Minutes
Senior Housing Alternatives Study Committee Meeting
February 18, 2020
Town Hall Annex

The meeting was called to order at 9:30 pm by Sondra Astor Stave, Chairperson.

Present: Mark Landolina, Sondra Astor Stave, Roberta Wilmot, Christine Pattee, Aline Hoffman, John Twerdy and Dick Brand.

Absent: Valdis Vinkels

Dick Brand has submitted a request to the Steering Committee to fill the vacant seat in the SHASC. Dick brings knowledge of sewers, water, maintenance, construction and development through his many years of experience and education.

Members made a motion to add the approval of minutes to this agenda. The motion passed unanimously and was added after “Next Steps:” on the agenda.

The group discussed the regular meeting schedule since there are potential conflicts with the existing schedule. The group decided that either Monday or Wednesday mornings can work as an alternative. For now, we will keep our Tuesday morning schedule until more conflicts arise. Our next meetings will be the March 3rd and 17th.

Project Scope

Members brought up possible landing spots to focus our attention on for future senior housing developments.

Staff explained the purpose and intent of the proposed project scope of work. It is meant to act as the outline and timetable for our research and discussions. The outline is laid out in sequential order with different phases of the project. The outline was put together by staff, and is being presented to the committee for feedback.

The suggestions include:

- One suggestion for Phase 1 is to re-think the need for a survey. There were mixed opinions as to the necessity of a survey. However, the group decided that it depends on what will be asked and the information we can gain. We will leave it on the outline to discuss at a later meeting.
- The committee acts as the main source of information, and is meant to represent the senior housing population. Thus, a formal forum with other seniors is not necessarily necessary at this time. At future public hearings we will gain public feedback.
- Bring developers into the fold. Get some insight from them as early as we can. Start to notify them and invite them to future meetings.
- It is important not only look into the cost of the project, but to also look at the operating costs involved. These costs may include maintenance, services and periodic improvement. This should be considered and calculated into our pro forma.

Staff will update the project scope of work and forward it to members. It will then act as our guide for project discussions and actions.

**Review of Materials:**

The group began the discussion of market, demographic and housing research.

Topics discussed included the role Coventry plays in the region and county. Coventry has a mix of incomes, but is generally higher income compared to surrounding towns. The median age is expected to rise in the next several decades. 1 out of every 5 residents are currently seniors. Coventry is also made up of primarily single family homes and lacks adequate options for the whole lifecycle of residents, including senior housing. 89% of residences in town are single family homes.

Developers have traditionally favored single family homes in Coventry. However, the town is losing viable land and demand for more single family homes. The empty void in the market is for alternative housing options like condos, townhomes and apartments.

8-30g dictates the percentage of affordable housing in each municipality. This State Statute allows for affordable housing development without needing zoning approvals (with certain conditions). It is important for Coventry to reach 10% affordable housing, and to act proactively by increasing this stock in ways that we would like to see. Currently, 4.9% of housing in town is affordable. Public private partnership model to help bring dense affordable housing.

Look into census data to find out what medium income is for people 65 years or older.

Look at comparing housing in Coventry to other towns around the area.

A large percentage of senior expenditures includes medical expenses or insurance. It is important to consider this fact when understanding the rents that are affordable to seniors.

Some believe that we do not need to get too hung up on irrelevant data. We should focus our time on implementing action. However, it is important to collect important information to drive our decision making, and also apply for certain federal grants/loans if necessary.

We will benefit by having some town staff attend meetings once we see the need.

**Review of Minutes:**

Edits to be made:

Update minutes with members that are absent.
Add Sondra's middle name, Astor, to the minutes.

The Minutes from the January 30, 2020 meeting were approved.

Members suggested that we send approved minutes to the town council.

Our next meeting is Tuesday March 3, 2020 at 9:30 AM in the Town Hall Conference Room B.

Meeting adjourned at 11:04.

Respectfully Submitted,

Mark Landolina  
Planning Technician/Zoning Enforcement Officer