SMALL BUSINESS EXCHANGE NORTHEAST

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Promising Solutions for Senior Housing Needs

By Sarah Rosen Wartell

States and localities need to improve housing affordability, availability, and accessibility.

The nation's housing crisis is not only making it difficult for young people to afford rent or home ownership. It's also affecting millions of seniors, who deserve to age with dignity and security. The mounting housing affordability, availability, and accessibility challenges our seniors face need greater attention from state and local leaders.

Roughly 12.4 million older households are housing cost burdened. For a growing number, this burden can lead to homelessness, with renters most at risk. Meanwhile, many older homeowners cannot find accessible housing or afford the repairs that would allow them to safely age in place. As a result, they remain in homes that are larger than they need, not accessible, or increasingly hard to maintain, allowing what may be their largest asset to lose value while limiting housing options for younger families.

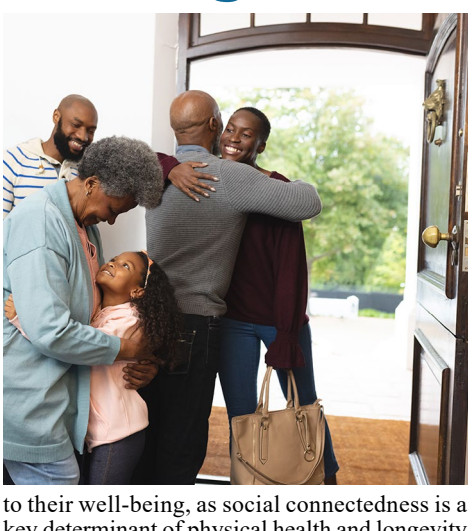
The recently enacted federal 21st Century ROAD to Housing Act did not directly tackle these problems. And if left unaddressed, these challenges will only get worse. The US population is aging rapidly, with the share of Americans ages 65 and older expected to reach 23 percent in 2050. To determine effective solutions, state and local leaders first need a clear picture of the specific housing challenges and needs of seniors. A comprehensive housing needs assessment can help leaders ensure that solutions are grounded in local context.

Every community is different, and no single solution will address every housing challenge. Here is a range of solutions that state and local leaders can adapt to meet the specific affordability, availability, and accessibility needs of seniors in their communities.

Affordability

A national AARP survey found that most adults (75 percent) would like to age in their home and remain in their community (73 percent), but that nearly half expected to relocate given rising rent, home maintenance, or property tax costs.

Ensuring that older adults can live independently in their current home or community is critical



to their well-being, as social connectedness is a key determinant of physical health and longevity among seniors.

To reduce the costs of aging in place, 17 states have deployed property tax circuit breakers, which

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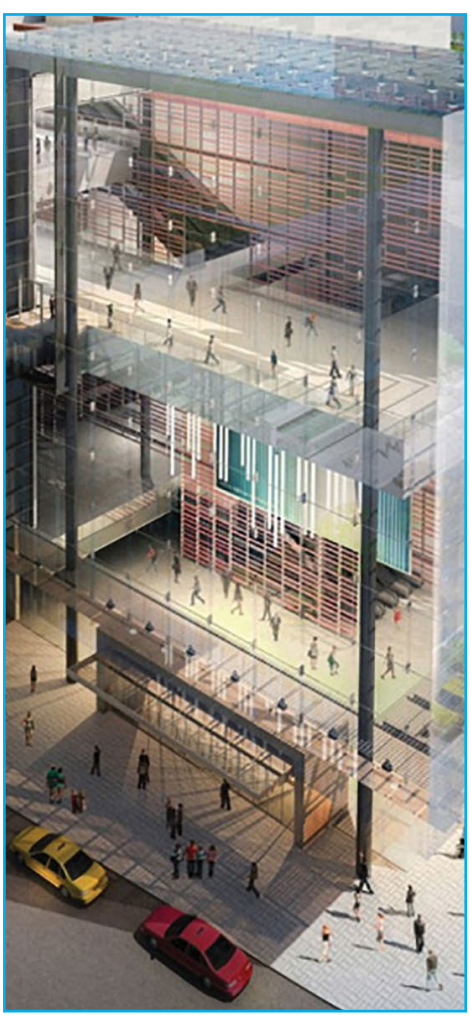

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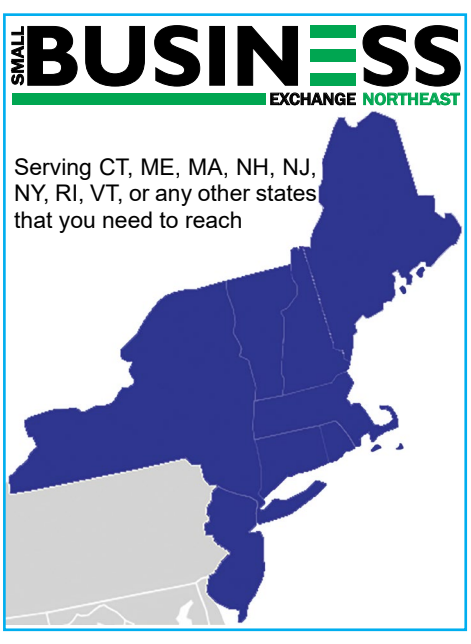

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weekly or whenever wherever to whomever you need to reach among agencies contractors diversity firms

SKANSKA

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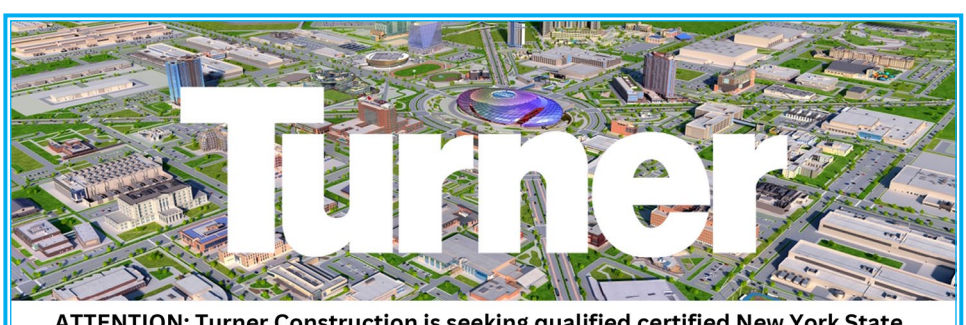
IS SOLICITING COST PROPOSALS FROM NEW YORK MWBE AND SDVOB SUBCONTRACTORS AND VENDORS
Design-Build Services for Metro-North Railroad Hudson Line Bundle Project
MTA Construction and Development Contract No. C1000220416
Bid Date: August 20, 2026

Description of project:
Design-Builder to complete track raising along all (4) tracks at (4) new permanent bridges. Construction to include new substructure, superstructure, retaining walls, waterproofing, ballast, track, and third rail at these bridges. Utility protection and relocation will be necessary to keep necessary infrastructure in service. Some site remediation will be necessary at distinct track locations, including tree clearing, rock scaling, rock bolts, cable mesh, rockfall drapes, and shotcrete. Substation modifications will be required to tie in new service.

Many bidding opportunities are available: portable toilets, cleaning, survey, trailers, containers and dumpsters, clearing and grubbing reinforcing, concrete, structural steel fabrication, demolition, haul and dispose of soils and ballast, micropiles, soil erosion and sediment control, cofferdams, electrical subcontractor, vibration monitoring, waterproofing, rock scaling.

If you are interested in bidding on this project, please contact Skanska's Outreach Coordinator: Aislinn.Speranza@skanska.com • EOE/Vet/Disabled



ATTENTION: Turner Construction is seeking qualified certified New York State (NYS) Minority- and Women-Owned Business Enterprise (MWBE), Service-Disabled Veteran Owned Business (SDVOB) to provide the following scopes of work on a Commercial Confidential Project in Melville, NY, Long Island.

BID PACKAGES
- BP# 016 - Misc. Metals
- BP# 018 - Millwork
- BP# 022 - Telecom/Security
- BP# 025 - Overhead Coiling Doors
- BP# 026 - Resilient Flooring
- BP# 027 - Epoxy Resinous Flooring
- BP# 028 - Interior Stone & Tile
- BP# 029 - Ornamental Metal & Glass
- BP# 030 - Toilet Partitions/Specialties

BID PACKAGES
- BP# 031 - Painting
- BP# 033 - Signage
- BP# 035 - Loading Dock/Equipment
- BP# 036 - Landscaping
- BP# 037 - Folding/Operable Partitions
- BP# 038 - Food Service
- BP# 039 - Window Treatment
- BP# 047 - Bathroom Trailers

If you provide these services and are interested in participating, please complete the vendor interest form using this QR Code.

PROJECT OVERVIEW
A new out-of-the-ground two story, approximately 80,000 square foot (SF), Operational Facility, along with an adjacent, approximately 10,000 square foot (SF), equipment yard, on a 7-acre clear greenfield site in Melville, New York. This is a purpose-built, storm-hardened, redundant, state-of-the-art operational facility.

The building will include a 2-story high Technology arena, second story observation space, offices, meetings and training rooms, break rooms with pantries, a wellness room, restrooms with showers and lockers, and an open work area for workstations or touchdowns. The facility will also contain various meeting spaces that are flexible, and capable of being subdivided into three or more rooms that may be utilized as bunk areas to house storm riders. All necessary and required mechanical, electrical, emergency back-up equipment, and systems with also be constructed.

The project construction duration is from Q1 2026 through Q4 2027.

Learn More

NMSDC
National Minority Supplier Development Council

Small Business Exchange Northeast DEI

- Advertise
- ITB to Targeted (NAICS/SIC/UNSPSC) Certified Businesses
- Telephone Follow-Up (Live)
- Agency/Organization Letters
- Computer Generated Dated and Timed Documentation
- Customized Reports Available

For more info contact Valerie Voorhies at vvv@sbeinc.com

VIRTUAL EVENTS FOR YOUR BUSINESS

2026

SBA 101: Introduction to SBA Programs Webinar
Tuesday, August 11, 2026, 10:00 am–11:00 am
Online
Main Sponsor(s): US Small Business Administration, Rhode Island District Office
Contact: Brian Hopkins, 401-528-4575, brian.hopkins@sba.gov
Fee: Free; registration required
This free workshop, presented by the Rhode Island District Office, is designed to help entrepreneurs understand the various SBA programs and services available to help them as they start, expand, grow, and recover their businesses. This overview presentation covers: Introduction to the SBA; SBA Resource Partner Network—Business Training and One-on-One Counseling; Selling to the Federal Government—SBA Contracting Certification Programs; Access to Capital—Loan and Surety Bond Programs; International Trade Assistance; Emergency Preparedness and Disaster Assistance Loans. Register online for the free workshop webinar at https://www.sba.gov/event/80673

Federal Contracting for Small Businesses Webinar
Tuesday, August 11, 2026, 12:00 pm–1:30 pm
Online
Main Sponsor(s): US Small Business Administration
Contact: Irene Gonzalez, 208-334-1673, irene.gonzalez@sba.gov
Fee: Free; registration required
Learn the essentials of federal contracting for small businesses. This event will cover the basics of navigating the federal contracting process, as well as the various certifications available to help your small business succeed in the government marketplace. Certifications include: 8(a) Business Development Program, HUBZone Certification, Woman Owned Small Business (WOSB/EDWOSB), and Veteran Owned Small Business (VOSB). Don't miss this opportunity to gain valuable insights and resources to help your small business. Register at https://www.eventbrite.com/e/federal-contracting-basics-and-certifications-for-small-businesses-tickets-1977729664666

Federal Contracting: Woman-Owned Small Business (WOSB) Certification Program Webinar
Tuesday, August 18, 2026, 2:00 pm–4:00 pm
Online
Main Sponsor(s): US Small Business Administration
Contact: Patrice Dozier, patrice.dozier@sba.gov
Fee: Free; registration required
SBA is creating a space for Woman-Owned Small Businesses, via WOSB certification! Are you a woman owner of a small business? The federal government's goal is to award at least five percent of all federal contracting dollars to woman-owned small businesses each year. Join us for training on how to register for SBA's Woman-Owned Small Business (WOSB) program, which helps eligible small businesses to qualify for federal contracting opportunities. The monthly sessions include an overview of the self-certification process, and a discussion of the NAICS codes that qualify as WOSB or EDWOSB. Register at https://www.eventbrite.com/e/woman-owned-small-business-wosb-certification-program-tickets-1986914049408

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