

## **Get Serious about Post-pandemic Retirement Living**

The Covid-19 crisis most certainly has caused people to reconsider all sorts of things in their lives – how and where they live, what's no longer a priority, and the lifestyle changes they'll make in a post-pandemic world.

And for many of those over the age of 55, the crisis has solidified their pledge to avoid any kind of group living setting – assisted living or continuing care – in retirement.

After all, Covid-19 deaths were rampant in many such facilities. According to the *New York Times*, more than 40 percent of U.S. deaths from Covid-19 were linked to nursing homes and other long-term care facilities.

Moreover, residents who paid handsomely to buy a certain kind of lifestyle were all but held prisoner in such facilities and with no in-person contact with family members.

Consider what is happened as a wake-up call and give some serious thought to your retirement housing – envisioning your future, weighing your options, looking at what's available, examining your finances, and making a plan.

Though thinking about such topics is easy to put off, making such big decisions is best done in a calm, thoughtful way well before you are forced to do so because of a health crisis.

If you know an institutional setting is not right for you, consider some of the non-traditional living options that have emerged.

**Roommates** – Who in your circle of friends would make good future roommates? Could you invest in a property together and hire shared care to help you as you age?

**Tenants** – Would you consider renting part of your house to college students or recent graduates, who could do tasks around the house in exchange for lower rent?

**Village movement** – Would you like to join an existing Village or start a Village Movement (a grassroots program in which neighbors volunteer to help neighbors age in place) in your community?

**Communal living** – Would co-housing, featuring a mix of ages, people, and communal spaces be your speed?

**Campus retirement** – Is lifelong education central to your life? If so, a university-based retirement is another option. Housing is located on or near a college or university campus, and residents can take classes and participate in campus life.

Still, the vast majority – 75%, according to AARP – of people prefer to age in place. If you're among them, take a hard look at your home's flaws and start exploring ways to make upgrades using universal design principles. Universal design addresses the needs of everyone and allows a property to be accessed and used by all people, regardless of their age or disability.

Some basic questions to address include:

- Where are the home's potential dangers?
- How can you best adapt your house in a way that will keep you safe and active?
- How can you eliminate stairs?
- Is it possible to widen doorways to accommodate a walker or a wheelchair?
- How much can you afford to spend on upgrades?
- What are your financing options?

Consult with professionals – universal design experts, architects, and contractors -- who can help you develop and execute an appropriate plan.

Resources:

- **Co-Housing** – Foundation for Intentional Communities (<https://bit.ly/3hybPdF>); The Cohousing Association of the United States (<https://bit.ly/2YzoiVS>)
- **Universal Design Living Laboratory** <https://bit.ly/3fuh24G>
- **University-based retirement** -- <https://on.wsj.com/3e4UEOF>; <https://bit.ly/3e5ZDyC>
- **Village Movement** – Village to Village Network (<https://bit.ly/3hunf2b>); Beacon Hill Village (<https://bit.ly/2NOKUsZ>)



### Resuming nursing home visits

Leave it to the design community to respond quickly and creatively to a crisis.

Scott Brownrigg, a London-based architecture firm, came up with an idea to allow visits to nursing facilities to resume.

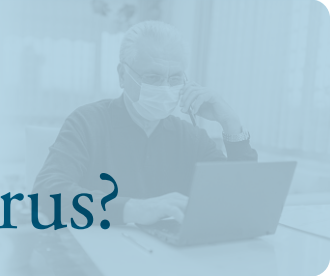
Its Social Contact Pod (<https://bit.ly/2ULBNRs>) lets people see and hear one another, but a clear protective barrier separates the parties and protects against transmission of Covid-19. Other innovative solutions likely will emerge too.

In addition, the Centers for Medicare and Medicaid Services (CMS) has issued guidelines about easing nursing home restrictions and making visits possible.

If your loved one is living in an assisted living or continuing care facility, familiarize yourself with the CMS guidance (<https://go.cms.gov/30LI03A>) and ask the facility management the timetable for restarting visits, how they'll keep residents and visitors safe, and what protocols you'll be required to follow.



# Can You Safely Buy or Sell a Home in the Age of Coronavirus?



**Many seniors are eager to buy or sell a home after sitting on the sidelines during the pandemic but worry about exposing themselves to COVID-19.** What should you know about the current state of real estate transactions if you fall into this camp?

First, the rules are constantly evolving and vary by market. Many new procedures have been instituted, and real estate professionals have been highly committed to keeping everyone safe.



## Safe Showings

**While traditional open houses aren't allowed in most markets,** real estate professionals are employing measures for in-person showings that adhere to local health guidelines, promote social distancing, and respect their clients' personal preferences.

For example, during scheduled showings, potential buyers may be asked to wear a face mask or covering and gloves, remove shoes or add protective booties, and use hand sanitizer. Owners may ask that no surfaces are touched—a request that works better if they leave all lights on and keep closet doors open.

As a buyer, you may want to request a virtual property tour, where your agent uses a live video service like FaceTime to walk through a home on your behalf, providing a closer look at various features, like the views from windows or the property's landscaping.

While phone calls, email, and text messages have long been popular communication tools, ask your agent about video conferencing options. They're often a better way to discuss important topics when in-person meetings are difficult or undesirable.



## Leaning on Technology

**Agents are using technology to facilitate nearly every aspect of real estate transactions,** including client communications and property showings.

For example, if you prefer no in-person showings, talk to your agent about virtual options like 3D virtual tours or virtual open houses. These technologies come much closer to replicating an in-person experience (versus only offering property photos).



## Contactless Closings

**Technology is also playing a pivotal role in managing transaction paperwork,** security deposits, loan applications, closing documents, and more, reducing or eliminating the need for in-person contact.

For example, you might be able to attend the closing in your car in a parking lot. Your contact will be minimal, similar to using curbside pickup services.



## On a Positive Note

**In most markets, inventories are low, and home prices have remained stable.** Additionally, mortgage interest rates are at historically low levels. These factors contribute to a solid real estate market and make it a desirable time to buy or sell a home.

Count on an SRES® to guide you through the process of buying or selling your home, making the transaction less stressful and more successful.

The Seniors Real Estate Specialist® (SRES®) designation is awarded by the SRES® Council, a subsidiary of the National Association of REALTORS® (NAR).

To learn more about SRES® and access various consumer resources, please visit [seniorsresource.realtor](https://seniorsresource.realtor).

