

# Ascent Housing Foundation

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## Program Overview

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### Affordable Co-Living for the Golden Years

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#### Our Mission

Ascent Housing Foundation provides affordable, community-centered co-living homes for adults aged 65 and older in Northern California. We combat both the affordability crisis and the loneliness epidemic by creating vibrant, supportive communities where seniors can thrive with dignity and independence.

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#### The Problem We're Solving

Northern California faces a dual crisis affecting low-income seniors. The affordability crisis leaves many seniors spending 50-80% of their fixed income on housing, forcing impossible choices between rent, food, and medications. Simultaneously, the loneliness epidemic threatens senior health and wellbeing, with social isolation linked to increased risks of depression, cognitive decline, and premature death.

Traditional solutions fall short. Market-rate apartments are unaffordable on Social Security alone. Assisted living facilities cost 4,000–6,000 per month, far beyond the reach of low-income seniors. Even subsidized senior housing often has multi-year waiting lists. Meanwhile, seniors living alone face isolation, safety concerns, and the challenge of maintaining a home on a fixed income.

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#### Our Solution: Affordable Co-Living

Ascent Housing Foundation transforms traditional single-family homes into shared living communities for 4-6 seniors. Each resident has a private, lockable bedroom

while sharing common spaces such as the kitchen, dining room, living room, and bathrooms.

### **Key Features:**

Our model delivers affordability through shared housing costs. All-inclusive monthly rent of 975–1,400 covers private bedroom, all utilities, Wi-Fi, and weekly housekeeping—dramatically lower than market-rate apartments or assisted living. We accept Section 8 Housing Choice Vouchers, reducing out-of-pocket costs to as little as 300–600 per month for eligible residents.

Community connection is built into daily life. Residents share meals, celebrate holidays together, and form meaningful friendships that combat loneliness and enhance quality of life. The presence of housemates provides an informal safety net, with neighbors who notice if someone needs help.

Independence and dignity are preserved through private bedrooms with locks, month-to-month leases with no long-term commitment, and support for independent living without institutional oversight. Residents maintain autonomy while benefiting from community support.

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## **Who We Serve**

### **Eligibility Requirements:**

- **Age:** 65 years or older
- **Income:** Low- to moderate-income (generally 80% AMI or below, approximately \$60,000/year for single person in Sacramento County)
- **Independence:** Able to manage Activities of Daily Living (ADLs) without assistance
- **Background:** Pass criminal background check and rental history verification

We welcome seniors receiving Social Security, SSI, pension income, disability benefits, and other fixed income sources. We proudly accept Section 8 Housing Choice Vouchers.

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## What's Included

### All-Inclusive Monthly Rent (975–1,400):

- Private lockable bedroom (120-150 sq ft)
- All utilities (electricity, gas, water, trash)
- High-speed Wi-Fi internet
- Weekly housekeeping of common areas
- Fully furnished shared spaces (kitchen, dining room, living room)
- Laundry facilities (washer/dryer)
- Yard maintenance
- 24/7 emergency maintenance
- Off-street parking (1 space per resident)

### Community Activities (Optional):

- Weekly community dinners
  - Monthly celebrations and events
  - Group outings and social activities
  - Educational workshops
  - Arts, crafts, and gardening projects
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## Our Locations

### Current Service Areas:

- **Sacramento County:** Elk Grove, Sacramento, and surrounding areas
- **Mendocino County:** Expanding to serve rural seniors in Northern California

We're actively acquiring and converting properties to expand our capacity and serve more seniors in need.

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## **Our Impact**

Ascent Housing Foundation addresses critical needs in the senior housing landscape. We reduce housing cost burden from 50-80% of income to 30-40%, freeing up resources for food, healthcare, and quality of life. Our model combats social isolation through built-in community, improving mental health and wellbeing. We enable aging in place with dignity, allowing seniors to maintain independence while accessing community support.

By accepting Section 8 vouchers and serving low-income seniors, we fill a critical gap between market-rate housing and institutional care. Our co-living model is scalable and replicable, offering a sustainable solution to the affordable senior housing crisis.

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## **Our Structure: Dual-Entity Model**

Ascent Housing Foundation operates through a unique dual-entity structure that combines social mission with financial sustainability.

### **Ascent Housing Foundation (501©(3) Non-Profit):**

Owns and operates affordable co-living homes for low-income seniors. Accepts tax-deductible donations to subsidize operations and expand capacity. Applies for grants and government funding for affordable housing development. Ensures mission-driven operations focused on senior wellbeing.

### **Ascent Housing Partners LLC (For-Profit Real Estate Entity):**

Acquires and converts properties for the Foundation's use. Attracts real estate investors seeking triple bottom line returns (financial, social, environmental). Provides market-rate returns while supporting affordable housing mission. Enables scalable growth through private capital.

This structure allows us to combine philanthropic support with real estate investment capital, accelerating our ability to serve more seniors while maintaining financial sustainability.

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## **How to Get Involved**

### **For Seniors & Families:**

Call 916-752-2086 or email [info@ascenthousingfoundation.org](mailto:info@ascenthousingfoundation.org) to schedule a home

tour and learn about the application process. Tours available Monday-Friday, 10am-4pm.

**For Donors:**

Make a tax-deductible donation to support affordable senior housing. Your contribution helps subsidize rent for the most vulnerable seniors and expand our capacity to serve more families.

**For Investors:**

Partner with Ascent Housing Partners LLC to achieve triple bottom line returns while solving the affordable housing crisis. Contact us to learn about investment opportunities.

**For Partners:**

We're building a network of mission-aligned partners including social service agencies, senior centers, housing authorities, community organizations, and healthcare providers. Contact us to explore partnership opportunities.

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## Contact Information

### Ascent Housing Foundation

**Phone:** 916-752-2086

**Email:** [info@ascenthousingfoundation.org](mailto:info@ascenthousingfoundation.org)

**Website:** [www.ascenthousingfoundation.org](http://www.ascenthousingfoundation.org)

**Mailing Address:**

Ascent Housing Foundation

Elk Grove, CA 95758

**Office Hours:**

Monday - Friday: 9:00 AM - 5:00 PM

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## Our Vision

We envision a Northern California where every adult in their golden years has access to affordable, dignified housing with built-in community support. Starting in Sacramento and expanding to Mendocino County, we will create a replicable model that can serve communities across the region.

Beyond senior co-living, we plan to expand our model to serve emancipated youth and adults starting over, providing the same dignity, affordability, and community connection to all who need it.

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*Ascent Housing Foundation is a 501©(3) non-profit organization. All donations are tax-deductible to the extent allowed by law.*

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