



INDIA HOME

A CENTER FOR SENIOR CARE

**NY AAPI Leaders Summit Panel
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India Home - CDS Awardee Case Study

**Presented by:
Shaaranya Pillai, Deputy Director**

India Home: Community-Based Solutions for Aging with Dignity

India Home is a Queens-based nonprofit serving South Asian older adults across New York City.

Since 2007, we have provided culturally responsive programs and services that help immigrant seniors age with dignity, community, and support.

Today, India Home operates across five community sites and provides:

- Senior Centers
- Case Management
- Dementia Care
- Housing Support
- Food Security Programs
- Health & Wellness Programming

Our work is rooted in one belief:

Older adults should be able to age safely, independently, and with dignity.



The Housing Crisis for Immigrant Seniors

South Asian seniors groups in New York City are some of the fastest growing AAPI groups .

Many older adults face:

- Housing instability
- Overcrowded living conditions
- Isolation and loneliness
- Limited affordable housing options
- Few culturally competent senior housing models

For nonprofits like ours, the challenge is not vision:

it is access to predevelopment capital.

The early costs of housing development, such as legal, architecture, environmental review, permitting, and consultants, are often too expensive for community-based organizations to carry alone.



Scaling Senior Housing Solutions: Coliving + Affordable Housing

India Home currently operates community shared-living or “coliving” homes for older adults as an affordable, community-based housing model that reduces isolation and supports aging in place

Smaller coliving home models are highly replicable across Queens and can be implemented faster than large-scale developments

This year, we requested \$2 million in CDS funding for the acquisition of an additional coliving homes to expand access for seniors

In parallel, India Home is advancing the development of 84 units of affordable senior housing with supportive services for older adults



Desi Affordable Supportive Housing (DASH) Project



India Home is developing a two-building, 84-unit affordable housing project in Jamaica, Queens.

The project currently envisions:

- A dedicated senior housing building
- A mixed-income residential building
- Community facility space
- On-site supportive services for older adults

Residents will have access to:

- Case Management
- Health & Wellness Programming
- Creative Aging Activities
- Nutrition & Digital Literacy Support

Housing + Services = Stability, Health, and Dignity



How CDS Made DASH Possible

FY24 CDS Award

\$1.5 Million

Supported critical predevelopment costs:

- Legal & Permitting
- Architectural & Engineering Services
- Environmental Review
- Specialized Consultants
- Acquisition-Related Expenses
- Project Oversight & Compliance

FY26 CDS Award

\$5 Million

Supports advancing the DASH Project through critical project costs, including:

- Site readiness and pre-construction activities
- Development planning and project execution
- Construction-related costs as the project moves forward
- Consultant, compliance, and implementation support

Total Federal Support: \$6.5 Million

Without CDS, a nonprofit like ours could not front these costs.

CDS made this project financially possible.



Guidance for Other Nonprofits

Congressional Directed Spending can feel intimidating, but it is accessible.

1. Start with community need

Build the project around a real and urgent community problem.

2. Build relationships early

Engage your elected officials and help them understand your impact.

3. Be prepared

Strong documentation, clear project scope, and persistence matter.

4. Don't assume CDS is only for large institutions

Community-based nonprofits can and should pursue federal funding.

CDS can be transformational.





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**Thank
You!**



Contact:
Shaaranya Pillai
shaaranya@indiahome.org

Visit us at www.indiahome.org