

Senior Housing Workshop

March 9, 2015

The purpose of this Workshop meeting is to provide an opportunity for Council to discuss, evaluate and provide direction for future efforts and actions related to Community programs and projects deemed appropriate to support housing needs for the senior residents of Wellington. The catalyst for this discussion is a recommendation from members of the Senior Advisory Committee that Council consider sponsoring or otherwise participating in the development of a low or moderate cost age restricted housing project, to satisfy their perceived need for such in the community by (at a minimum) providing an appropriate parcel of land.

A review of the 2000 and 2010 U.S. Census data as well as Census and Florida Bureau of Economic and Business Research (BEBR) projections shows that the percentage of seniors in our community population is growing substantially. Census figures show that in 2000 approximately 8% of the population was 65 years of age or older. In 2010 the percentage was 10.5%. Based on Census and BEBR projections, we estimate that the current percentage of age 62 or older is about 13%. Based on an estimated current population estimates we believe that Wellington has approximately 7,750 residents over 62 years in age.

In order to arrive at a legitimate conclusion regarding what future programs and projects are needed and justified with respect to senior housing, it is necessary to identify what the universe of solutions is, what is currently available in Wellington and what the actual needs and desires of the senior community are. Staff has attempted to provide this background information in this document, as follows:

A. What is Senior Housing:

There is no simple or comprehensive definition. Senior Housing means different things to different people:

- Extensive care facilities (nursing homes) - Skilled nursing services, provision of all meals and assistance in performing basic functions.
- Assisted Living - commonly referred to as ALF's or CLF's. Minor assistance is given for daily needs, such as assistance in taking medications, food service, housekeeping assistance, etc. Wellington has 5 levels, depending on number of residents and other factors (Type 1, 2A, 2B, 3 & 4). Although originally conceived as a vehicle for senior housing, these facilities can usually be used

for numerous other assisted living purposes such as substance abuse patients, battered spouse assistance and halfway house parolee temporary residents.

- Conventional age restricted communities, which provide no living assistance but usually have physical accommodations for the elderly and are deed restricted with minimum age requirements for occupants. These communities can be market driven or subsidized to assure affordability to lower income residents.
- Programs to assist residents to “age in place.” Varied programs to enable existing residents to continue to live in their private residences; such as loans or grants to retrofit existing homes with senior living improvements, home maintenance assistance, meals programs, transportation assistance, etc.

Senior housing is in fact all of these things, each of which benefits portions of the senior community. The various elements of the overall menu of solutions are more needed and desired, depending on the demographic makeup of the community. Below, staff will discuss the current availability of housing options available to seniors in Wellington, as well as the services we are currently providing. Finally, we will discuss the results of a survey of seniors and soon to be seniors currently living in Wellington, to present their opinions and expectations for the future. This survey was conducted by Radius Global Market Research on behalf of our Community Services Department. A copy of the survey results are attached to this report.

B. Senior Housing Available in Wellington:

- Extensive Care facilities. The Nu Vista Nursing Home and Rehab Center in the Devonshire at Wellington Green project is the only approved Extensive Care (skilled nursing home) facility existing or approved in Wellington. The facility is completed and in operation. It has 38 assisted living beds and 120 skilled nursing beds, about half of which are used as part of their rehab operation, where patients are short term tenants. This facility also performs a considerable amount of outpatient rehab services. The balance of the Devonshire project has yet to be

started and will be discussed below. Attached as Exhibit “A” is an aerial photograph showing the overall Devonshire project boundary. The Nu Vista facility can be seen at the southeast corner of the site.

- Congregate Living Facilities (CLF’s) are categorized into “Types”, mainly dependent on the number of residents allowed; and have different development standards and supplemental zoning standards.
 - Type 1 CLF’s are allowed as a straight permitted use in any residential zoning district, as mandated by State Statutes. Most are located in conventional single family homes. There is a separation requirement of at least 1,000 feet from all other CLF’s of any kind. The maximum number of residents in a Type 1 facility is 6. There are currently 17 approved Type 1 facilities in Wellington.
 - Type 2A CLF’s can be located only in areas zoned for multi-family housing, have more than 6 residents and a capacity limit of no more than 14. They must be a minimum of 1,200 feet from another CLF and a minimum of 500 feet from any single family home (unless approved by Council), and must be a maximum of 5 miles from a fire station. They must also be approved as a Conditional Use by Village Council. There is only one such facility approved in Wellington (named A New Age of Senior Care).
 - Type 2B CLF’s can have up to 21 residents, but these facilities are limited to occupancy by seniors only. The locational requirements are the same as for Type 2A facilities except that they must be within ¼ mile of a collector or arterial highway, within 1.5 mile of a fire station and within 3 miles of a hospital. They must also be approved as a Conditional Use by Village Council. There is only 1 Type 2B facility in Wellington (Wellington Elder Care).

- Type 3 CLF's have more than 21 residents and can be located in multi-family or commercial zoning districts, but require Conditional Use approval from Village Council. Density/intensity is determined by a formula that is based on the underlying Comprehensive Plan designation, and the average household size within the Village. This Type of CLF must be located on a collector or arterial roadway. Also, individual living quarters may have kitchens. There are two approved Type 3 facilities in the Village, but neither is built. As noted above, the Devonshire project within the Wellington Green Mall (see Exhibit "A") is approved for a total of 658 beds, including the 38 beds that have been placed in the Nu Vista nursing home. Most of these units will be located within 3 towers, each of which can be 7 stories. 74 of the units will be in 37 duplex villa buildings. The other approval is at the Wellington Regional Medical Center campus. The approval is for a 74 bed facility in their final phase of development.

An approval was granted for a 100 bed Type 3 facility at the Wellington Professional Center project (Fina). However, the project's approvals have expired. Within the last year there have been several groups that have been investigating potential sites for potential CLF Type 3 development. Two different companies have looked at different parts of the Polo & Country Club North Course property and several have looked at the Fina property. None of these companies have been able to enter into agreements with the property owners and there are no applications pending.

- The Village Code provisions for Type 4 CLF facilities are essentially the same as the provisions for Type 3. There has never been an application made for approval of a Type 4 and we do not expect that there ever will be. Staff believes that elimination of this Type should be included in a future Code amendment.

An Aerial photograph showing the locations of all of the existing Congregate Living Facilities in Wellington is attached to this report as Exhibit "B" for your review. Exhibit "C" is an aerial photograph that shows the location of Type 3 CLF that have been approved and not constructed.

- There are two age restricted conventional housing developments in Wellington. The Buena Vida development is located at the northeast corner of Forest Hill Boulevard and State Road 7. The project consists of approximately 642 single family detached homes. Deed restrictions require that permanent residents be a minimum of 55 years in age. A check of the Palm Beach County Property Appraiser's records shows that recent sales within the development have ranged from \$250,000 to around \$450,000. An aerial photograph of the project is provided as Exhibit "D". The other conventional age restricted community is the Mayfair project, located on the northwest corner of South Shore Boulevard and Chancellor Drive (see Exhibit "E"). The development rears to the Village swimming pool complex and Lake Wellington. The project has approximately 110 units, in multi-family buildings. Recent sales records show values ranging from the \$160,000's to the \$190,000's. Neither of these developments fall into the category of low or moderate income housing.
- Aging In Place. Recent survey (discussed below) results show that the overwhelming majority of Wellington seniors and those nearing senior status desire to "age in place," continuing to live in the homes and condominium units and apartments that they currently occupy. Most do not intend to move within the near future. The Community Services Department currently has programs to assist senior residents to be able to remain in their homes; such as loans or grants for home improvement activities, home maintenance and transportation assistance (STAR). Most of the money used for these programs comes from various grants.

C. Available Potential Senior Housing Project Sites:

Discussion related to available sites to accommodate senior housing will be centered on available Village owned property since that is the objective of the Senior Committee members. They have requested that the Village participate in a project to facilitate development of a conventional, age restricted project. It is evident that nursing home and CLF developments are most appropriately built and owned by private enterprise. In addition, it appears that the demand for these types of facilities is met currently and for the foreseeable future. There are presently over 700 beds in CLF approvals within the Village that are not yet constructed.

Staff has reviewed the accepted locational criteria for conventional age restricted communities designed to be rented or sold at below market price levels and finds that the Village owns two properties that meet them. Such developments should be:

- On or near public transportation routes.
- Near hospitals and other medical care.
- Near shopping.
- Near dining and entertainment venues.
- Should be 10 +/- acres to support a sufficient number of dwelling units to make on site amenity and management elements viable.

The two Village owned sites that meet the above criteria are the Wellington Green Park (see Exhibit "F"), which is 10 acres in size and a portion of the K-Park site, which is 70 acres (see Exhibit "G"). It should be noted that all of the proposals received for the potential sale of the K-Park property last year included a senior housing component, although 2 of them had CLF's as their senior housing element.

There is no doubt that if a below market rate senior housing project were to be developed in Wellington, it would have no difficulty in leasing out or selling out. However, based on the results of the Senior Housing Survey, it is our conclusion that the majority of occupancy would not come from current Wellington residents.

D. Senior Housing Survey:

Within the past few months the Community Services staff developed the Senior Housing Survey and mailed it to 1,400 Wellington residences where it was known that one or more household members were over the age of 50. In December of 2014, 289 surveys were completed (over 21%, which constitutes a representative sample of our senior population. The key findings from the Survey were:

- Most Wellington residents age 50+ who responded to this survey live in single family homes that they own and live in the village year round. They typically cite *location* as the most appealing aspect of their home.¹
- The vast majority don't feel that their current residence needs major repairs, nor do they think there is a need for modifications to accommodate their aging.
- When looking to their future housing needs, cost is a top concern among these residents. While most do not anticipate moving in the next five years, downsizing and costs are cited as top reasons among those who would move. Additionally, cost is primarily cited as a possible reason for moving out of the Village of Wellington.
- When it comes to their total housing costs, the majority of these residents are comfortable with paying between \$1,000-\$2,000 on a monthly basis (including mortgage payment or rent, utilities, homeowner insurance and association fees).
- Most of these residents' preferences for their future housing mirror their current situation; most would prefer to buy instead of rent, and single family homes are cited most often as being preferred, followed by condominiums and senior apartment complexes.
- If the Village of Wellington plans to build more multi-unit housing that targets these residents, the following are considered key features to include:
 - Having a washer/dryer in unit
 - Full kitchen
 - Parking
 - Two-bedroom floor plan

- The most highly desired service to include in a retirement community is home maintenance services. Other services, such as recreation programs, transportation, in-home health, housecleaning/laundry, and meals service are considered highly important among those age 80+, but less among those ages 50-64.

A copy of the full Survey report is included herewith, as "Exhibit "H."