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AND HOME FOR VETERANS

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Information Briefing for:

***120 – 122 Hancock Street***

**A Senior Living and Veteran Supportive Housing Development Concept**

**22 May 2019**



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**A Concept Proposal Discussion**  
**With**  
***The Local Neighborhood Civic  
Association***

**120 – 122 Hancock Street**  
**A Senior Living and Veteran Supportive Housing  
Development Concept**



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# ***New England Center and Home for Veterans***



## **A Community-based Service and Housing Provider for Veterans**

*Founded in Boston, 1989*

### **Major Service Categories**

**Supportive Housing – Human and Social and Services – Training, Education and Employment – A Community of Support**



**The Landscape of Today.... and Tomorrow**

# ***United States Military Veterans Today***

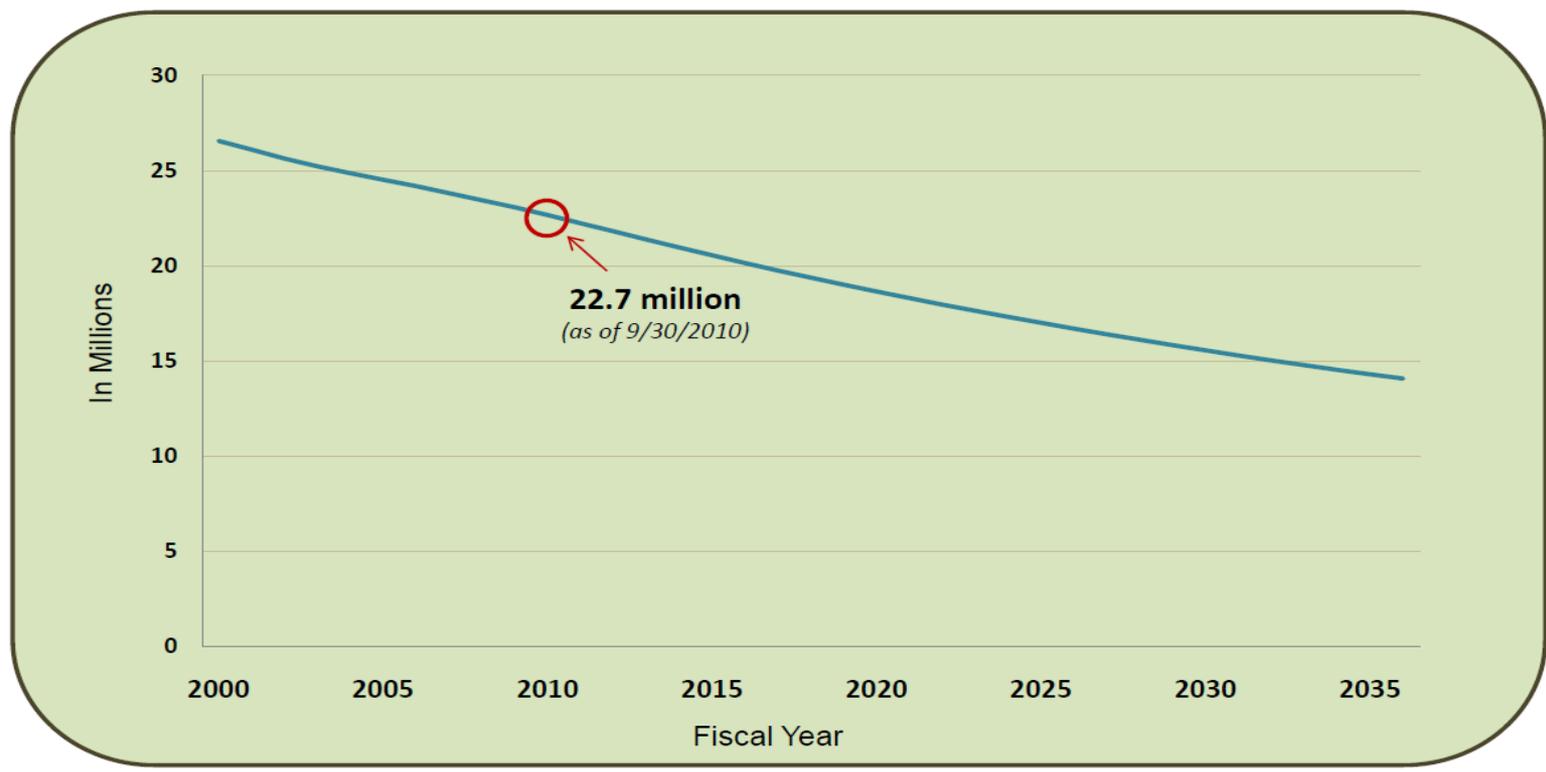
**Population demographics**





# Veterans in the United States Today

## Projected Veteran Population 17 Years and Older: 2000 to 2036

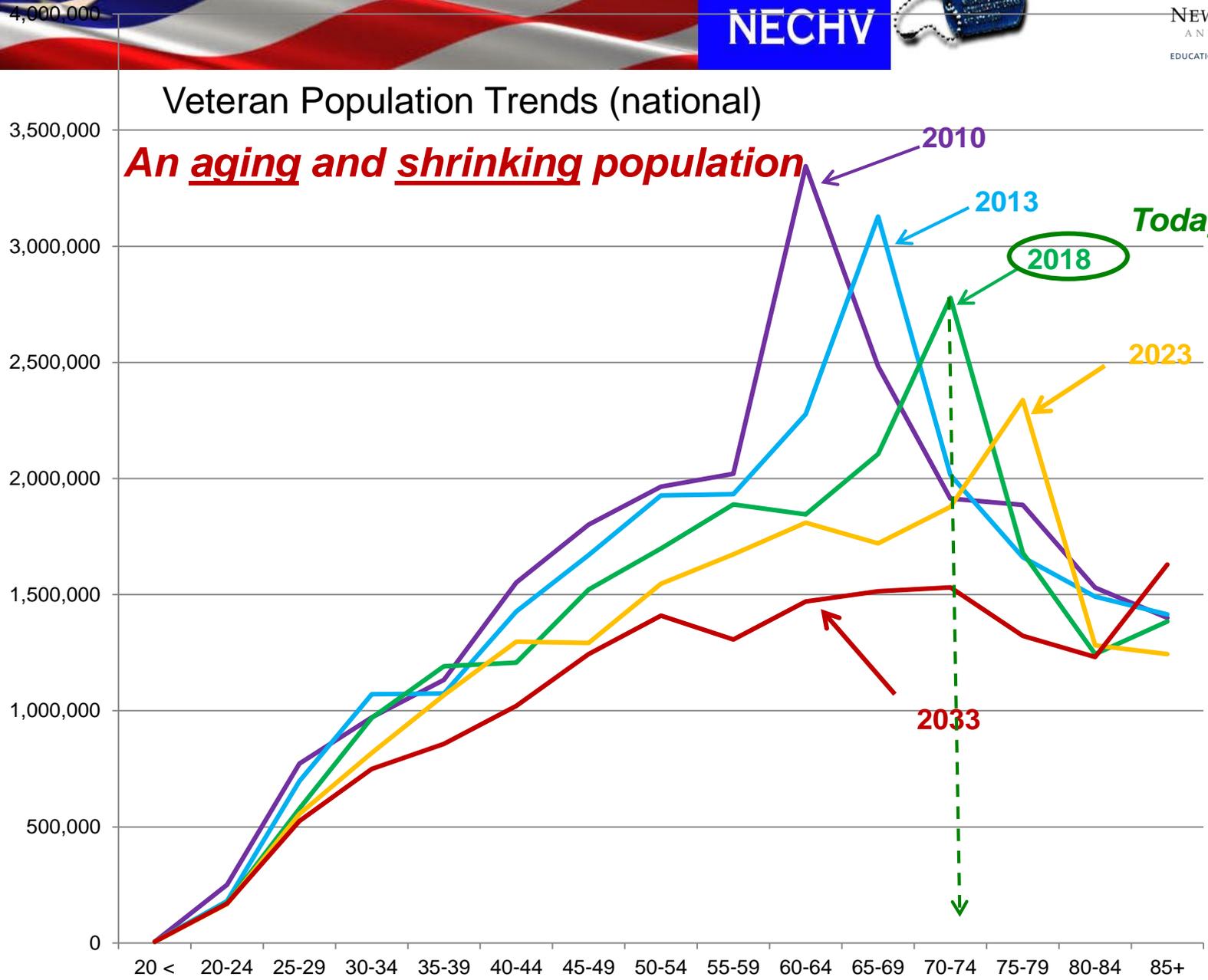


Source: Department of Veterans Affairs, Office of the Actuary, Veteran Population Projections Model (VetPop), 2007, Table 5L.



### Veteran Population Trends (national)

***An aging and shrinking population***



- 9/30/2010
- 9/30/2013
- 9/30/2018
- 9/30/2023
- 9/30/2033



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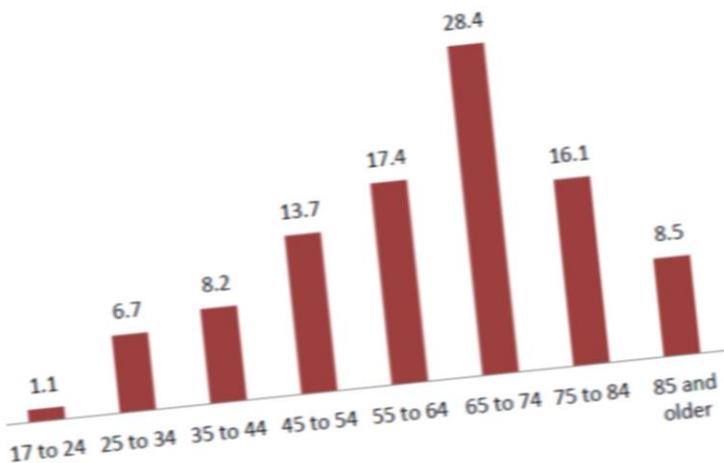
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United States Department of Veterans Affairs – Veteran Demographic Data:

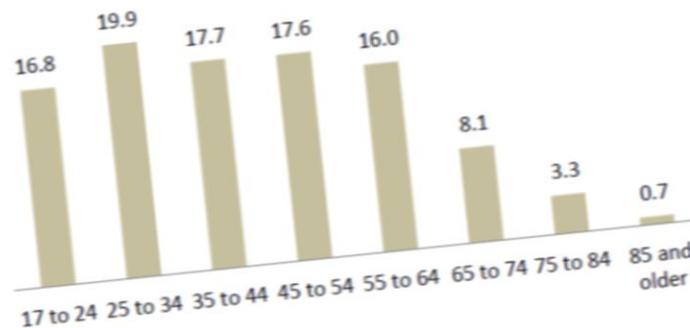
Male Veterans on average are older than non-Veteran men. In 2016, the median age of male Veterans was 65 and the median age of non-Veteran men was 41.

Age Distribution of Men  
(in percent)

Veterans



Non-Veterans



Veterans are OLDER than the general population (65 vs. 41)



**Any informed and meaningful discussion of Veterans' issues today, and the challenges they face in this country, by definition, **MUST** be largely about the issues and complications associated with aging, and how to ensure that people can age with dignity and with supports in a community**



# The Boston Globe

## More than half of middle-income seniors will lack resources for housing and care, study says

By [Robert Weisman](#) Globe Staff, April 24, 2019



Senior housing with health care services will be out of reach for more than half of middle-income Americans over 75 years old in the coming decade, according to a new study. (Suzanne Kreiter/Globe staff/File/2012)

**For more than half of middle-income Americans over 75 years old, senior housing with health care services will be out of reach in the coming decade, a new study warns.**

The report, published Wednesday in the journal Health Affairs, is the first comprehensive look at a vast and growing demographic group researchers call the "forgotten middle" — people who can't afford private assisted-living facilities but don't qualify for subsidized nursing home care unless they spend down the assets they accumulate during their working years.

# Affordable Community Senior Housing as a Priority

For more than half of middle-income Americans over 75 years old, senior housing with health care services will be out of reach in the coming decade, a new study warns.



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# New England Center and Home for Veterans' Permanent Supportive Housing Project





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To Increased and Improved Veterans' Supportive Housing in Two Years

# The Boston Globe

***“Homeless veterans wake up in new homes Christmas morning”***

The Boston Globe, December 24<sup>th</sup>, 2016



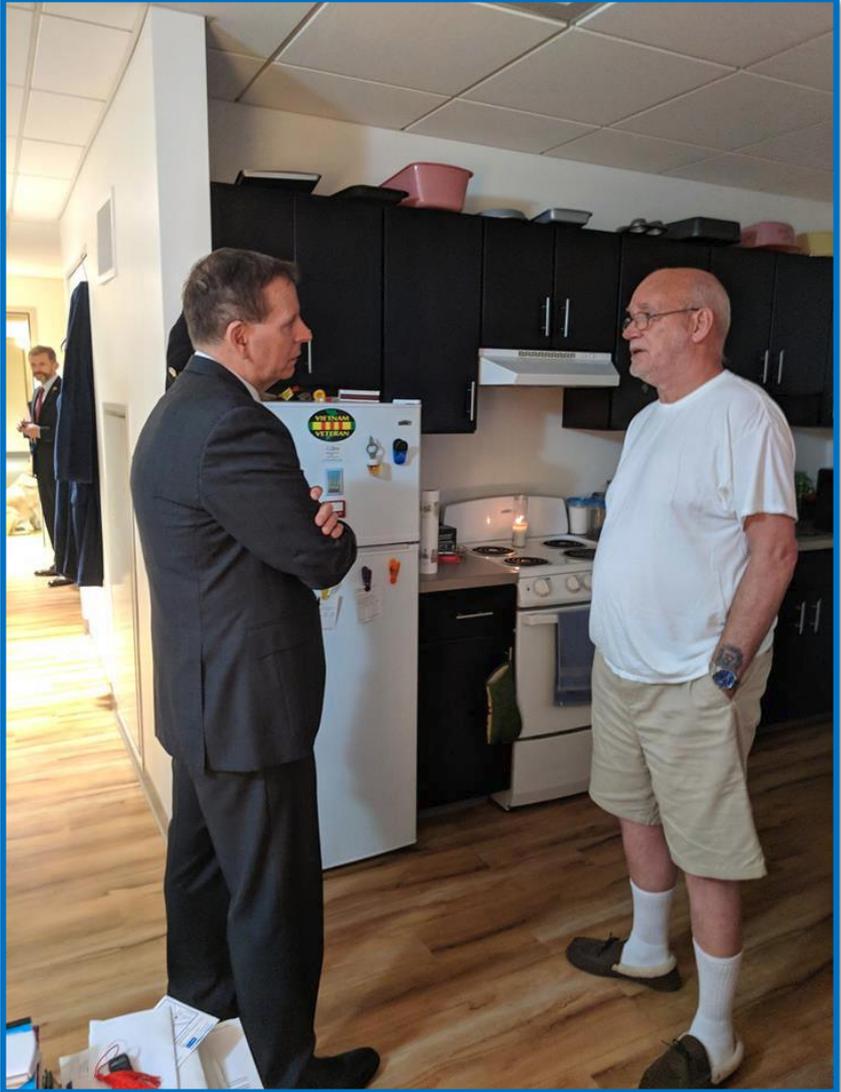
Thanks to the New England Center and Home for Veterans, Ronald Grey, an Army veteran, moved in to his new apartment on Court Street on Friday.



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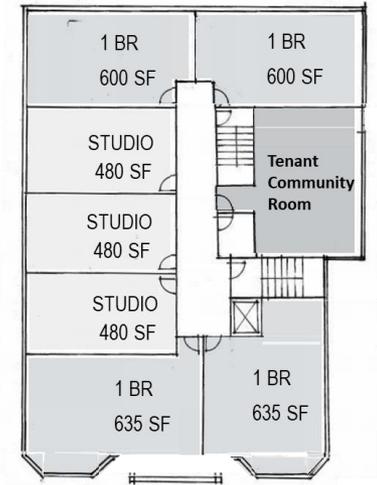


# 120 – 122 Hancock Street

## A Senior Living and Veteran Supportive Housing Development Concept

### Project Features:

- ✓ **Development is targeted to provide affordable housing for seniors and Veterans**
- ✓ **Approximately 20 units**
  - **9 Efficiency Units**
  - **11 One-bedroom Units**
- ✓ **All units will ADA compliant and respond to *Universal Design***
- ✓ **Mix of Veteran and Community Senior Housing**
  - **12 Project Based HUD VASH Vouchers for Veterans**
  - **8 Units for Senior's with a community preference**
- ✓ **Facility design enables effective delivery of supportive for residents**
- ✓ **On-site parking – to support upkeep and operations**
- ✓ **Common and Community meeting space**
- ✓ **Healthy, green and energy efficient facility**
- ✓ **Streetscape will reflect the character of the neighborhood (triple decker design)**
- ✓ **Project financed through Low Income Housing Tax Credits and various state and city funds for the construction of affordable housing**





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*Thank You*

**Questions?**

