



TOWN COUNCIL

Committee to Assess Homelessness in Hyannis

Selectmen's Conference Room

Monday October 6, 2016
MEETING MINUTES

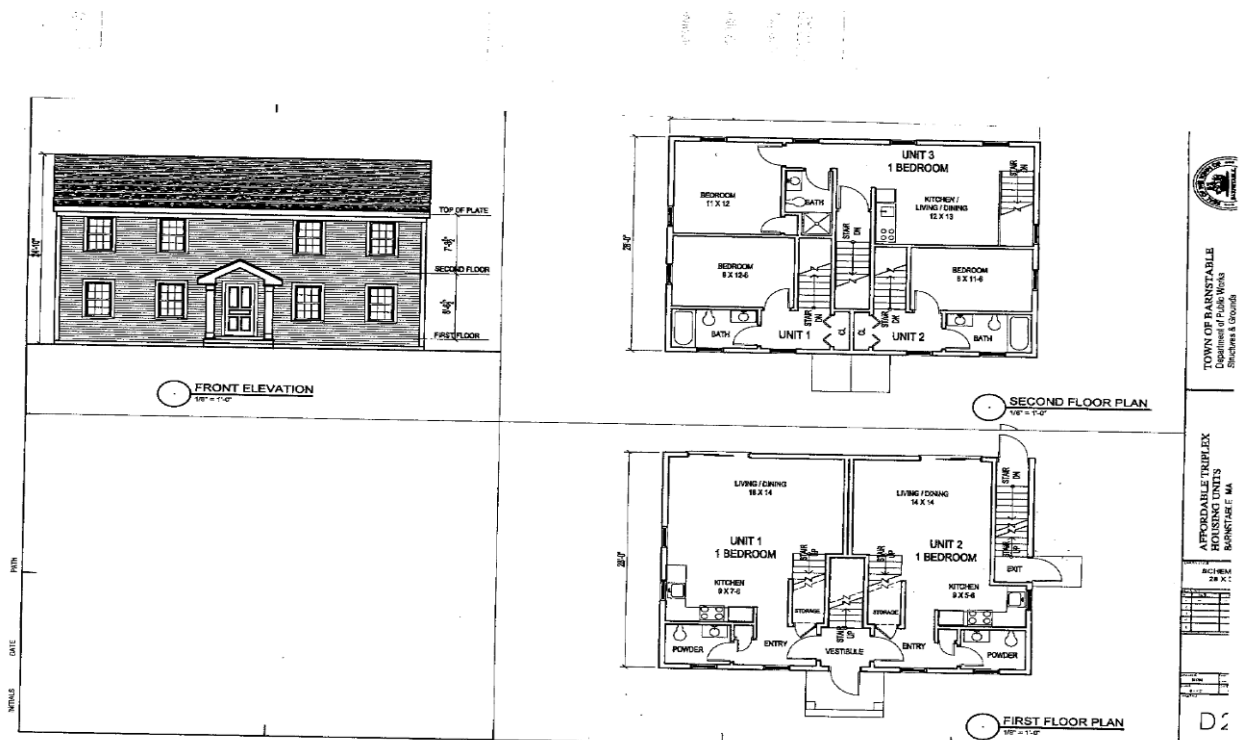
I. BUSINESS

A. Roll Call:

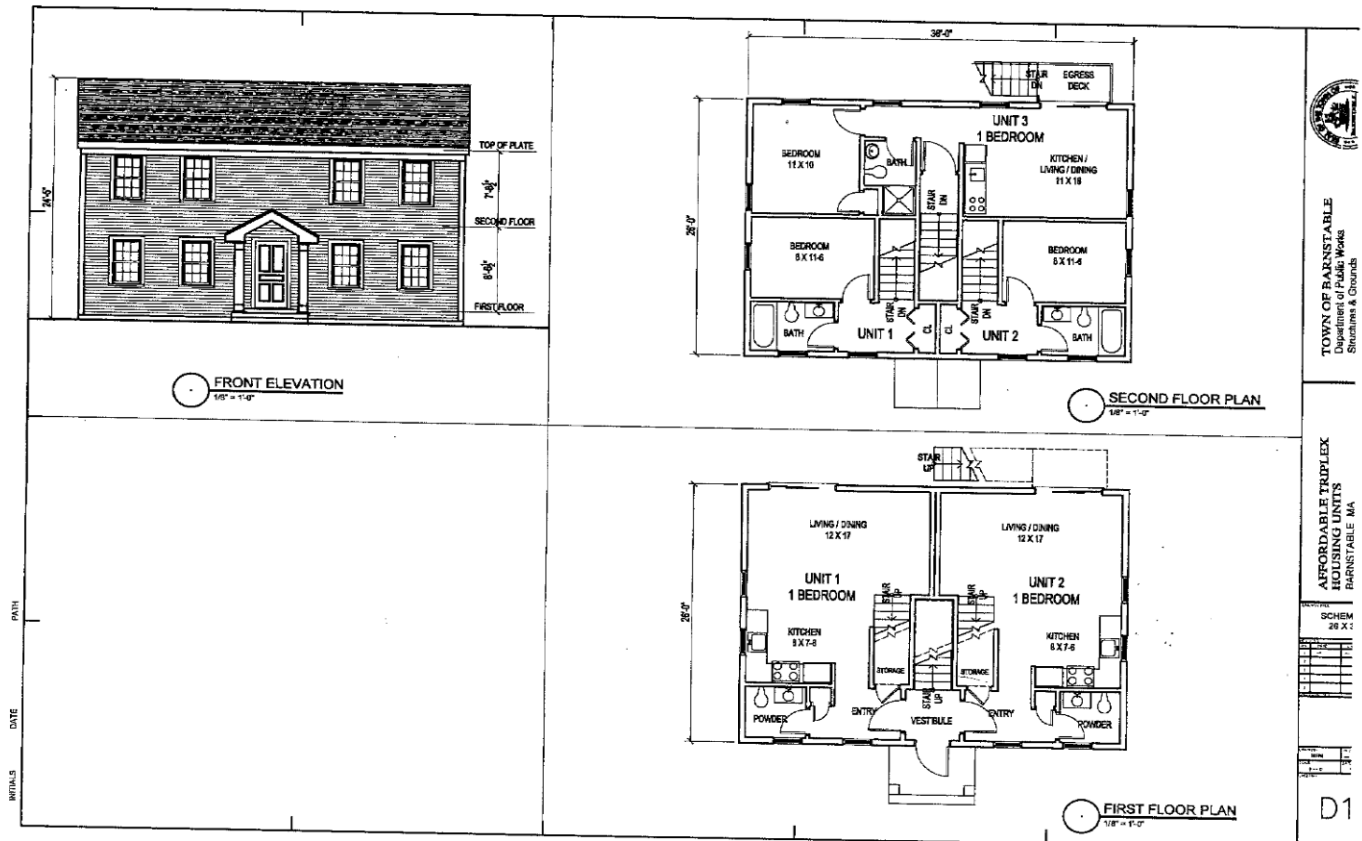
Members present: Chair of Committee Councilor Jennifer Cullum, Councilor James Crocker Jr.; Deb Krau; Councilor Frederick Chirigotis; Councilor Debra Dagwan. **OTHERS IN ATTENDANCE:** Chief Paul MacDonald; LT. J. Challies; Barnstable Police; Mark S. Ells, Town Manager; **ABSENT:** Councilor James Tinsley;

Chair of the Committee Councilor Jennifer Cullum opened up the meeting at 6:05 with public comment. Seeing no public comment, Chair closed public comment.

Chair of Committee introduced the next item on the Agenda; supportive housing models for Barnstable, which committee member Councilor James Crocker Jr. introduced, saying he had help from Town Manager Mark S. Ells who put him in touch with the in-house architect at Structures and Grounds. The theory that was discussed before the last meeting was to make it look like a structure that could be affordable, and that was a colonial, and a colonial is a ranch on a ranch, in the diagram it illustrates 28X38 and the other side of the illustration 26X36, the only difference was when we added the two feet on either end it allowed us the interior stairway corridor. He was comfortable with a little bigger box, the living space still comes in at about 2,000 square feet; so the first drawing (28X38) when you first walk through the front door you go left and right for two units and there is a staircase up the middle with another unit upstairs. Each unit has a kitchen front to back with living room and laundry under the stairs. The second floor on the left side is the living room and the bedroom is on the right side of the unit. (See illustration below):



28x38



26X36

Councilor James Crocker Jr. said we can't get a better build for cheaper money, this design will make it look like it belongs in the neighborhood, and the amount of residents allowed to live there would produce 3 cars, which is normal if you drive through our residential neighborhoods now, there are that many cars in a driveway; so he does not see a disruption to other residents in the area if this was to be built.

The cost to build this would be \$350,000 for the structure, and the rent should be approximately \$800 a month for each unit, which would bring in \$2,400 in income, this is all of course if we can find a lot that maybe the town has now and the land becomes a donation. The housing vouchers would be able to cover the rent and the land gets put back on the tax role.

Councilor Chirigotis asked about the service end of this, how are the services delivered to these folks if these are built in residential areas? From the illustrations above he does not see an area where any supportive staff would stay for the individuals that stay here. Councilor James Crocker Jr. stated these homes are for those that are ready to move into this type of housing, this model may not fit everyone, but there are folks out there that are ready, and we do not have the housing for them, but if these are built we do, and then we service the other folks and get them ready for this type of housing when they are ready.

Councilor Jennifer Cullum is not a fan of duplex, it does not work where her neighborhood is and the trends is the duplex is not the way to go. Ms. Krau would like to see some little area where possibly a case worker could maybe put a laptop and do some work inside the house, does not have to be a large area, just a small work area.

Town Manager Mark S. Ells said that he is currently with another committee looking at all the town owned assets, and there may be some land that was designated as disposal now may be able to be held onto so we could focus our efforts on finding the land, it may not be as difficult as it seems right

now. Councilor Chirigotis said the town also has property that is owned by the town in a trust, so we should look at those properties as well and see if any of those can be developed into accommodating this type of home. Ms. Krau asked who would own the homes. Councilor James Crocker Jr. said that if you look at tax title land, and find someone that would follow the requirement of the tax title land and to at least agree to put it out as affordable. Ms. Krau asked if they had to be owned by the Housing Authority or another agency, or could they be privately owned by someone. Councilor James Crocker Jr. stated he had been working with Attorney Ruth Weil, on the language for that very subject, and it could be worded as such as the town of Barnstable gets the credit for producing the affordable housing under the current guidelines and actually benefit from it.

Councilor Jennifer Cullum said that this is not the permanent resting spot for the resident that may live there currently, they will better their lives and move on and then three other individuals move in. Councilor Jennifer Cullum asked if the YMCA could also be looped into this idea as well, as they may have some land out in the back next to Kimber Woods that may be able to accommodate this style of house. Councilor James Crocker mentioned that these colonial style homes can be put anywhere and you can change the build slightly to accommodate the style of what is already in existence in the neighborhood so they all blend in and look like every other house in the area. We are not looking to make these homes stand out in anyway, they are meant to be blended in with the rest and keep the neighborhood the same.

Councilor Jennifer Cullum has concerns about a saturation of these for neighborhoods; I am not as concerned about this design added onto an already established neighborhood such as Kimber Woods. Councilor Chirigotis asked about the sewage and could the Kimber Woods handle some more of these homes added onto the system out there. Town Manager Mark S. Ells stated that there is enough room out there to expand, we are looking at another pump station site, so if this is the area you want to concentrate a home like this in, then we absolutely need to look at that when we are in the planning stages of that pump station.

Ms. Krau still has concerns about the case management side of things and how the Case Manager is rolled into these homes for support if they are spread out throughout the Cape, how are we going to support them. Councilor Jennifer Cullum said that the individuals that are placed in this type of housing are individuals that are ready and have the life skills to do this on their own until they better themselves and move on because they have taken advantage of programs offered and have better income. I see these homes as a stepping stone to a better life, we are not talking about taking clients currently from the NOAH shelter and placing them in these homes, and the individuals have to be ready to live on their own first. Councilor Cullum did mention that if we did partner with the YMCA to do one of these home in the Kimber Woods area, the YMCA clearly stated the venture would at least have to break even in the finances, they would not be able to go into a partnership with anyone unless it was a break even deal with no loss, otherwise they could not and would not do it, so Councilor Cullum stated it would be worth a conversation with them, however she wanted to make clear that if the YMCA would lose money somehow, they would not enter into a deal, they have operating costs and such as well.

Ms. Krau asked how many of these homes should we build. Councilor Jennifer Cullum said that would be a conversation for the YMCA to have, this would be a big deal for them. Ms. Krau asked would the number of homes be based on how many we the town would want or would it be how many the YMCA would want to handle. Councilor Cullum said if it is YMCA owned land it would be up to them regarding the number. But again this is a conversation we need to have with them to find out if they are even interested.

Mark wanted clarification on which individuals we are targeting for this type of housing. He feels that we need to look at the individuals that the Transitional Living Center is targeting, he feels that this type of housing is for individuals way down the line, he loves the design and the entire concept, but the folks that the transitional living center is targeting could not go into these types of homes currently. These units could be used for affordable housing, these are great, and he loves the design.

Councilor Cullum said this is the Homelessness Committee, so we are looking at whoever needs homes in this town. We have a lot of people that need homes that may not be individuals that need

services; we need to look at all of them. Town Manager Ells stated we need to identify the population that is out there currently and create an inventory of homes designed for those individuals.

Ms. Krau mentioned the new coordinated entry system is going to identify just that, the types of individuals out there and the needs will be determined.

Councilor James Crocker stated that this design can be adapted to anything, however this committee put this together to show the Lt. Governor that this committee has a plan and we have an idea and we give individuals the pride that where they live is a home, but it shows the state we are ready to address the plan throughout the stages, and here is our design. Councilor Cullum stated we get the individuals out of the woods and then where do they go, we get them out of the shelter, and then where do they go, we get them the supportive services and sober and hold a job; and then where do they go, we need some sort of housing plan and here it is; a house that can accommodate 3 individuals that can function on their own and be successful. Town Manager Ells said we need vouchers that will reflect the Cape prices, we need more beds for mental health, and we need more beds for individuals that may not be ready for this type of housing. We need to identify the individuals and their needs and design from there.

Ms. Kraus stated she would like to see the State step up in the mental health area and give us some help with those individuals that are not ready for housing on their own; the state needs to give us guidance with these individuals and help us treat them.

Councilor James Crocker stated we need the State to help us with the group homes, there is a stigma regarding these and we need to find out how to get the state to help us in this issues, there are neighbors that clearly state not in my back yard, and do not want these in the area, so do we force the state to open up Pocasset, not that they would, just using as an example, but we need beds for the mental illness individuals, we have treatment centers like Gosnold, they get out of Gosnold and go to the shelter, then from the shelter they go where? We have to make sure they are not going back into the woods and camps, so we absolutely need the State to help us with the mental illness individuals who need those services, and there may be some that will never transition into a home like this, but we also can't leave them on the street, and this is where the State needs to jump in and assist us.

Chief MacDonald wanted to mention that at any given day, he can drive around Hyannis and see all the vacant properties currently that do not have anyone in them, he does not believe that building more units to accommodate the homeless is what we need at the moment, we may need some in the end, but the problem exists with the voucher program, and the amount the voucher is does not touch the rent being collected here on the Cape. The gap is too big. The vouchers are typically 800\$ to 1000\$ but the rent are 1500\$ and above, and the income from the individual can't close the gap. The rentals are out there, but the vouchers are not enough. He would ask the Lt. Governor to raise the voucher for Southeastern Mass, it's not enough. Councilor James Crocker also stated that there are not a lot of one bedroom apartments out there, and when there are vacancies they are two bedrooms, and a single person can't get a 2 bedroom on a one bedroom voucher.

Chair of the Committee would like the Town Manager to ask the following of the Lt. Governor:

- Match the voucher with the rental costs here as a market rate here on the Cape
- Establish a facility with beds to deal with the individual recovery efforts
- Regional statistics and the number of people we are looking to service
- Talk about the transitional housing and our gaps in Barnstable and our recommendations for the stepping stones from one facility to another. We want to match what we do with the others in the region.

Town Manager Mark S. Ells will reach out to the other communities and its leaders to find out what they are doing and if they would like to join the efforts of Barnstable and possibly solving this issue as a Cape problem so that Barnstable is not solving the whole issue on their own. He will report back after he has that meeting with others. Councilor Crocker stated his model of housing is after the transitional living model has been utilized.

ADJOURN: 6:55pm

NEXT MEETING: October 24, 2016 at 6pm Selectmen's Conference Room