

Housing for Grandfamilies: A Rising Need

June 10, 2026

- Welcome, we will begin at the top of the hour
- Please type in the **chat** box - your name, state, tribe (if applicable), and role
- Type questions in the **chat** box at any point during our time together
- **We will provide a separate meeting link for a 30-minute Q&A with our presenters, starting in an hour, at 3 PM ET**
- By the end of the week, all participants will receive a link to the slides and the recording

Who We Are & How We Help



Learning Collaboratives and Information Dissemination

The Network hosts webinars and facilitates learning collaboratives.



A Centralized Hub

The Network is elevating exemplary kinship/grandfamily practices and programs from around the country.



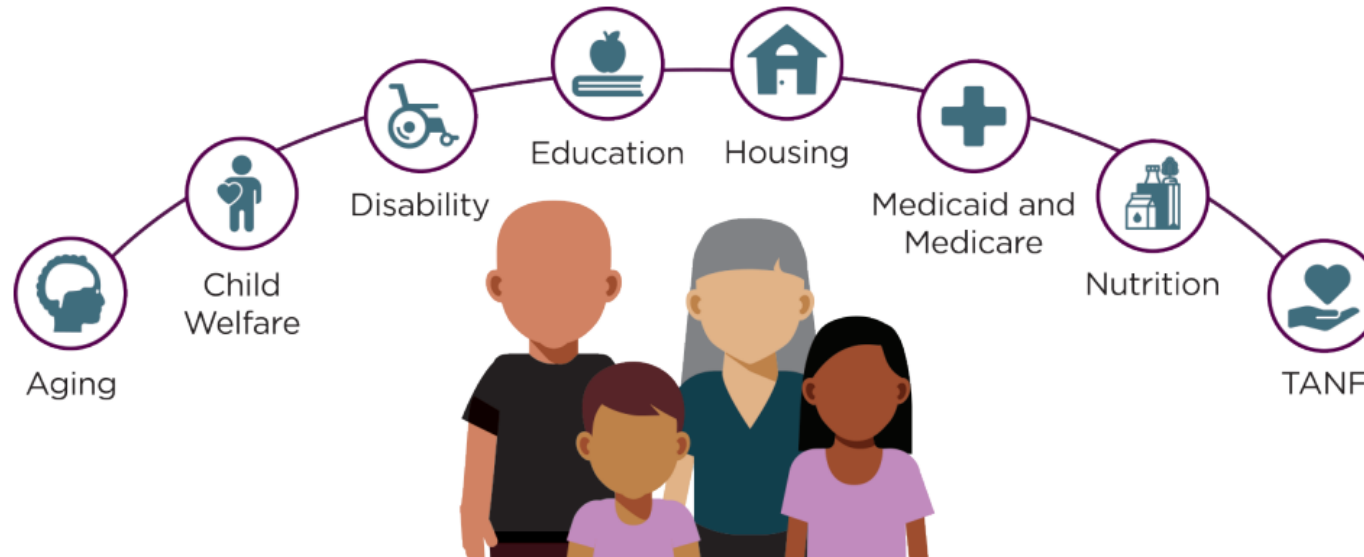
Bridging Systems for Kinship Families

The Network is helping Idaho, San Diego County, and Oneida Nation of Wisconsin optimize their collaborative approaches and improve their services. Solutions will be replicable for others.



Individual Assistance

We respond to individual requests for help from government agencies and nonprofit organizations.



GKSNetwork.org

Welcome Our Presenters



Paul Freitag
Executive Director
West Side Federation for Senior
and Supportive Housing, Inc.,
Bronx, NY



Karyne Jones
President & Chief Executive Officer
NCBA and NCBA Housing
Management Corporation,
Washington, DC



Jamarl Clark
Assistant Director
National Center on Grandfamilies
Generations United
(moderator)

PLAZA WEST

Washington, DC's First Grandfamily Housing Community

223

50

2018

Total Affordable Units

Dedicated Grandfamily Units

Year Opened

WHAT IS PLAZA WEST?

- 12-story affordable housing building in Washington, DC's Mount Vernon Triangle neighborhood
- The building includes 50 apartments designed specifically for grandfamilies, including grandparents, aunts, uncles, adult siblings, and other relatives who are raising children. Amenities include a youth activity room with computers, an on-site playground, a caregiver library, a fitness room, and a 12th-floor community space with views of the city.
- Serves families earning 30% to 40% of the area's median income
- Developed by Mission First Housing Group and Golden Rule Plaza, a Bible Way Church affiliate
- Funded by the District of Columbia's housing and behavioral health agencies and partners

COMMUNITY LIFE PROGRAM SERVICES

Case Management

Academic Support

Legal Aid

Financial Literacy

Health & Mental Health

Recreation & Youth

Opened 2018 · Mission First Housing Group & Bible Way Church · Mount Vernon Triangle, Washington DC





WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE HOUSING



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CBS NEWS
NEW YORK

THE COST OF CAREGIVING



WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE HOUSING

20 Years Ago: MOVE-IN CRITERIA

- Head of Household 50 and over – preference for over 55
- Court sanctioned custody of a minor related by blood or marriage
 - Custody papers
 - Adoption papers
- There must be a skip generation – biological parents of children not part of household
- ALL the children must be under 18



20 Years Ago: MOVE-OUT CRITERIA

- Youngest Child reaches 21 they need to begin the move-out process
- Youngest child at 22 family must be moved out
- If minor leaves the household and if there is longer a senior in the household then ineligible
- If the biological parent moves in the whole family must move out





WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE HOUSING



PACT

Permanent Affordability
Commitment Together



WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE HOUSING

Proposed: MOVE-IN CRITERIA

- Intergenerational family
- Senior as head of household
- Other household members are family members
- Must fulfill Section 8 income and occupancy standards



Proposed: MOVE-OUT CRITERIA

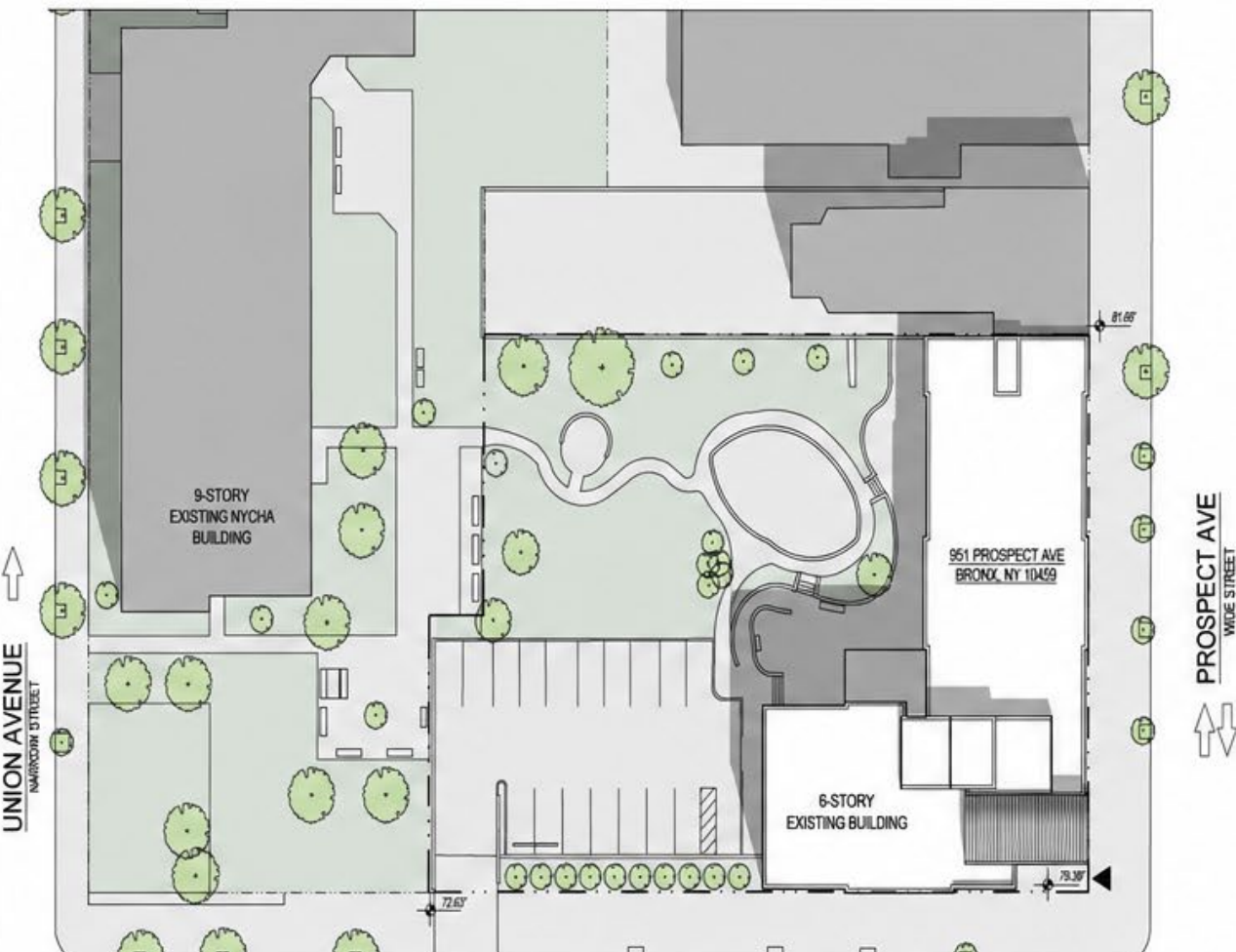
- No “forced move out”
- If the apartment is vacated, the next available unit must conform with the MOVE-IN criteria



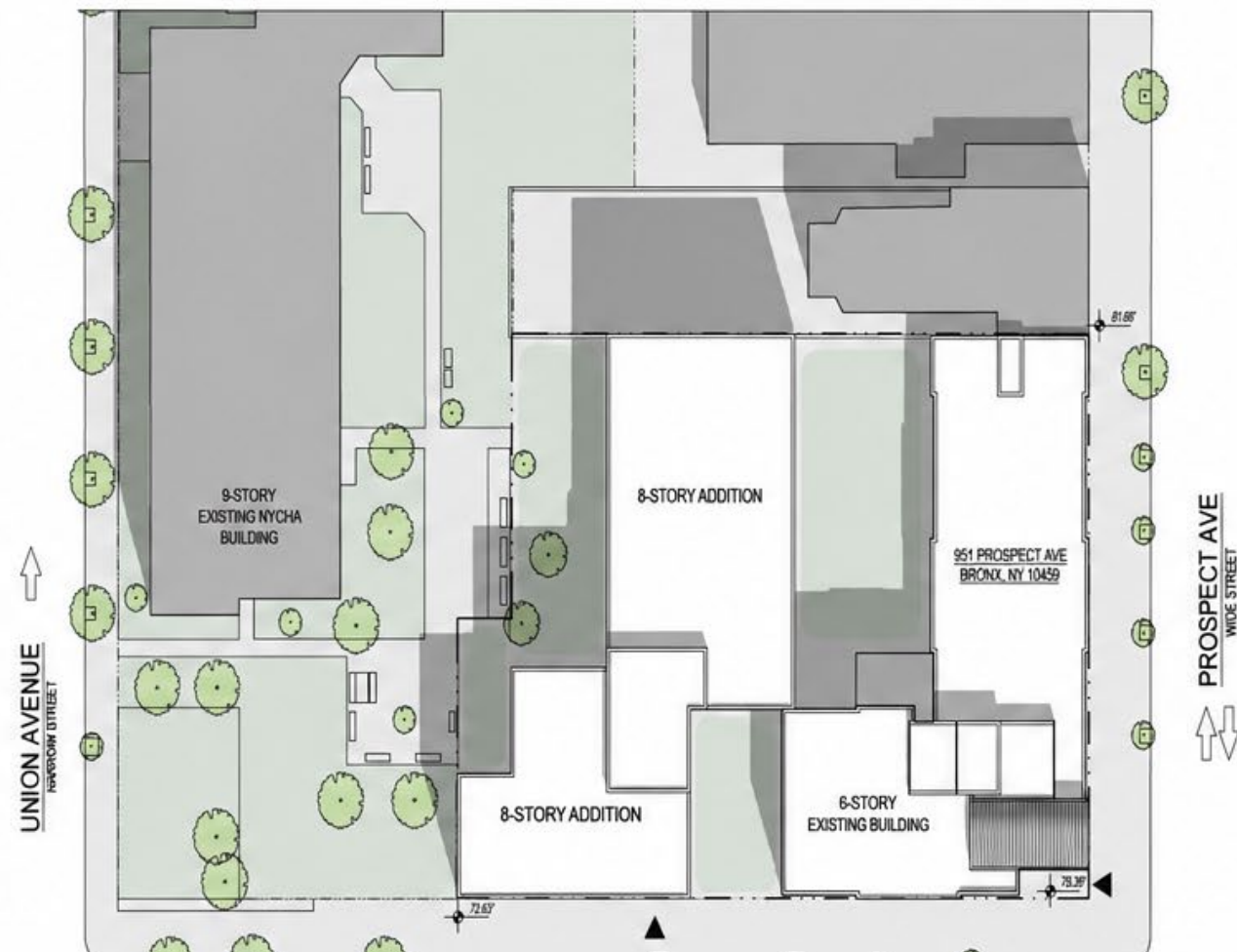


WEST SIDE FEDERATION FOR SENIOR AND SUPPORTIVE HOUSING

EXISTING SITE PLAN



PROPOSED SITE PLAN





C
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Carl F. West Senior Estates
& Grandfamily Apartments

ABOUT US

The Carl F. West Senior Estates and Grandfamily Apartments is a transformative housing community created to support older adults, grandparents raising children, and families seeking stable, affordable housing in the heart of Washington, D.C. Developed by NCBA, the community reflects a commitment to dignity, independence, wellness, and multigenerational support.

Our Mission

To provide safe, affordable, and supportive housing that empowers older adults and grandfamilies to live with dignity, independence, and opportunity. Carl F. West Senior Estates is committed to fostering a vibrant multigenerational community that promotes wellness, connection, stability, and quality of life for every resident.

Our Vision

To create a thriving multigenerational community where older adults, grandfamilies, and families have access to safe, affordable housing, supportive resources, and opportunities to live healthy, connected, and empowered lives. Carl F. West Senior Estates envisions a future where every resident is valued, supported, and able to age with dignity while building stronger families and communities together.

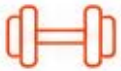
Community Highlights



179-unit affordable housing community



36 dedicated grandfamily apartment units



Fitness center and wellness-focused amenities



Library and computer learning lab



Family-friendly outdoor recreation spaces



Located in Columbia Heights, Washington, D.C.



Headquarters location for NCBA programs and services



A New Era in Senior & Grandfamily Housing Begins in D.C.



MODERN KITCHENS



SPACIOUS APARTMENTS



ACCESSIBLE BATHROOMS



FITNESS CENTER



LIBRARY



COMPUTER LEARNING LAB



CHILDREN'S PLAYGROUND



Grandfamily Living

Where Generations Grow Together

At Carl F. West Senior Estates, we support grandparents and relative caregivers raising children by providing comfortable homes, helpful resources, and a caring community where families can thrive together.



Family-Centered Homes

- Floor plans designed for both privacy and connection
- Safe, comfortable spaces for children to learn, grow, and play
- Spacious layouts with modern finishes



Support & Resources

- On-site supportive services and caregiver resources
- Youth enrichment, tutoring, and educational connections
- Healthcare and wellness navigation



Community & Connection

- Intergenerational activities and workshops
- Peer-to-peer support opportunities
- Safe, welcoming spaces that foster belonging and stability



Built for Stability. Designed for Family.

Our 36 grandfamily units offer more than a place to live — they provide a foundation for stronger families and brighter futures.



“Grandfamily Housing is more than apartments — it’s a support system for caregivers and children alike.”

Community Amenities & Resident Experience

Carl F. West Senior Estates was thoughtfully designed to support independent living while creating opportunities for connection, wellness, and community engagement. Residents and grandfamilies have access to modern amenities, supportive spaces, and family-friendly features that encourage healthy and vibrant living.



WELLNESS & FITNESS

- Modern fitness center designed to support active lifestyles
- Wellness-focused spaces that encourage healthy living
- Safe and accessible building design



LEARNING & TECHNOLOGY

- Library and quiet reading areas
- Computer learning lab with internet access
- Community spaces for educational programs and workshops



FAMILY-FRIENDLY AMENITIES

- Outdoor recreation and playground spaces for children
- Comfortable gathering areas for families and residents
- Grandfamily-focused environment that supports multiple generations



RESIDENT SUPPORT & COMMUNITY SERVICES

- On-site supportive services and community partnerships
- Resources for caregivers, older adults, and families
- Access to wellness navigation and community programming



MODERN APARTMENT LIVING

- Spacious apartment layouts with contemporary finishes
- Accessible bathrooms and thoughtfully designed interiors
- Secure, welcoming, and affordable housing environment

“A vibrant community designed to support independence, connection, and opportunity for every generation.”

Stories Of strength & Hope

Meet LISA

Age 66 | Former Home Health Aide



HER HARDSHIP

After losing her job during the pandemic, Lisa fell behind on rent and faced eviction. She had to choose between paying for medication and groceries.

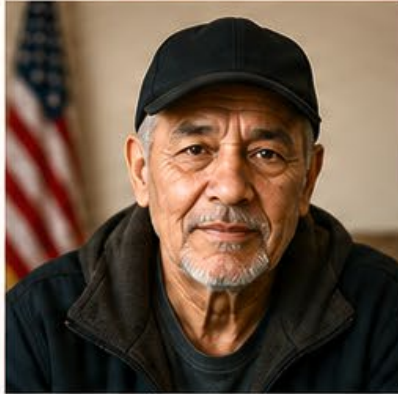
HER TRIUMPH

At Carl F. West Senior Estates, Lisa found an affordable home, access to healthcare resources, and a supportive community. Today, she is back on her feet, volunteers at the front desk, and inspires others.

“ This community gave me more than a place to live—it gave me hope again. ”

Meet DAVID

Age 70 | Disabled Veteran



HIS HARDSHIP

Living on a fixed income and dealing with a disability, David struggled to keep up with rising rent and utility costs. He feared he would have to leave the neighborhood he knew and loved.

HIS TRIUMPH

At Carl F. West Senior Estates, David now has a safe, accessible apartment and the support he needs to live independently. He's connected with resources, peers, and purpose again.

“ They treated me with respect and gave me the stability every veteran deserves. ”

Meet GRANDMA JOYCE & HER GRANDCHILDREN

Grandmother, Caregiver to Three Grandchildren



THEIR HARDSHIP

After the loss of her daughter, Joyce became her grandchildren's guardian. On a limited income, she struggled to find a safe, affordable home large enough for all of them.

THEIR TRIUMPH

The grandfamily apartment at Carl F. West Senior Estates gave Joyce and her grandchildren the space, safety, and support they needed. The children are thriving, and Joyce has peace of mind knowing they have a stable place to call home.

“ We went from barely getting by to building memories and a better future—together. ”



Different stories. One community.
Stronger together.



DIVERSE FAMILIES
UNITED



SUPPORT THAT
EMPOWERS



HOMES THAT
HEAL



COMMUNITY THAT
LASTS



Carl F. West Senior Estates
& Grandfamily Apartments

▶▶ THANK YOU



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[HTTPS://NCBACFW.COM](https://ncbacfw.com)

Living Longer. Aging Better.

Join Us for our Next Webinar!



Strategies for Using Data to Prioritize Kinship Care

Wednesday, June 24, 2026

2:00 p.m. – 3:30 p.m. ET

Register Here



Connect & Access Support

Request assistance

We will add you to our monthly newsletter list, unless you ask us not to. To see past issues: www.gksnetwork.org/the-network-connection-newsletter/

For the latest updates, follow the Network on [LinkedIn](#)





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