

March 9, 2021

Senior Housing Alternatives Study Committee

Special Meeting Minutes

Meeting hosted via Zoom.

Call to order: The meeting was called to order at 9:35am by Chairperson Stave.

Roll Call: Aline Hoffman, Christine Pattee, Alexa Gorlick, Sondra Astor Stave, Eric Trott, John Twerdy, Richard Brand, Valdis Vinkels

A moment of silence was observed by the Committee for the passing of Mark Lavitt.

Adoption of Minutes: A motion was made by Hoffman and seconded by Wilmot to adopt the minutes of March 9, 2021 as presented. The motion passed unanimously.

News and Updates:

None.

Community survey analysis:

Staff provided a copy of the written in responses from the survey to the Committee. This provided more clarity on the specific needs and concerns of the respondents.

The Committee remarked about the nature of the write-in comments that struck them, for example - that there will be a further and increased need for senior housing in the next 5 years for the next wave.

Status of preparing draft report:

Staff forwarded the draft introductory sections of the Study to the Committee that Mark had drafted for consideration. Some of the members felt that there was not an emphasis on community and how seniors can be better incorporated into future planning and how the Town can make a senior housing project to occur.

One member suggested a dialogue with representatives of senior housing projects that were developed and specific costs associated with similar projects.

The charges of the Committee were reviewed by those in attendance. The approach for the preparation of the development was discussed in detail.

Roberta commented that the respondents that there appears to be 4 distinct phases – active adult – mid – 50's (Bidwell Village); luxury apartments (Evergreen Walk area) – ownership; market rate value/affordable – two tiered (South Windsor area); subsidized rental (Orchard Hill Estates).

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Conceptual project costs:

Christine had worked with a co-housing group and Jim/Rita Galey to gain some pro-forma construction estimates for a couple different senior housing development scenarios. One scenario was for 24 units, the second was for 28 units – both were unit ownership. The base price was suggested as \$330,000. There is a clear need for governmental support or subsidy to make a senior housing development to occur in order to make it affordable and accessible.

A spreadsheet that was included in the cost estimate was reviewed relative to property that a resident would gain from a standard sale of a residence.

Next steps:

Staff will contact representatives from the Lebanon and Willington senior housing projects that have been developed so that they can attend a Zoom meeting or provide a field trip to the completed projects. The hope is that helpful details can be provided to the Committee on how to facilitate the project. Special meetings could be scheduled.

Next meeting:

The Committee asked if the April meeting could focus on costs considerations.

The next meeting is scheduled for April 13 at 9:30am.

Adjournment:

The meeting was adjourned at 10:53am.

Respectfully submitted,

Eric M. Trott

Director of Planning and Development