

City of Huntington Woods
Senior Housing Study Committee
Thursday, February 14, 2019
Minutes

The meeting was called to order at 5:33 p.m.

Present: Lynn Feinberg, Brian Howard, Jim Speir, Michael Wright and Amy Sullivan

Absent: Bob Paul

1. Approval of agenda. Motion by J. Speir and second by M. Wright to approve the agenda. Approved unanimously.
2. Approval of January 20, 2019 minutes. Motion by M. Wright and J. Speir to approve the minutes. Approved unanimously.
3. Reschedule March 14, 2019 meeting. The meeting is rescheduled to Thursday, March 21st at 5 p.m.
4. Discussion on design workshop proposal and City Commission comments. The Committee discussed the comments made by the City Commission at their February meeting as they considered the design workshop proposal.

Commissioner Rozell had asked that the Housing Committee consider other sites for housing in addition to the 11 Mile municipal campus. The Committee asked A. Sullivan to prepare a memo for the next meeting on other possible locations and what options were available for senior housing.

Commissioner Jenks had encouraged the Committee to consider public-private partnerships as a vehicle for development. The Committee concurs with this suggestion and it can be explored in more detail when a concept plan is prepared and potential developers are identified.

Commissioner Olsman felt that the term “senior housing” had a negative connotation and encouraged the Committee to consider an alternative title. The Committee discussed some ideas to replace the word “senior” but were unable to come up with other names at this time.

Commissioner Elder suggested that prior to a design workshop, the City should obtain an analysis of the market to see if senior housing was a viable development and if there was a need for it. The Committee discussed B. Carlisle's recommendation which was to develop a concept plan with parameters for development (i.e. height, location, density) and then the developers would obtain a market analysis to determine feasibility. The Committee asked A. Sullivan to contact Royal Oak and Ferndale to see if they had recently performed a market analysis and get estimates to have one performed for this project. A. Sullivan said she also recently met with our MEDC representative and asked if they could assist with an analysis but MEDC does not provide this type of service. The representative said he would check with MSHDA and Oakland County to see if they had access to this type of market analysis.

5. Public participation. None
6. New business. None.
7. Next meeting. March 21, 2019 at 5 p.m.
10. Adjournment. At 6:17 p.m.