Building Community as a Housing Development Strategy
Building Community as a Housing Development Strategy:

Intergenerational Housing

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Presentation Outline

● Introduction to H.O.M.E.’s Intergenerational Model
● H.O.M.E.’s Residences
● Community Planning Considerations
H.O.M.E.’s Intergenerational Model Is:

- A Philosophy of Life
- A Housing Option
- An Approach to Healthy Living
- A Community-Building Strategy
H.O.M.E.'s original goals for Nathalie Salmon House (1994)

- To resurrect an old social concept: that elders, young to middle-aged adults and children thrive living together in the “village,” sharing joys and responsibilities of life, learning from one another and developing tolerance for differences and appreciation of similarities.
- To improve the quality of life of low-income older adult households by providing a range of housing/service options in a homelike environment that includes families with children and young adults who live with the older people they assist.
- To provide a model of affordable, supportive housing for all people.
H.O.M.E.'s Intergenerational Housing

“An innovative communal possibility for a new and different lifestyle, fostering companionship and friendship by offering the residents the opportunity of caring for each other.”

Good Life Senior Residences

Family-style housing – with shared meals, common areas, and activities – for 12-15 seniors, 1-2 families with young children, and 4-6 younger adults who live and work as Resident Assistants.
Staffing

- Good Life Manager
- Cook
- Resident Assistants
- Property Manager
- Maintenance
Community Partnerships

- Nursing and Social Work Schools
- Neighborhood Groups
- Local Businesses (grocers, hardware stores)
Outings

- Resident-led planning
- Constant and consistent
- H.O.M.E. Van
- Entertainment, learning, or wellness
Intentionality Matters: Intergenerational Interaction

- Guiding value
- Programming is critical & resident-led
- Smaller size: 25-50 units ideal; up to 75
- Home-cooked and family-style meals matter
- Plenty of common spaces of different sizes
- Appealing furnishings for each generation
- Accessible for people with disabilities
- Outdoor garden and patio
- Near transit and community amenities
Design Matters: Safe Congregating

- Patios
- Community Rooms
- Lounges
- Terraces
Design Matters: Safe Congregating

- Patios
- Dining Rooms
- Lounges
- Terraces
Design Matters: Safe Congregating

Community rooms can serve multiple functions: for healing and serenity, seeing friends, and self-expression in the arts.
Design Matters: Safe Congregating

“Architecture can be a tool for therapeutic, community building, experiential education and culture making programming.”

-- Paul Alt, Alt Architecture

Rendering of a redesigned Garden Room for the Nathalie Salmon House by Alt Architecture, based on resident feedback (2020)
Click here for 3-minute video “walkthrough”
The Future: 

*Abrams Intergenerational Village*

- Partnership between H.O.M.E. and The Renaissance Collaborative (Bronzeville)
- 65-74 affordable units that would house seniors, grandparents raising grandchildren, and housing-insecure students
- Includes communal living floor
- Challenge: Financing streams for mixed-age groups, and mixed housing types
The Future: Good Life Residences at Abrams Intergenerational Village

- Communal living floor with a hybrid of private apartments for a grandfamily and a senior, and studios for seniors who share meals in the dining room.
- Resident Assistants live in studios on other floors.
- Robust social services and activities.
Planning Considerations

- Offer a “diversified portfolio” of housing options.
- Encourage intentionally age-integrated housing as an alternative to senior-only housing. (And it’s good for kids!)
- Recognize the advantages:
  - Naturally welcoming to people of all races, gender identities, sexual orientations
  - Mixed-income opportunity too
  - Helps young people stay in community
  - Promotes mental and physical health
  - Counters isolating tendencies of modern life
  - Fits with TOD, green, or mixed-use goals
Thank you!

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Holistic Intergenerational Housing
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https://oneroofchicago.org/
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Holistic Intergenerational Housing

● 100 units of mixed income housing for LGBTQ+ seniors and older adults living with HIV with low-income and market-rate units and a continuum of care (ILF/SLF)

● Transitional housing at the same site for up to 3 years for LGBTQ+ youth aged 18-24;

● Focused job training for the youth in culturally competent senior care and a career ladder in a rapidly growing sector of the economy.
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Holistic Intergenerational Housing

- Mission centered
- Board cohesion
- Continuous education
- Intentional fundraising
- Values based partnerships
  - SAGE (Advising)
  - HOME (Advising)
  - National Equity Fund
  - Full Circle Communities (Development Partner)
  - CFW LBTQ Giving Council
Mission Focused Board Development

Strategies
- Rolling Intentional Recruitment
- 1-2x/year retreats
- Monthly Education
  - Values
  - Frameworks
  - Culturally Informed Care

Onboarding
- Board Mixer
- Application + Invitation
- Orientation
- Board Buddies
- Committee or Role Assigned after 3 months
Values Aligned Partnerships
Tenets of Trauma Informed Care

Safety
Trust
Collaboration
Choice
Empowerment
Key Concepts

Visibility

Access

Appreciation
Working At The Intersections
The evolution of cultural competency

www.oneroofchicago.org
Queer Elder Leadership

Dr. Marci Bowers

Gloria Allen

Dr. Imani Woody

Dr. Jesus Ramirez-Valles
Jacqueline Boyd
Owner, The Care Plan

Training | Care | LGBTQ+

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Resources

SAGE - Services and Advocacy for GLBT Elders -  https://www.sageusa.org/
National Resource Center on LGBT Aging -  https://www.lgbtagingcenter.org/
Center for Elder and Disability Justice -  www.cdelaw.org
Center On Halsted  Senior Services -  https://www.centeronhalsted.org/senior.html
Gay and Lesbian Medical Association -  www.glma.org
Rad Remedy -  www.radremedy.org
Trans Lifeline -  https://www.translifeline.org/
The Care Plan -  www.the-care-plan.com
Continued Learning

Care Work: [Dreaming Disability Justice](https://www.oxfordscholarship.com/view/10.1093/acprof:oso/9780190276348.001.0001/acprof-9780190276348)


LGBT Inclusive Hospice and Palliative Care: [https://www.amazon.com/LGBTQ-Inclusive-Hospice-Palliative-Care-Transforming/dp/1639594146](https://www.amazon.com/LGBTQ-Inclusive-Hospice-Palliative-Care-Transforming/dp/1639594146)


Sexuality Disability and Aging: [https://www.amazon.com/Sexuality-Disability-Aging-Temporalities-Phallus-ebook/dp/B07L4MRXRR](https://www.amazon.com/Sexuality-Disability-Aging-Temporalities-Phallus-ebook/dp/B07L4MRXRR)

Gen Silent - film
Self-Care Resources

5 Minute Meditation https://www.youtube.com/watch?v=inpok4MKVLM

Meditation for Anxiety https://www.youtube.com/watch?v=O-6f5wQXSu8&t=169s

School of Social Work - University of Buffalo

Coping with Stress - CDC
Reflection

What questions do you still have about trauma informed care?

What will you do differently after this workshop?
References

Compassion Fatigue and Vicarious Trauma - Helping Ourselves to Help Others : Shari Gibson

Life Event, Stress and Illness : Razali Salleh Mohd

Bride, B. (2004). The impact of providing psychosocial services to traumatized populations. Stress, Trauma, and Crisis, 7, 29–46.


Trauma Informed Care In Behavioral Health Services . Treatment Improvement Protocol (TIP) Series, No. 57. Center for Substance Abuse Treatment (US).