Minutes
Senior Housing Alternatives Study Committee Meeting
April 14, 2020
Via. Zoom Online Video Conference

The meeting was called to order at 10:03 am by Sondra Astor Stave, Chairperson.

**Present Members:** Sondra Astor Stave, Christine Pattee, Aline Hoffman, Valdis Vinkels, Dick Brand

**Present Staff:** Mark Landolina, Laurie Bradley.

**Absent:** Roberta Wilmot, John Twerdy

The meeting was delayed due to technical difficulties.

The April 14, 2020 minutes are approved.

**News and Updates**
Members discussed requesting the charge be amended to allow 4 members to constitute a quorum, rather than 5.

We welcome Laurie Bradley as a guest during this meeting. Laurie is the executive director of the Coventry Housing Authority, and will be a valuable partner for our group study. She brings expertise in affordable housing, management, funding, understanding needs of seniors, and interest in possible expansion of the housing authority operations and property. Members asked if Laurie could be added as a member of the group.

**Discussion**
- Aline has indicated that she is now interested in adding her property to the list of potential future development sites. She expressed interest in senior cohousing. The group believes this will be a great candidate for development. There are some limitations, including the narrow access way and some wetlands, that will need to be examined.
- Laurie reviewed the Housing Authority property and organization to the group. She suggested the need to expand housing options in town, and she has seen this need grow over the years. The Housing Authority has some available land for potential development, and the Housing Authority has some room to manage additional units.
- Staff reviewed the current status of our study, and re-visited the goals of the group at the end of our study. It was stated that we would like to address and analyze all options, an array of locations and properties, and address the factors involved. We will hope to have several recommendations in regards to policy, properties, types, amenities and other findings.
- Staff reviewed the concept of cohousing to the group. This is a type of housing that is built around community and neighborhood organization. It is designed as a village, with community space and layout. It is made up by owner occupied single family homes, and runs like a condo association. It is planned and run by the people who live there, rather than a property manager or developer.
Staff reviewed more examples of senior housing that aligns with the interests of the group. The goal is to look at a variety of housing options and assess the pros and cons of each.

Staff reviewed the importance of reviewing our local policies, to address future updates and compile policy recommendations. Staff introduced Incentive Housing Zones, and indicated this will be a great policy resource that we need to consider in our report.

Staff briefly reviewed funding sources and structures for mixed-income or affordable housing.

Members discussed holding a special meeting to visit potential development properties. Staff indicated that he will check on the possibility of this and follow up with the group.

The survey is the next priority. Staff asked members to send him comments and edits to help develop a final questionnaire. The goal will be to send the survey out online and by mail.

Next Steps

- Staff will check to see if the charge can be amended to change the quorum from 5 to 4 members. Staff will also check to see if Laurie could be added as an 8th member of the group.
- Staff will check to see if a site property, socially distanced, will be a possibility.
- Members will forward survey comments and edits to staff. During our next meeting, we will vote on a final survey to send out to the public.

Meeting adjourned at 11:10.

Respectfully Submitted,

Mark Landolina
Planning Technician/Zoning Enforcement Officer