New Canaan Planning & Zoning

Hearing

October 29, 2019

Summary of

Senior Needs, Options & Recommendations
Towards Building An Optimal Livable Community for All New Canaan

Then (2010) and Now (2019)

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Vice Chairman, Waveny LifeCare Network (Present)
Member of the New Canaan Senior Health Care & Housing Policy Development Team (2010)
New Canaan Senior Needs, Options & Recommendations & Proposed Solution – 2010 & 2019

• In 2010, the New Canaan Senior Health Care & Housing Policy Development Team – consisting of nine New Canaan citizen volunteers – was convened and approved by the Board of Selectman and overseen by the Health & Human Service Commission with the objective to identify and address the needs of the senior segment of the community for the next 15 years.

• Project Objectives, Analysis and Recommendations in 2010 focused on:

  Phase I:
  1. Why seniors are important to our Community planning
  2. The health care & housing needs of seniors - for now and in the future
  3. The current options & alternatives for senior health care & housing

  Phase II:
  1. Specific needs and opportunities for Town planning to address a projected long term increase in senior population
  2. Options and opportunities to address needs
  3. Recommendations as to how the Town should proceed on key needs and priorities.

• In 2019, the Waveny LifeCare Network – after over a decade of research, proposed design and potential site evaluations – is proposing Oenoke Ridge, a senior Independent Living community which addresses the recommendations of the 2010 Policy Team and the 2014 Plan of Conservation and Development.
Building Blocks of
The Optimal Livable Community for New Canaan

- Diverse & Affordable Housing for All Stages of Life
- Health & Support Services
- Transportation
- Culture & Lifelong Learning
- Civic Engagement & Volunteer Opportunities

**Other key hallmarks include:**
- Caring Community
- Safety and Security
- Religious organizations support & outreach programs for seniors
- Socialization Opportunities
- Family Building & Intergenerational Opportunities

Sources: AARP, Atlanta Regional Commission, Met Life Mature market Institute, Natl Assn of Area Agencies;
**University of Illinois five most important characteristics of an elder-friendly community, Town Senior Focus Groups; Phase II Final Report Senior Needs, Options & Recommendations 2010.
Top Findings from 2010 Project – and Outcomes

Goal: New Canaan will seek to offer a great place to grow up and grow old.

1. The reality of aging in place in a high cost of living area requires a Town strategy and options that seek to offer an affordable lifestyle and services to appeal to seniors at various stages of senior life. POCD

2. Key providers of senior services in the area cite the growing demand for - and currently limited capacity to provide - Assisted Living and Senior Friendly Independent Living for elderly couples. Proposed Oenoke Ridge

3. There will be a need for new and expanded services to help seniors find ways to stay safely in their own homes longer. Waveny at Home

4. Transportation is a critical service for seniors and is important to the Optimal Living Community concept. GetAbout & Staying Put

5. Need to support emerging technology based tools for health care enhancement and cost containment will offer a major opportunity for New Canaan. TeleHealth

6. The long term needs for new community capacity for Assisted Living, Memory Care, and Nursing Care will evolve due to forecasted growth size of the senior community over next 15-20 years, with clear data to support the incidence of age related health care and housing needs. Waveny LifeCare
Senior Housing Specific Recommendations - 2010

- In lieu of a “classic CCRC facility” (i.e. three tiers of senior living & health care in one location), the Senior Policy Team recommends the exploration of a “virtual three-tier senior community” that would include a **new Independent Living site(s) with services in the downtown area**, together with market growth driven expansion of the Assisted Living and Skilled Nursing capacity within the Waveny LifeCare Network.

- Based on the current data, focus group feedback and projected actuarial and behavioral trends, we support the development of an **in-town based Independent Living Community (ILC)** with **approximately 100 units of one and two bedroom condo and/or rental units** - that offers (potentially for additional fees) **services / amenities** for dining, health services, parking/access to transportation, and on-site recreation/social interaction – to meet current and future demand.

- Demand for **Independent Living w/ Full Services** can meet anticipated needs **for 80-120 units**. e.g. affordable market rate near town center. Full Service includes, among others, options for dining, housekeeping, laundry, transportation, social interaction, exercise facility.

- **Affordable housing options** within the current footprint of Millport Housing – a potential of up to 40 additional units could be set aside for seniors who qualify and as demand dictates.

Source: Smart Money, September 2010; Bearing Point Report to the National Commission for Quality Long-Term Care, Sept 2007
Benefits & Opportunities of New Canaan In-Town Independent Living in 2010 *still holds true in 2019*

**For New Canaan's Senior Residents:**

- An attractive “next-step” along the housing continuum to meet the needs of those seeking to downsize - for family considerations (e.g. death or disability of a spouse), energy efficiency, maintenance costs, manageability.
- Elder-friendly structural amenities to include: no stairs, wide doors, hand rails in shower, etc.
- Dining, health services, parking/access to transportation, and on-site recreation/social interaction.
- Convenient access to downtown New Canaan.
- Close proximity to train station allows for out-of-town caregivers to easily reach senior clients.
- Goal would be to keep ownership/rental costs affordable to the broad range of NC seniors.

**For the Town of New Canaan and its Taxpayers:**

- An Independent Living Community – developed as a multi-use residential facility with senior support services – on Town or privately-owned in-town locations, will benefit the Town/taxpayers with increased property tax revenues, payments-in-lieu of taxes or lease fees.
- Will not sacrifice – and can address shortage of – parking spaces for commuters and Town shoppers
- Assuming facility is developed / supported by commercial enterprise(s) – Town debt not likely to be incurred.
- Serving an additional 150+ residents within walking distance of the Magic Circle would be very attractive to existing and prospective merchants - giving a well-needed economic and jobs boost to downtown.
- Redevelopment of parking lots or existing properties – rather than undeveloped sites – maintains Town’s commitment to open space.
Senior Living Volunteer Resources

2010 Senior Housing & Health Care Policy Development Team
- Jim Lisher - Team Chair
- Kathleen Corbet – Team Leader
- Tom Ferguson – Team Leader
- Jane Himmel
- Catherine Garvey
- Dave Hunt
- Steve Monroe
- Mercedes Papaharis, FNP
- John Starr

2019 Waveny LifeCare Network Board of Directors
- Tom Ferguson – Chair
- Kathleen Corbet – Vice Chair
- Barb Achenbaum
- Julius Alexander
- Russell R. Barksdale, ex officio
- Tiffany Begoon
- Richard Croarkin
- Richard J. DePatie
- Douglas Gillespie
- Tracey Hamill
- Dr. Peter Hasapis
- Leo Karl, III
- First Selectman Kevin Moynihan, ex officio
- Dr. David M. Reed, ex officio
- Jill Sautkulis, ex officio
- Richard Townsend
- Rev. Peter Walsh, ex officio

…and to many other dedicated volunteers throughout our Community – our grateful thanks!