



# Recommendations for UMore Park

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# + Cooperative Housing



- members purchase an ownership share in a cooperative, which entitles the shareholder to occupy a specific unit
- a share increases in value each year as equity is added according to the cooperative bylaws
- original share purchase price is returned to the member or to the member's heirs upon resale of the share

# + Cooperative Housing



- “From a gerontological point of view, the essential benefit of the cooperative is that it provides an economic structure and social framework that fosters self reliance, self control and determination, interdependence, and cooperation among the resident members, even among those with severe chronic conditions. As gerontologists we know that these factors contribute directly to continued independent living, successful aging and the enhancement of longer life.”

-Gerald Glaser, gerontologist, in 1981 testimony before the President's Housing Commission

# + Cooperative Housing



- offers the opportunity to combine the pride and tax benefits of ownership with the convenience and security of apartment living
- most important part of the cooperative is the people
- created for each persons benefit in conjunction with that of the fellow members
- each membership of the cooperative has one vote (regardless of the dollar amount of investment)

# + 7500 York



- Minnesota had the first FHA insured senior cooperative in the country in 1978
- 7500 York is the most successful senior cooperative in the country with over 500 applications for membership on the wait list
- Mission Statement: to provide a safe, healthy, and pleasant home for its members to enjoy and active, independent lifestyle in the senior cooperative environment
- UMore Park should develop senior cooperatives designed after 7500 York

# + 7500 York



- Board of directors- elected by membership of the cooperative
- Committees include: finance, executive, food service, property, resident activities, furnishings, nominating, archives, resident services advisory, york stop and shop advisory, and resident fund
- Resident activity sub committees include: life enrichment, music and arts, exercise, neighbor awareness, big screen, excursion, men of Yorke, hobby, workshop, garden, fun and games, bulletin board, library, and newsletter

# + 7500 York



## ■ Transit

- Walkable area surrounding the development
- Access to public transportation
- Private bus for residents to conveniently use to access local amenities
  - Grocery stores
  - Medical facilities
  - The shopping mall
  - Drug stores/convenience stores

# + 7500 York



- Community fellowship- many opportunities to be together but able to have privacy of their own unit
- As owners, residents get a say in what happens in the building and feel more in control of their own lifestyle
- Cooperative members have a democratic voice in the ownership and management policies through their board and committees

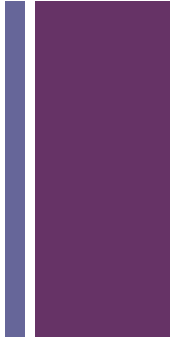


# + Ethnogeriatrics



- US will be home to many culturally sensitive communities that retain ethnic identity and have distinctive, ethnically themed:
  - Architecture
  - Landscape
  - Cuisine
  - Activities
  - New forms of gerontocracy
- Challenge: to provide opportunities for elders from disadvantaged or minority groups

# + Ethnogeriatrics



- The key to creating culturally sensitive communities is ethnogeriatrics
- Ethnogeriatrics- understanding the unique interplay of aging, culture, and ethnicity
- Implications for UMore Park
  - Researching the concept for ethnogeriatrics and using it in the architecture, landscape, and cuisine for senior development will increase the opportunity for diversity and integration

# + Implications



- Applying cooperative senior housing development style with the concept of ethnogeriatrics will create an independent, diverse, and successful aging environment for seniors living in UMore Park
- Key Features
  - Cooperative housing with community engagement and activities
  - Ethnogeriatrics concept to be inclusive of all ethnicities