: Dylan.Fernandes@mahouse.gov

Website: www.malegislature.gov/Legislators/Profile/DAF1

Navigator Elder Homes of New England LLC

Renee Lohman, President and CEO

923 Main Street, Building #5, Second Floor

Yarmouth Port, MA 02675

(508) 276-0757

Email: rlohman@navigateolderhomes.com

Website: www.navigateolderhomes.com



South Mountain Company

John Abrams, CEO and co-owner
(508) 693-4850
Email: jabrams@southmountain.com
Pete D'Angelo, project lead
(508) 693-4850
Website: www.southmountain.com



The Resource Inc. (TRI)

Melissa Vincent, director of housing
Email: melissa@theresource.org
18 State Road
PO Box 4548, Tisbury MA 02568
Phone: (508) 696-3285
Fax: (508) 696-3295
Website: www.theresource.org

Other uses

West Tisbury, Aquinnah and Chilmark allow their accessory apartment bylaw to be used for care givers



Accessory Unit in West Tisbury



DIRECTORY

Contact Information for Additional Housing Resources

Councils on Aging

Edgartown: (508) 627-4368
Tisbury: (508) 696-4205
Oak Bluffs: (508) 693-4509
Up-Island: (508) 693-2896

Dukes County Regional Housing Authority

Phone: (508) 693-4419
Website:
www.housingauthoritymarthasvineyard.org

FirstStopMV

A staffed reference website for a wide variety of services offered on Martha's Vineyard; a program of MV Community Services.
Website: www.firststopmv.org/

Habitat for Humanity on Martha's Vineyard

Phone: (508) 939-4573
Website: www.habitatmv.org

Havenside Apartments

Phone: (508) 693-2280
Website: <http://havenside.org/senior-apartments-marthas-vineyard/>

Island Health Center

Phone: (508) 939-9358
Website: www.ihimv.org

Island Housing Trust

Phone: (508) 693-1117
Website: www.ihimv.org/contact

Massachusetts Healthy Aging Collaborative

Website: mahealthyagingcollaborative.org

Massachusetts Signed Community Compacts

Website: www.mass.gov/lists/signed-community-compacts

Other uses



Hinckley's Hardware – Proposed design for 72 residential units

Martha's Vineyard zoning – Types of accessory units

Most Island Towns permit accessory units in some form. They must be subordinate to a full dwelling.

Detached Bedroom

- Restrictions on size and facilities, but are permitted in all districts

Example:

A detached bedroom is defined as either a freestanding structure or a bedroom over a non-habitable accessory structure and all of the following: a) bedroom and bathroom only; b) no sitting rooms, no entrance alcoves, no hallways; c) the footprint, measured by the inside perimeter of the proposed livable space, is no larger than 400 square feet (including bathroom, closets, and enclosed porches; d) plumbing in the bathroom only, and limited to one hand sink, one toilet, and one bathtub/shower; e) no stove or refrigerator.

Accessory Apartment

Same as an attached bedroom, but permitted to have a kitchen and other facilities.

Martha's vineyard zoning – types of Accessory units

Guest House

- Permitted smaller unit on lot of adequate size. Fully separate facilities.

Example:

One guest house on a lot with a single-family dwelling, which dwelling shall have been in existence for not less than five years. Such guest house shall not be larger than 900 square feet in total livable floor space. The front, side, and rear setbacks requirements for a guest house shall be the same as those provided for a principal structure in the zoning district in which it is located. The lot on which a guest house is constructed must have a minimum area of 15,000 square feet. Either the original or subsequent building may be designated as a guest house.

Conversion to Duplex

- Some towns permit the expansion of a single-family home to a multi-family

Morgan Woods Apartments

Phone: (508) 939-8564

Website: www.morganwoodsapts.com/

Martha's Vineyard Commission

Phone: (508) 693-3453

Website: www.mvcommission.org/

Martha's Vineyard Community Services

Phone: (508) 693-7900

Website: www.mvcommunityservices.org/

Martha's Vineyard Hospital

Phone: (508) 693-0410

Website: www.mvhospital.com

Windemere Nursing & Rehab Center

Phone: (508) 696-6465

Website: www.windemeremv.org

Martha's Vineyard Transit Authority (VTA)

Phone: (508) 693-9440 ext 111

Website: vineyardtransit.com

Program for All-Inclusive Care for the Elderly (PACE)

Website: www.mass.gov/program-of-all-inclusive-care-for-the-elderly-pace

The Community Builders (TCB)

(manages Morgan Woods Apartments)

Phone: (508) 939-8564

Website: www.morganwoodsapts.com

Tribal Housing Authority

Phone: (508) 645-2992

Website: www.wampanoagtribe.net/pages/wampanoag_housing/index

Town Housing Committees, Boards of Health

(for Senior Centers, see "Councils on Aging")

Aquinnah

Affordable Housing Committee:

Phone: (508) 645-2304

website: www.aquinnah-ma.gov/content/aquinnah-housing-committee

Board of Health Agent:

Phone: (508) 645-2309

Chilmark

Housing Committee:

Phone: (508) 645-2107

website: www.chilmarkma.gov/Pages/ChilmarkMA_Housing/index

Board of Health Agent:

Phone (508) 645-2105

Edgartown

Affordable Housing Committee:

Phone: (508) 627-6178

website: www.edgartown-ma.us/departments/affordable-housing

Board of Health Agent:

Phone: (508) 627-6120

Phone: (508) 627-6120

Phone: (508) 627-6120

Oak Bluffs

Affordable Housing Committee:

Phone: (508) 693-3554

email: ahc@oakbluffsma.gov

Board of Health Agent:

Phone: (508) 693-3554 ext 127

Vineyard Haven

Affordable Housing Committee:

Phone: (508) 696-4200

website: www.tisbury.ma.gov/affordable-housing-committee

committee

Board of Health Agent:

Phone: (508) 696-4291

West Tisbury

Affordable Housing Committee:

Phone: (508) 696-1013

website: www.westtisbury-ma.gov/affordable-housing-committee

committee

Board of Health Agent:

Phone: (508) 696-0105

THE HAMV HOUSING OPTIONS FORUM FOR ELDERS

In March 2019, Healthy Aging Martha's Vineyard hosted a Housing Options Forum for Elders, partnering with local organizations and agencies to provide a well-rounded and comprehensive look at safety and living options for seniors. More than 100 people attended and 15 agencies participated. Below are summaries and slides from each presentation.

If you have questions, contact the resources in the Directory that begins on page 4, or contact Healthy Aging MV at (508) 693-7900 ext 455.

SUMMARIES & SLIDES



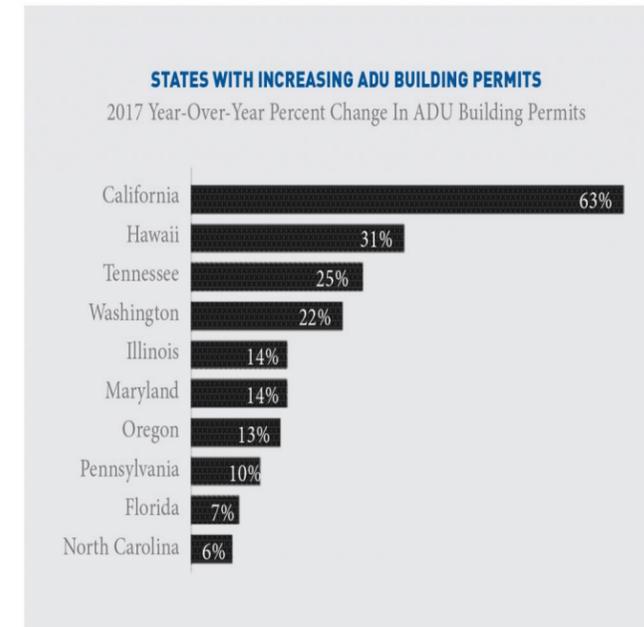
"THE STATUS AND NEEDS OF HOUSING FOR ELDERS ON MV"

Peter Temple, Executive Director, MV Nonprofit Collaborative, HAMV Housing Chair

Aging in Community Issues

- 97% say that it is very or somewhat important to them to stay on the Vineyard as they age
- 78% say that it is very important
- Elders need to stay involved/engaged in community and take advantage of the wealth of island programs
- Extreme loneliness can increase risk of early death by 14%
- Many homes are isolated or rural, with transportation and pedestrian infrastructure ill-suited to non-drivers: risk of falls, isolation, depression, drug and alcohol abuse
- Houses are not designed for frail elders, risk of falls
- Housing stock is bigger and more expensive than aging elders can afford
- There are no downsizing options on the Vineyard; smaller houses are still expensive and poorly equipped, poorly insulated, and not disability or age friendly
- This situation will not change fast with a growing elder population
- Elders must be proactive about your long-term housing and care needs.
- Planning ahead and making changes to your home (or finding a new Island home sooner)
 - Gives you more control when transitions come
 - Makes them easier and cheaper
 - Helps you live more independently

Accessory dwelling units are on the rise!



"Accessory apartments allow for more people to live in low-density neighborhoods without significantly altering the buildings in the neighborhood. They provide income for the homeowners who build them and rent them out, making it easier for some to stay in their increasingly expensive neighborhoods. They also provide naturally cheaper options, especially in higher-cost areas that have a particular dearth of affordable homes."

- David Whitehead, Housing Program Organizer, Washington, D.C.

Portland, Oregon

BUILD SMALL, LIVE LARGE
THREE DAYS OF ADU EVENTS

SATURDAY, JUNE 22ND, 2019 • 9AM-6PM

PORTLAND'S ACCESSORY DWELLING UNIT TOUR

SELF-GUIDED TOUR OF 10+ ADUS AROUND PORTLAND
EARLY BIRD TICKETS UNTIL JUNE 1, 2019

TICKETS \$25 | \$30 (SATURDAY)

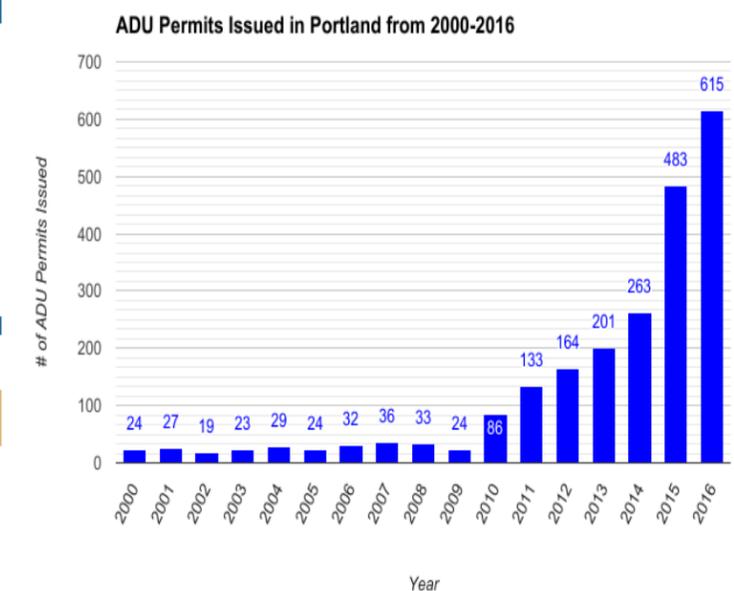
OTHER WEEKEND EVENTS *SEPARATE REGISTRATION REQUIRED

FRIDAY, JUNE 21ST • 8:30AM - 4PM
ACCESSORY DWELLING ACADEMY

SUNDAY, JUNE 23RD • 9:30AM-1:30PM
ADU CLASS WITH KOL PETERSON

REGISTER FOR ALL EVENTS AT:
ACCESSORYDWELLINGS.ORG

SPONSORED BY:



What are accessory units?



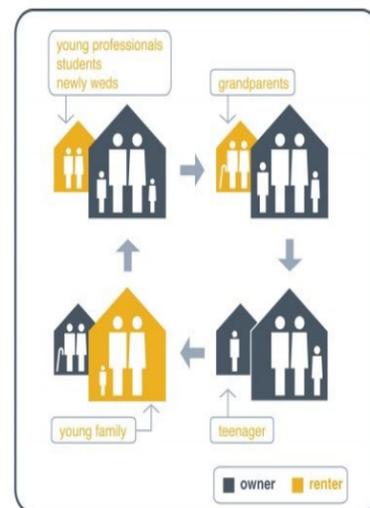
Backyard tiny houses

Why use this option?

- Flexibility in housing makes sense for lifestyle and financial reasons.
- As people buy houses and live in them for decades, their needs change over time.
- Accessory units can be financed as part of the existing house – equity mortgage.

Most commonly, these units were used for family members and called Mother In Law Apartments.

- Allows elders to age in place – and rent larger house out to others.
- People want to stay in their homes as they age, but finances and design can be problematic.
- Helps people meet their needs without moving.
- Legal rental income can be obtained from an accessory apartment – adds flexibility to finances.



Life Cycle Diagram: for family and housing needs

- The Island needs downsizing options at all levels of income
- Many elders don't have friends or family to care for them (56%)
- There is a shortage of, and a long wait list for, affordable elder housing (especially at IEH)
- There is no affordable assisted living on the Island, and no memory care.
- 25% of elders are heavily burdened by housing costs
- 40% of 65+ and 60% of 85+ Island elders are very low income and are at risk of becoming homeless.

The data also shows 2015 median household income of \$69,385 for the Island. By age group, the range is:

45-54	= \$84,172
55-64	= \$78,208
65-74	= \$59,813
75-84	= \$32,684
85+	= \$25,085

THE ISLAND LACKS DIVERSE HOUSING TYPES

91% single-family housing

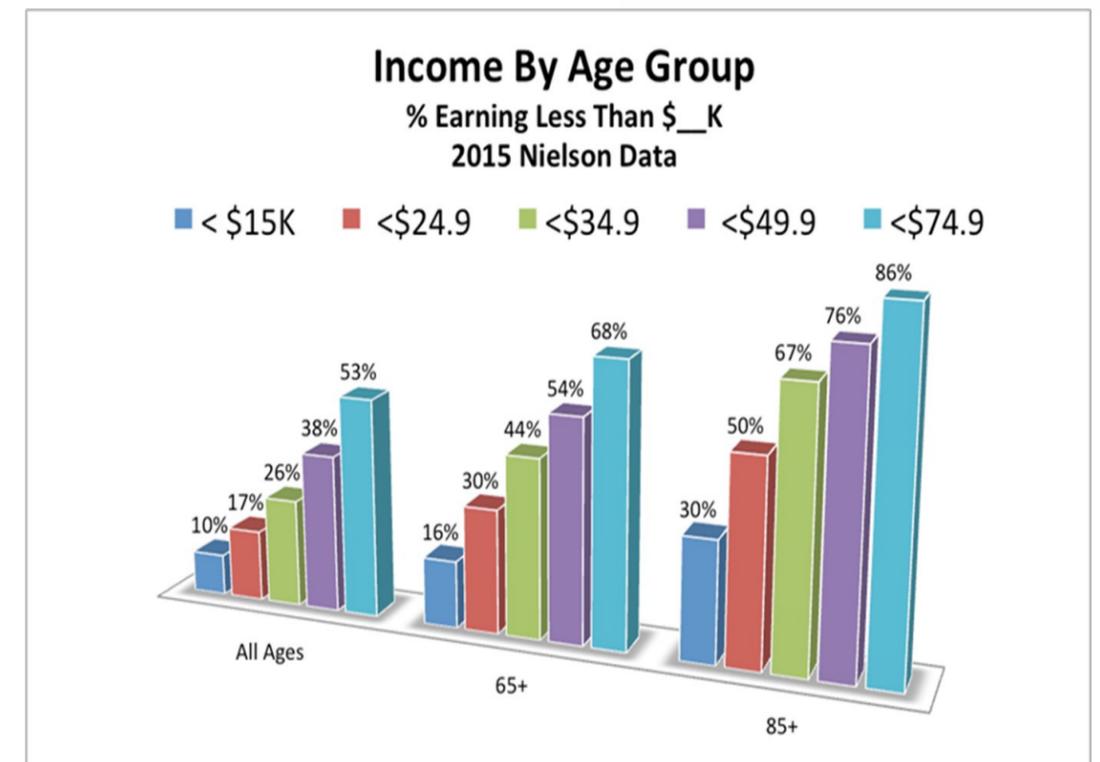


9% other (townhouses, two-family, multi-family, and mobile homes)

78% owner-occupied



22% renter-occupied





“LEGISLATION AND THE BIG PICTURE”

Representative Dylan A. Fernandes, Massachusetts Legislature

Housing Bond bill– In 2018, the legislature passed a 1.8 billion dollar bond bill that grants money to affordable housing projects and promotes community and economic development.

Real Estate Transfer Fee-An Act empowering cities and towns to impose a fee on home sales over one million dollars to support affordable housing (H.2457)

This bill allows municipalities to impose a fee of up to 2% on home sales of at least \$1 million, paid by the buyer. The revenue raised goes directly to the city or town for affordable and workforce housing .

Cape Cod and Islands Water Protection Fund-Establishes a Cape Cod and Islands Water Protection Fund and establishes a 2.75% excise to be imposed on all accommodations (hotels/motels/bed & breakfast establishments/and short-term rentals) in all 15 municipalities within Barnstable County. Municipalities in Dukes and Nantucket counties also have the ability to opt in to the fund and excise.



“ACCESSIBILITY & HOME MODIFICATIONS”

Holly Bellebuono, Executive Coordinator, Healthy Aging MV

Newell Isbell Shinn, President, Martha’s Vineyard Builders Association

Pete D’Angelo, Project Lead, South Mountain Company

The Healthy Aging MV Falls Prevention Coalition is comprised of more than 25 Island agencies and organizations. In addition to a pharmacist medication review program, we are working to assess residents’ homes for safety and provide a creative solution to home small-to-medium modifications that would allow elders to remain in their homes longer.

We are collaborating with several Island Councils on Aging, and with the Island’s public health nurse, to identify need, provide a corps of carpenters, support home modification, and assess the process for future work, equipping Island organizations with the tools, knowledge, and support necessary to modify elders’ homes in a timely and efficient fashion.

To accomplish this, we are partnering with the MV Builders Association, with support from South Mountain Company, to engage a corps of carpenters and tradesmen to estimate costs, assess homes, and conduct needed repairs for senior citizens.

The long-range goal for this project is to prioritize the safety of homes for elders and to recognize that maintaining and repairing existing homes promotes home care, enables elders to remain in their homes longer, reduces the need for new construction, mitigates existing risk factors and safety issues, and contributes to a housing economy that supports all ages, families, and needs.

What are accessory units?

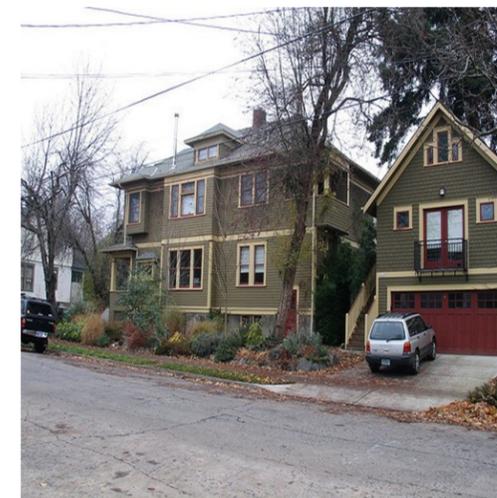
A unit in addition to a single family residence, subordinate to the primary structure

An accessory dwelling unit is a really simple and old idea: having a second small dwelling on the same grounds (or attached to) your regular single-family house, such as:

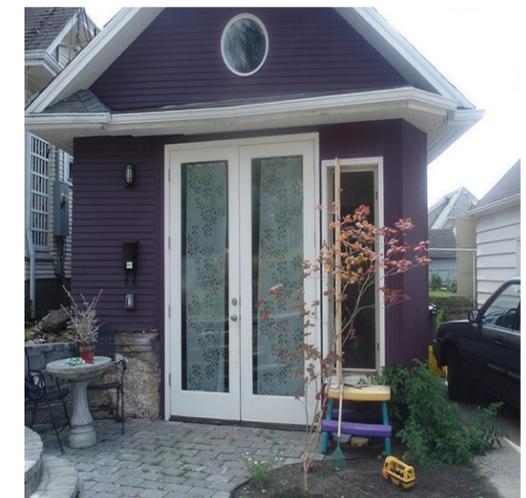
- An apartment over the garage
- A tiny house (on a foundation) in the backyard
- A basement apartment
- A unit connected to an existing house



What are accessory units?



A unit above the garage



A small cottage



“HOUSING OPTIONS: ACCESSORY UNITS AND ZONING”

Adam Turner, Executive Director, Martha’s Vineyard Commission

What is an accessory dwelling unit (ADU)? It’s a really simple and old idea: having a second small dwelling on the same grounds (or attached to) your regular single-family house, such as an apartment over the garage, a tiny house (on a foundation) in the backyard, a basement apartment, or a unit connected to an existing house. This option is useful because flexibility in housing makes sense for lifestyle and financial reasons. As people buy houses and live in them for decades, their needs change over time. Accessory units can be financed as part of the existing house, with an equity mortgage. Most commonly, these units were used for family members and called “Mother In Law” apartments.

These allow elders to age in place and rent out the larger house to others for income; they allow people who want to stay in their homes to age in-home; they help people meet their needs without moving; and a legal rental income can be obtained from an accessory apartment to add flexibility to finances.



The following list gives an idea of the types of repairs that can be done to enable elders to remain in their own homes longer. To receive a home safety assessment, contact the Island’s public health nurse at (508) 939-9358 x 129, or email lfischer@ihimv.org, or your town’s Council on Aging (refer to the Contact List on page 6). Or contact Healthy Aging MV at (508) 693-7900 ext 455.

- | | |
|--|--|
| Grab bars | basic lighting/auto-lighting |
| Climate Control | widening doorways |
| Wheelchair ramp | Easy-use fixtures |
| Handrails | transfer benches in the shower and walk-in tub |
| Pull-out shelving | Stair lifts |
| Smoothing floor surfaces and placing traction strips on stairs | |



“LARGER HOME MODIFICATIONS”

Melissa Vincent, Director of Housing, TRI The Resource Inc.

The Resource, for Community and Economic Development, Inc. (TRI) is a non-profit, community development corporation founded in response to a consortium of town and private sector representatives who wished to more actively and innovatively impact housing and economic development in Southeastern Massachusetts, Cape Cod and the Islands.

Since its incorporation in 1994, TRI has secured funding for and successfully managed federal, state and local housing rehab and development projects for 15 Massachusetts communities. TRI’s research, design and implementation efforts have resulted in the award of more than \$20 million in housing rehabilitation funds for the completion of 500+ rehabilitation, repairs and renovations for eligible homeowners and community development initiatives.

TRI is a 501 (c)(3) tax-exempt corporation.

Certain towns on the Island are included in TRI Housing Rehabilitation Programs made possible by funding through Community Development Block Grant, managed by TRI-The Resource Inc.

The Housing Rehabilitation Loan Program has been created as a “Moderate Housing Rehabilitation Program” whose grant priorities are to:

1. Address the health and safety repairs in single-family, owner occupied properties.
 2. Increase and maintain the supply of affordable, year round rental housing.
- Deferred, forgivable loans of up to \$35,000.00 at 0% interest may be available to income- qualified applicants. If you make at or below the income listed for your household size in the chart below and funds are available, you may qualify for a deferred, forgivable loan of up to \$35,000.00 for Moderate Housing Rehabilitation.



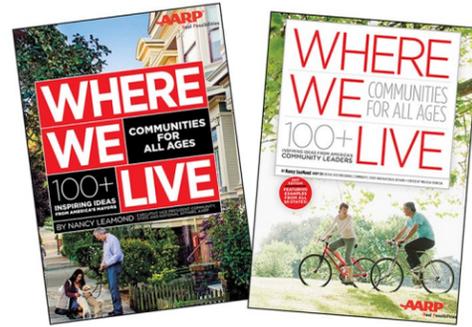
“HOME-SHARING MODELS”

Holly Bellebuono, Executive Coordinator, Healthy Aging MV

According to AARP, adults living alone make up 30% of American households. And while only 20% of today’s households are nuclear families, the housing market remains largely fixed on their needs.

By 2030, 1 in 5 people in the United States will be age 65 or older, and by 2035, older adults are projected to outnumber children for the first time ever.

Homesharing is a strategy whereby a homeowner rents out a room to a tenant. The rent can be money, or it can be an exchange for services such as cleaning, transportation, lawn mowing, or cooking, or other arrangements that work for both parties. The benefits include extra income for the homeowner, a secure and comfortable home for the tenant, reduced isolation for both, and long-term relationship building. Home-sharing can also contribute to the housing solution on an Island where safe and affordable housing is at a premium, and where many elders live in homes much larger than what they need.



A number of home-sharing models exist in urban areas that are primarily intergenerational, especially pairing university students with elders. Transportation in cities is generally more accessible and community services exist to support both the homeowner and the tenant. Nesterly is a new company recently opened as a home-sharing match-maker service; they operate in large cities and the company is surprisingly popular. In rural areas, home-sharing can be trickier, but not impossible. Martha’s Vineyard could adapt a program such as HomeShare Vermont to Island needs.



Since Martha’s Vineyard does not have a university, other populations may find home-sharing valuable: pairings could include an older homeowner with an older home-seeker, an older homeowner with a younger home-seeker, or with a student, a middle-aged adult, a traveling nurse, or a member of a special needs population.

If you are considering a home-share agreement, contact your local Council on Aging or Healthy Aging MV to see if there may be an option for you. The process includes applying to a sponsoring agency (currently no agency exists on the Island but this could change in the near future), conducting a home visit, interviews with both the homeowner and the potential tenant, reference checks, and a very important trial period of 1 to 3 months. Consider what age you are interested in living with and consider an appropriate and affordable price or exchange arrangement for your room or apartment. Please rent year-round to support our year-round population and keep families and professionals living on-Island. And agree to a trial period with your tenant.

Share your home-sharing stories with Healthy Aging MV.

HOMELESSNESS ON MARTHA’S VINEYARD

2016/17: 120 RESIDENTS REPORTED THEY WERE HOMELESS OR AT RISK OF HOMELESSNESS

- 36% Families
- 58% Female
- 42% Male
- 37% 55yrs+
- 18% 62yrs+



We see the tip of the iceberg

LACK OF AFFORDABLE HOUSING

The Housing Production Plan estimated that the Island needs 635 additional units of “affordable” year round rentals

- ▶ 124 on Island Elderly Housing waitlist (2017)
- ▶ 230 on Dukes County Regional Housing Authority waitlist (2017)
- ▶ 514 new residents but 1510 fewer year round housing units (2010-14)

Who Are the Homeless?

- ▶ Senior, housecleaner, living in minivan
- ▶ Senior undergoing chemo - couch surfing, tenting
- ▶ Senior living in shed, charity has provided a composting toilet
- ▶ Disabled senior caretaking 90 year old in exchange for housing
- ▶ Woman living in unheated attic
- ▶ Woman living in storage room in store she works at
- ▶ Father couch surfing; daughter staying with friends
- ▶ Employed couple living in garage with kitchen and bath privileges
- ▶ Chronically homeless, renting housing in tent
- ▶ Chronically homeless, employed, living in woods

The Department of Housing and Urban Development (HUD) defines homelessness as

- ▶ An individual who lacks a fixed, regular, and adequate nighttime residence;
- ▶ An individual who has a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
- ▶ An individual or family living in a shelter



The Department of Housing and Urban Development (HUD) defines homelessness as

- ▶ An individual or family who will imminently lose their housing and lacks access to or the resources or support networks needed to obtain other permanent housing



The Department of Health and Human Services (HHS) goes further to include

“An individual may be considered to be homeless if that person is “doubled up,” a term that refers to a situation where individuals are unable to maintain their housing situation and are forced to stay with a series of friends and/or extended family members.”



“Technology for Aging-In-Place”

Major Sterling Bishop, Director of Community Outreach, Dukes County Sheriff’s Office

Currently, a technology offered by the Dukes County Sheriff’s Office is the Project Lifesaver program. This is a wearable transmitter that is individualized with a radio frequency that will allow trained team members to locate an at-risk individual that may have wandered away from home. The device is worn on the wrist or ankle and is a free service provided by Dukes County.



A number of new technology advancements are available in the United States to help seniors live safely at home; descriptions and sample websites follow (Healthy Aging MV provides these as an educational resource; we do not necessarily endorse these companies):

HEALTH-RELATED TECHNOLOGY:

Wearable medical alert devices. Different types – some “necklace” type, some watches. Some automatically alert caregiver or other identified person if someone falls; others enable wearer to call 911.

Blood Pressure monitors, usually with a cuff that elder puts on, enable elder to report blood pressure to physician. Another being developed would actually send the BP report to physician.

Monitor temperature with a patch-like smart device.

Blood Glucose monitor, for diabetics.

EKG monitor: helps elders with atrial fibrillation to watch for dangerous changes in heart rhythm.

Smart Pill Dispensers: Some with alarm to remind elder to take pills at set times; others prohibit elder from making a mistake in pills.

Smart Toothbrush: some instruct elder in how to brush, in order to ensure that all areas of mouth are covered each time; some can send data to a free Sonicare app that gives weekly reports, can send to a family member if elder lives alone. Other electric toothbrush instructs to assure health of gums.

Fitness Trackers: Some in Smart Phones, some in smart watch, great variety. Designed for people of all ages; Track how frequently and how long person exercises; tracks heart rate, muscle burn, etc.

Vision, hearing and mobility devices for elders such as smart glasses.

Sleep apnea monitor: elder wears a smart watch which monitors if sleep apnea occurs, and wakes them up.

Video and web technology for elders to more easily communicate and stay in touch with family and friends

(continued on next page)

HOME-RELATED AIDS AND TECHNOLOGY:

Smart Home smoke and carbon monoxide alarms; some are just alerts, some connect to report a fire.

Smart Thermostats: Some very fancy. Can be set to go up during different times of day, down at night. Some can be voice activated.

Smart water and leak detectors with voice alarms.

Smart monitors for electric stoves, to remind elder if stove left on. Some will turn off stove, others just notify if left on. Smart control for gas stoves being developed.

Smart lighting: quite a variety. Light bulbs that can be adjusted by voice; smart light switches that can be set to go on/off at specified times, to assure both outside and inside lighting if coming home alone at night.

Smart oven turn-off being developed.

Smart TVs, with voice control already here.

Smart Refrigerators, check on any problems, keep track of what foods need to replace, etc.

Smart cleaning assistance already here: Robot vacuum cleaner (Roomba) for cleaning hard surfaces of wood, linoleum, tile. Also smart mops.

HOME SECURITY TECHNOLOGY:

Smart Home smoke and carbon monoxide alarms; some are just alerts, some connect to report a fire.

Smart locks: Can be set to lock at night, open in morning, with voice control.

Smart Doorbell with video: can see and even speak with someone at door without getting out of your chair.

COMMENTS:

- Great range of prices. Cutting edge of new devices quite expensive, but older ones not so much.
- People on-island probably need to check capacity of their electric systems, because much of the new technology needs a strong reliable network, and often an adaptation of older wiring systems.

Some of the aids and technology can be set up by elders, and/or their family members. Others aids and technology may require professional installation from plumbers, electricians, and/or carpenters.

WEB SITES AND LINKS FOR ADDITIONAL TECHNOLOGY AND INFORMATION:

www.medicalfuturist.com

www.ioaging.org/the-2018-guide-to-best-technology-resources-and-tools-for-seniors

www.diysmarthomeguide.com (Complete Guide to Smart Home Technology for the Elderly)

www.cnet.com/topics/smart-home (Best Smart Home Devices for 2019)

www.pcmag.com>reviews>consumer-electronics>smart-home

<https://projectlifesaver.org/>



“HARBOR HOMES AND HOMELESSNESS ON MARTHA’S VINEYARD”

Karen Tewhey, Associate Commissioner for Homeless Prevention, Dukes County

The mission of Harbor Homes is to provide safe, sanitary and secure housing and support services to low income residents of Martha's Vineyard to prevent them from being homeless and to help move them toward greater self sufficiency. The coalition includes: Island clergy, Dukes County Manager, Dukes County Regional Housing Authority, Island Housing Trust, Houses of Grace, United Way, Warming Center, MV Commission, Edgartown Council on Aging, Dukes County Commissioner/Associate Commissioner, MV Hospital, MV Community Services, and local businesses.

The waitlists for the few affordable housing opportunities on the Island continue to lengthen. The Dukes County Regional Housing Authority that offers housing to those with incomes between 50% and 120% of the adjusted median income (AMI) of Dukes County listed 230 residents on their waitlist in 2017. Island Elderly Housing reported a 4 year waitlist for subsidized elderly and disabled housing.

One of the dire consequences of this lack of access to rental housing on the Vineyard is the continuing spike in homelessness. While homelessness is increasing in many high-end real estate markets, the crisis on the Island is unique in 2 ways:

First, due to the lack of supply, any individual or family, regardless of income, who is dependent on a rental for housing is at risk of becoming homeless. This has affected town administrators, teachers, Stop and Shop employees along with low and moderate income residents. Second, some of the housing being rented on the Vineyard meets the HUD definition of “not meant for human habitation” and the resident qualifies as homeless. This would include landlords renting sheds or detached buildings that lack heat, running water, bath or kitchen facilities.

EMERGENCY SHELTER

Houses of Grace Shelter provided by Island Clergy

- ▶ January to March
- ▶ Dinner and Breakfast
- ▶ Represents 1092 volunteer hours

Warming Center

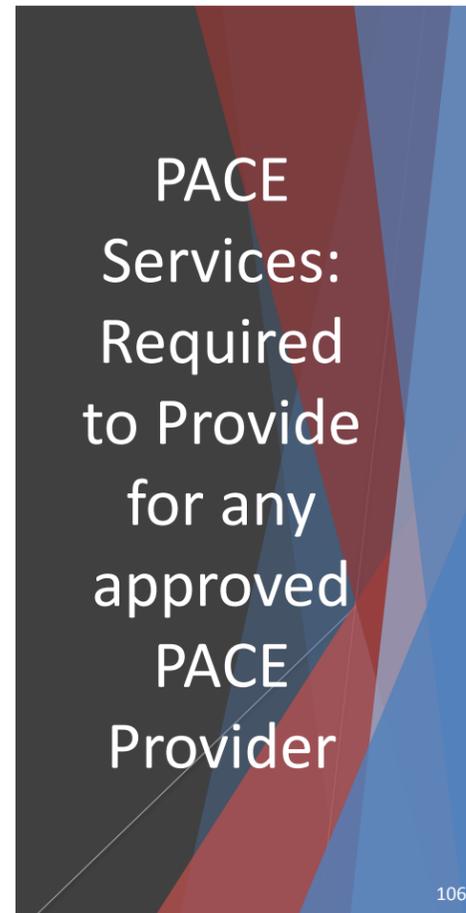
- ▶ Lunch, Laundry, Showers
- ▶ Monday - Friday; 11AM - 2PM
- ▶ Volunteer staffing

Motel Respite

- ▶ For families and medically fragile
- ▶ Funded by MV Permanent Endowment, Island Clergy Fund and private donors

- Primary and Urgent Care
- Hospital and Emergency Services
- Transition Care Management (for hospital or nursing home discharge)
- Ability to contract for Emergency services
- Post Stabilization Care
 - In-Home care
 - Medical Equipment and Supplies
 - Pharmacy
- PACE “Center” (Can be Medical Outpatient practice location)
 - Primary Care, Social Work/care management, Some scheduled Physical therapy, Nutritional counseling, some time for Occupational therapies
 - Transportation services (obviously this one will take some thought and budgeting)

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“HOME-CARE WITH ELDER SERVICES”

Megan Panek, Martha’s Vineyard Director, Elder Services of Cape Cod & The Islands

PACE Financing : (Snapshot)

- PACE Program payments are roughly \$7,200 per member per month – payments come from Federal Medicare contract with CMS .
 - PACE Providers are also insurance firms- they are responsible for managing the risk of each eligible PACE participant in that county/service area
- PACE financing model combines payments from Medicare and Medicaid (or private pay sources) into one flat rate payment to provide the entire range of health care and services (not housing or long term care) in response to an individual’s needs
- Initial Costs excluding the mortgage on a building = \$5M to include costs for transportation vans and working capital requirements
 - Start up funding can come from any source- including the state (Grants have previously been made available from MA)
 - The PACE literature from around the country speaks also of the large number of PACE programs initially funded through the use of Tax-exempt bonds

3/25/2019
Strictly Confidential



Fiscal Year 2018 Notable Numbers

Information and Referral Calls	11,489
Elders in Home Care Programs	3,700
Protective Services reports	1908
Health Services Screenings	2,198
Total number of Meals-on-Wheels delivered	290,432
Total number of meals served at dining sites	26,848
Mature Workers receiving skills training/work experience	44
Number ESCCI volunteers	934
Number of Senior Corp volunteers	461
Number of Senior Corps community partnerships	69
Number of community grants awarded	14
Cost of services paid to 49 provider agencies	\$18,200,000

Eligibility for State Home Care

•Age and residence:

- 60 years of age (under 60 with a diagnosis of Alzheimer's or related disorder)
- Resident of Massachusetts and not living in an institutional setting or Assisted Living Residence.

•Income:

- Based on a sliding scale, monthly co-payments of \$10-\$141/\$18-\$152 are required for individuals/couples with income above the Federal Poverty Level.
- Respite/Over-Income and Over-Income eligible, monthly cost sharing of 50% - 100% of the service plan cost is required.
- MassHealth members whose income is at or below 300% SSI FBR (\$2,313 in 2019) will not have a co-payment for Home Care Services.



Eligibility for State Home Care

Functional Impairment Level (FIL):

- Require assistance with at least One Activity of Daily Living (ADL) or 6 or more IADL impairments and have a critical unmet need (any ADL, meal preparation, food shopping, home health services, medication management, Respite, transportation for medical treatments).

Exceptions to the Uniform Intake Policy:

- At Risk. Elders who are at risk due to a variety of factors, including, but not limited to substance abuse, mental health problems or cultural and linguistic barriers.
- Protective Services. Elders who are receiving or are eligible to receive Protective Services.
- Congregate Housing. Consumers residing in a Congregate Housing Facility.
- Waiver Consumers. Consumers who are eligible for the Home and Community based Waiver Program.



PACE Essentials:

- The Program of All-inclusive Care for the Elderly
 - The population of elderly are those who want to remain in their homes or living in community- not nursing homes
- Fully Capitated Medicare and Medicaid managed care program authorized under federal Centers for Medicare and Medicaid
 - **Payment to PACE provider is per member /per month for full management of the patient's primary care needs, care management, and more.**
- PACE eligible patients must be 55 years of age or older and eligible for Medicaid. Must be living in Community- not a nursing home
- Meet the requirements under Title XVI for disability standards if the patient is 55-64 years of age (versus 65+ usual Medicare age)

• Why PACE?

- Evidence-based success for over 25 years in over 35 states
- Evidence-based models nationally for PACE funding to serve as adjunct to Green House Assisted Living and Affordable Senior Housing
- Eight PACE programs in the state of MA all part of the MA PACE Association
- **10,248 total Medicaid Members over 65 in Barnstable County as of 2016.**
- New PACE Director at State DPH level (Susan Ciccariella) stated her intent to expand PACE availability for SE/MA including Cape Cod and the Islands.
 - Navigator Elder Homes of New England Poised to apply nationally and for Barnstable and Dukes Counties to become PACE provider
 - Renee Lohman has experience in developing, funding and managing PACE programs in other states



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What's Happening on Martha's Vineyard?!

History of Relationship to date

- Navigator is introduced to Members of Healthy Aging MV team in Spring, 2018
- Introduction to MV Hospital leadership in June and discussions accelerate through the summer relative to an idea to bring Green House Homes to MV
- MV Hospital signed Letter of Agreement with Navigator Elder Homes in August to complete business plan and site plan for 6 acre property in Tisbury (site currently owned by MV Hospital)
- Navigator commissions and pays for Architectural services to examine potential future site for Green House Homes
- Healthy Aging extends its Scope of Work with CHI Partners to ensure market research relative to the future of care of elders on MV is updated.
 - Considerations for Skilled Nursing beds, Assisted Living , Aging in place with wrap around via programs such as PACE
 - Considerations of payer mix necessary to support new build of Skilled Nursing Green House Homes and support break even /profitability model: Medicaid beds, private pay mix, Assisted Living with PACE component
 - Considerations for the addition of workforce housing and fund raising to include on Vineyard to support retention of Certified Nursing Assistants

History: Martha's Vineyard

- Martha's Vineyard Hospital hires Stroudwater Associates to complete stakeholder interviews and validate existing known facts pertaining to Windemere Nursing Home
- Effective November, 2018, Navigator Elder Homes is completing development of formation of a new entity with MV Hospital/Partner's Health Care.
 - This entity will be necessary for Navigator to continue in a scaled development process
 - This new entity will create operating agreement to discuss future management and operations for the continuum of care of services for Older Adults living on Martha's Vineyard
- Navigator has a presentation date of November 29th with the Strategic Planning Board Committee.

State Home Care Programs

Home Care Basic - a program for elders who:

- meet the Home Care enrollment eligibility
- require assistance with I/ADLs
- have an Average service cost per consumer of \$301/month
- has a set co pay based on basic income (\$10-\$141 single and \$18-152 couple)
- Under \$28,410 single and \$40,199 married



Home and Community Based Services Waiver Programs

CHOICES - a subset of waiver consumers who are:

- 60 years of age or over
- State Home Care Program eligible
- Meet the Clinical eligibility criteria for nursing facility services (MH regulations 130 CMR 456.409). Eligibility determined by ESCCI RN
- MassHealth Standard eligible
- In need of and receiving a Waiver Program Service
- Service plan monthly cost minimum of \$534



Home & Community Based Services Waiver Programs

Home Care Basic Waiver – a subset of Home Care Basic consumers who are:

- 60 years of age or over
- State Home Care Program eligible
- Meet the Clinical eligibility criteria for nursing facility services (MH regulations 130 CMR 456.409)
- MassHealth Standard eligible
- In need of and/or receiving a Waiver Service
- Service plan monthly cost of \$533 or less

Home Care Services 25,019 hours 2018

- Laundry
- Chore- deep cleaning
- Companion
- Personal Care/HHA
- Home Making
- Shopping/errands
- Supportive Day program
- Personal Emergency Response System
- Home Delivered Meals(Meals on Wheels)
- Skilled Nursing Services(medication management)
- Medication dispensing system.

State Home Care Program

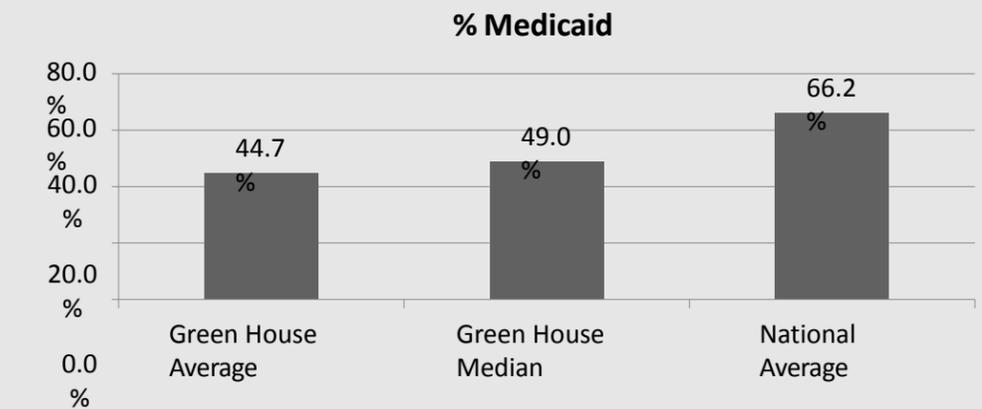
Over-Income – a program that supports consumers without caregivers in meeting the needs of elders who:

- Meet the Home Care Program eligibility criteria of
- 60 years of age (under 60 with a diagnosis of Alzheimer’s or related disorder)
- Residents of Massachusetts
- Functional Impairment Level (FIL)
- have an annual income over \$28,411 (single) or \$40,200 (couple) and are willing to pay an income-based percentage of the cost of services (50% to 100%)
- Are not MassHealth eligible* (CommonHealth exception)
- Are not eligible for other programs

Respite Over-Income – a program that supports consumers with caregivers in meeting the needs of elders who meet the criteria listed above



Medicaid in Green House Projects



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thegreenhouseproject.com

The Medicare Advantage

3/25/2019

Medicare is the fastest growing sector in the industry*

Attracting more Medicare residents supports stronger financial performance*

In 12/17, Medicare represented 12.2% of patient days nationwide but 22.8% of the revenue mix, per NIC

*Lepore, M., et al, “Nursing Homes that Increased the Proportion of Medicare Days Achieved Gains in Quality”, Dec. 2015

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Green House/Navigator Differentiation: BEST LIFE Dementia Care Training

Over 85% of all (over 8000 total elders) of those living in Green House homes are affected by some form of Dementia.



BEST LIFE is a comprehensive approach to memory care that helps staff to understand the complexities of Dementia, to see each elder as a unique individual, and to connect them to an engaged life.

- Empowerment of direct care staff to partner with those living with Dementia
- Education – Core support for Best Life features a 3-day on-site educational program
- Ongoing Support : Best Life includes 12 months of support and assessments
- Family Integration –Facilitation of family learning

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Frail Elder Waiver (FEW) Expanded Income Eligibility

Frail Elder Waiver (FEW) Expanded Income Eligibility for MassHealth Standard:

Elders who meet all Waiver program eligibility criteria except for MassHealth Standard eligibility:

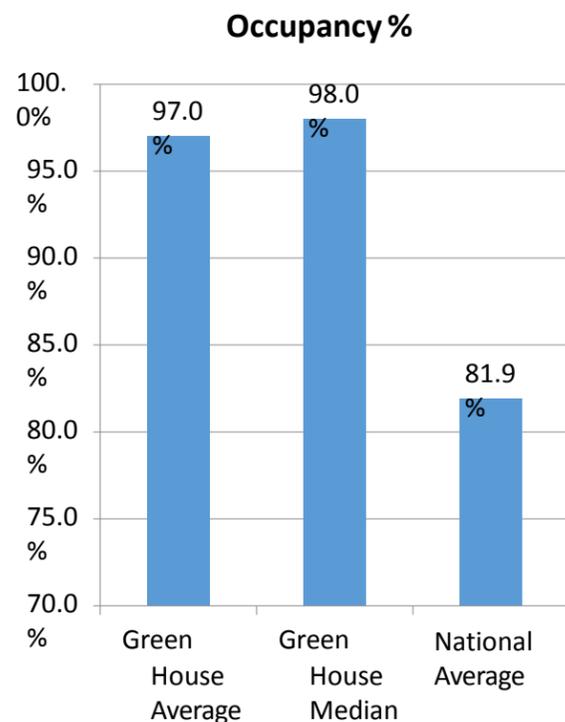
- With income at or below 300% SSI FBR
- (\$2,313 month in 2019)
- Have countable assets below \$2,000
- If applicable: Spouse has countable assets at or below \$126,400 in 2019

Can apply for MassHealth Standard using the FEW expanded income eligibility rule



Green House Occupancy

3/25/2019



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“AFFORDABLE RENTALS & DOWNSIZING”

Ann Baird, Service Coordinator, Island Elderly Housing
Lucinda Kirk, Property Manager, Island Elderly Housing

Island Elderly Housing provides affordable housing and independent living for the elderly and disabled on Martha’s Vineyard. We are a HUD and USDA-subsidized organization with 165 units in 12 different projects Island-wide. There are income, and for elderly housing, age restrictions that apply, but no residency requirement. Entry is based upon application and our waiting lists are generally administered according to the date the application is received.

The current waiting list is approximately 3 years; when a person’s name comes up, they have 60 days to accept or decline.



“CO-HOUSING AND THE MARKET RATE MODEL”

John Abrams, CEO and co-owner, South Mountain Company



Housing Options Forum for Elders

• March 2019 • John Abrams/South Mountain Company

- South Mountain Company (SMCo) is an integrated architecture, engineering, building, and renewable energy firm located in West Tisbury. Our staff of 37 includes five architects, two engineers, two interior designers and a team of carpenters, cabinetmakers, solar installers and administrators, all rolled into one multi-disciplinary team. We are a mission-driven certified B-Corp, a worker-owned cooperative and a triple bottom line company.
- SMCo mission: "Our worked owned triple bottom line company is an evolving model for the emerging regenerative economy."
- John's talk focused on two subjects:
 - the evolution of senior cohousing in the U.S over the last 10 years (Cohousing is a form of neighborhood development consisting of, generally, 12-35 residences with the following characteristics: the residents are the developers, and are responsible for neighborhood governance, there are extensive shared facilities, and there is more social interaction than in most neighborhoods). There are +/- 200 choosing neighborhoods in the U.S. Island Cohousing, designed and built by SMCo, is the only one on Martha's Vineyard.
 - a project SMCo is working on in Vineyard Haven, walking distance to everything, that will combine moderate income subsidized apartments with higher end apartments equipped for aging-in-place, which will meet the need for in-town residences for people who no longer can or want to be living in remote parts of the island.

The Green House Model: Value Proposition

The Green House Model is proven: Consistent and outstanding clinical outcomes and financial success

Since 2004, now in 31 states, more than 277 Green House Homes have opened or have operated through conversions of an existing /traditional facility

- The Business Model is self evident This is where people want to be
- This is what Elders and their families are seeking
- Boomers will not accept the current facility-like setting for their parents or themselves as future "homes"
- Attraction, not promotion
- Significant Robert Wood Johnson Foundation Funding since inception
- Green House is the Evidence-based/ Best Practice in the industry and provides the education and training resources for staff that are vital for long term success
- The Green House model is proven and demonstrates opportunity to generate private pay census, quality and revenue

It is not just about the physical space! Green House represents Culture Change

- The Green House Project, has evidence-based outcomes in many categories pertaining to elders , staff and caregivers.

Evaluations examined numerous measures:

- Green House elders reported improvement in seven domains of quality of life (privacy, dignity, meaningful activity, relationships, autonomy, individuality, emotional well being and food enjoyment)
- Improved quality of care
- Improved family satisfaction
- Improved staff satisfaction
- Higher direct care time
- Increased engagement with elders
- Less Job-related Stress
- Improved care outcome



“GREENHOUSE NURSING HOME AND GREENHOUSE ASSISTED LIVING MODEL”

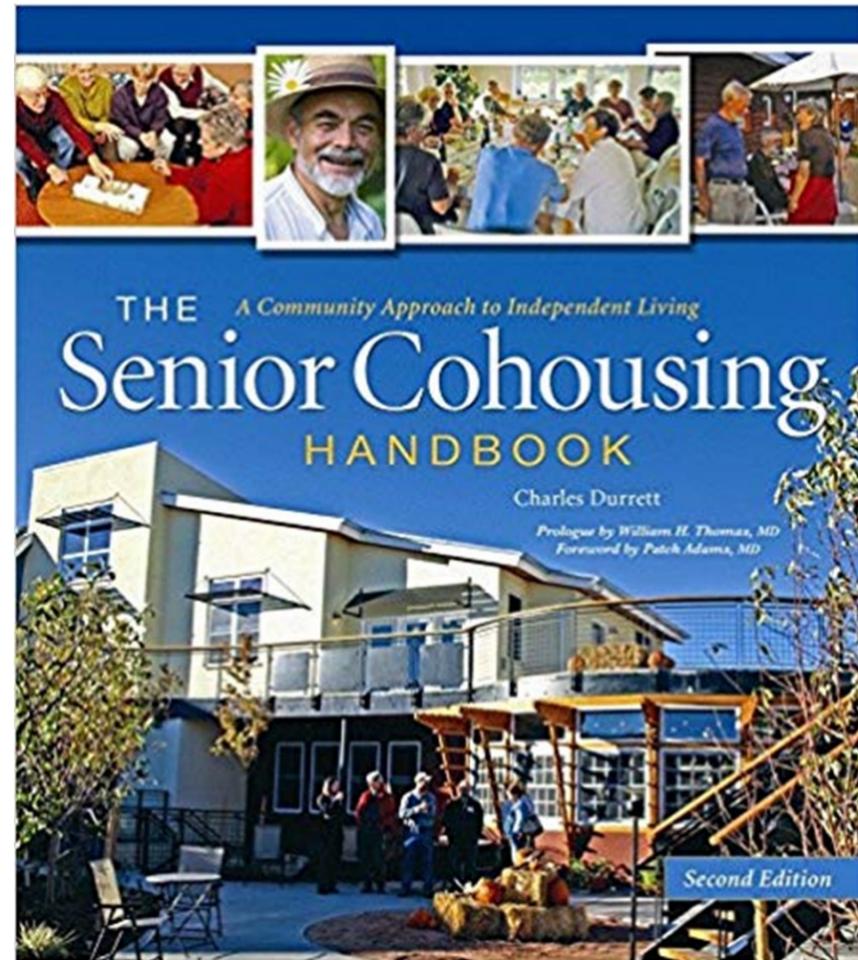
Renee Lohman, President and CEO, Navigator Elder Homes of New England, LLC

Between 2016-2018, Healthy Aging worked with Chi Partners LLC to assess the feasibility and marketability of developing a GreenHouse type of nursing home on island — smaller, more person-centered, with private rooms and baths for all residents, and available to both Medicaid-supported and private-paying clients. When the research showed that such a model could be successful --even possibly extended to assisted living — HA-MV searched for a knowledgeable and experienced company to partner with Martha’s Vineyard Hospital and Windemere. We are delighted that the partnership described below is the result.

Navigator’s mission is to enable elders to live their most meaningful lives possible in our Navigator homes. We are passionate about fostering self-direction, dignity, and a sense of well-being for elders, their families, caregivers and direct care staff. Navigator Elder Homes of New England LLC came about through a shared passion for introducing The Green House Project homes for older adults (www.TheGreenhouseproject.org). Five local colleagues with 150 years of combined experience in clinical and long-term care; Navigator Elder Homes is to acquire The Terraces in Orleans, a skilled nursing/ independent living facility (January 2019). We have partnered with Martha’s Vineyard Hospital to build new Green House homes on land in Tisbury to replace the existing nursing home. We will pursue a Dementia Care Training Contract and work with DPH to aid in expanding the PACE program to Barnstable and Dukes Counties.



Images of the co-housing community in West Tisbury MA. Begun in 1996 and built by South Mountain Company, Island Co-Housing is 16 houses on a 30-acre woodland site.



“Man stands for long time with mouth open before roast duck flies in.”

-Chinese saying



Creating Community, one Neighbourhood at a Time



- Resources
- What is Cohousing?
- Cohousing Directory
- Connecting with Cohousing
- Classified Ads
- Contact Us
- My account

Aging in Cohousing

In 2017, Coho/US created a new Aging in Cohousing initiative to support the creation of age-friendly cohousing communities in the U.S. - both multi-generational and senior only. Our goal is to empower cohousing communities to create physical and social environments that allow people to flourish as they get older.

Age-friendly communities are proactively designed, or retrofitted, to support aging in community and some level of co-care for aging members. The grounds and buildings incorporate universal design and the hard conversations about issues of aging are taking place. An aging in community committee is formed, an outreach/advocacy program is put in place, and the community policies are written or changed to easily adapt to the changing needs and abilities of community members; regardless of their age or circumstance.

If you would like to get involved through committee work, providing resources, or collaborative partnerships please contact us at aging@cohousing.org

Aging in Cohousing Initiative Goals:

- o Help communities capitalize on the opportunities and meet the challenges of an aging population
- o Provide resources - ideas, information, inspiration, and connections
- o Seek out opportunities for cohousing to address long-term care solutions
- o Create collaborative partnerships
- o Support research efforts in partnership with the Cohousing Research Network
- o Affect public policy by proposing model language and practices based on research



These eight zero-energy-possible houses designed and built for the Island Housing Trust in West Tisbury are a model for building community through affordable housing. The residents have enhanced the neighborhood with a communal playground, a vegetable garden, and a variety of landscape improvements. The high-performance design achieved LEED platinum certification.