

Minutes
Barons South Committee
April 28, 2011
Edited May 9, 2011

The meeting of the Barons South Committee was called to order at approximately 4:30 by Steve Daniels.

In Attendance:

Steve Daniels – Co-Chair
Marty Hauhuth – Co-Chair
Barbara Butler
Jo Fuchs-Luscombe
Sharon Rosen
Yvonne Senturia
John Thompson
Paul Van Orden
Ken Bernard
Shelly Kassen, Selectwoman

Absent:

Rev. Ed Horne
Gail Kelly, Assistant Town Attorney

Report on Visit to the Jewish Home, Fairfield on March 18, 2011

Andrew Banoff, CEO, reported that with the aging of the population, he sees home care as a long range opportunity. He also sees opportunity for growth in senior housing with available services. In CT/Fairfield County the occupancy rate for skilled nursing beds is 92%.

Mr. Banoff had several suggestions regarding possible site visits.

Report on Site Visit with Carol Martin, Westport Housing Authority

Ms. Martin is very experienced on preparing RFPs and reviewing bids. She also had to supervise the contractor for Canal Park. She will be able to provide guidance on our RFP. There is, however, an area between what we do and what she has to do.

Report on meeting with Professor Nancy Sheehan, U Conn

Working in low income housing since the 1980s

Provide social spaces. Ease the transition. Build in opportunities for cultural orientation.

Housing plus services: Treat in an independent way as long as possible. A community within the building and within the town. Integrate to Westport activities and transportation.

Resident services coordinator: Responsible for creating a sense of community in the building, as well as linking up with services and providing early intervention. Operationally paid on grant, leftover \$\$, from operating expenses, from rent.

A good management company understands how residents feel when living here

Likes the flow of The Retreat – low income assisted living facility in Hartford: common areas on first floor and the space for assisted living services agency.

Clients of Money Follows the Person complain about the low quality of services and lack of management oversight. If have the same provider for homemaker/ADL services for multiple residents of the building, then can have some kind of quality control from reports of other residents, as well as monitoring by RSC.

Residents most in need of socialization may be the ones least likely to go to the senior center for activities

Options for communal space: coffee shop, convenience store, community room
Community room might have some kind of small built-in kitchen to allow later transition to more communal dining as population ages

Show that vibrant community. ?? space for art show? As much as possible, cover up the supportive services. Social stimulation may be watching, so create a stimulating environment

Beware of the Peter Pan Principle: Because people initially are all fairly independent, can't assume this will be a place where no one ever gets old

Main services most likely to be needed: Transportation, ADL/personal care, Friendly Visitor, Resident services coordinator

Want flexible services and flexible design

Some questions to ask before preparing the RFP: what kinds of communal spaces?
Central kitchen Y/N? Communal space that could become dining room Y/N? Smaller kitchen, as in a church hall Y/N? convenience store Y/N?

Consider office for resident services coordinator that is big enough for private consultations with residents

Parking can be an issue if only one space per apartment. With multiple care providers over time, will need more parking. ?? what happens if multiple cars/apartment with initially active senior couples?

Review our initial focus group data, to see how else could inform planning.

Preliminary RFP Preparation Discussion

We define what we want and where we are going. We need to be specific enough that developers know how to respond. Some members of the committee are gathering information on financing and others on trends in health care. It would also be useful to see how the general assembly is looking at this area. Ken and Jo agreed to take on this area. Sharon is working on setting up local visits. We also want to visit several places in the Boston area.

Questions for Site Visits

What do we want to duplicate? What works and what does not work? What are things we like? Do they fit in with our RFP? Are there jewels we can walk away with? We then need to prioritize and filter down.

What problems did they have to get where they wanted to get?

Housing plus services

ITN and Links will help address transportation issues

Look at deliverables and define what we want to build

What is essential?

Do we want to provide an office for assisted living services agency?

Don't want to strangle the builder by too many requirements, especially when only a very short walk to the senior center

Compartmentalize what we are building to meet the needs of the people
Affordable and not just housing. On a continuum all the way to skilled nursing
Universal design for flexibility as age in place
What kind of health services?

Planning and Zoning

Possibility that may specify that the housing be built first
Larry Bradley or Mary will come to meet with us after P&Z votes, to explain to us what their ruling means. This could be as early as May 5.

Assignments

Marty will work on time line
Yvonne will work on MA visits, when she has Barbara's schedule. Considering two days, where some committee members will only come for one day.
Sharon will work on local visits to United Methodist Homes facility in Shelton, and perhaps The Retreat in Hartford.

Meeting adjourned approximately 6:00pm
Next meeting: Friday May 6 at 9:30am