

**Village of Cazenovia Planning Board
Meeting Minutes (In Person and via Zoom)
December 14, 2020**

5 Present: Rich Huftalen, Chair; Adam Walburger; Steve McEntee; Anne McDowell; and Don Raleigh.

Others Present: James Stokes, Village Attorney; Marlene Westcott; Kurt Wheeler; David McCullough; Christine McCullough; Corey King; Antara Mitra; H. Alan Smith; Ken Craig; Ben
10 Lockwood; Neil Conway; Richard Clark; Elizabeth Moore; Steve Evans; Mike LaFlair; Diane Ryan; and Kelly Sweet.

7 people were in physical attendance and 15 people were in virtual attendance for a total of 22
15 people.

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R. Huftalen called the meeting to order at 7:01 p.m.

20 R. Huftalen asked for any changes to the minutes of November 9, 2020.

R. Huftalen made the motion to approve the minutes as written. A. McDowell seconded. The motion carried with 5 in favor, 0 opposed.

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David and Christine McCullough, 25 South Meadow Dr., New House, Architectural Review

R. Huftalen: They have submitted an application for architectural review. It looks like a standard
30 application and in keeping with the architectural elements in the neighborhood where it is going into. Whenever we do an architectural review, we review our criteria per Code 180-14: *The Planning Board shall review and evaluate building permit applications in terms of the reasonable compatibility, consistency and harmony of the height, scale, proportions, nature and quality of materials, colors and related architectural design characteristics of proposed new or altered*
35 *buildings and other structures and related site development with the dominant and traditional architectural design characteristics of surrounding existing buildings and site features.*

R. Huftalen: Does anybody on the Board have any questions for the McCulloughs?

40 A. Walburger: No. It looks like a nice, fine house.

R. Huftalen: That's a nice spot there. In terms of materials, I think you told me you have materials challenges with current pricing of lumber. I think you told me you are looking at cedar shake siding.

45 David McCullough: We are looking at cedar primarily, but pricing is through the roof. We are looking at some alternatives.

R. Huftalen: The elevations look beautiful and in keeping with what the other homes in the neighborhood look like.

50 R. Huftalen: I am going to declare this a Type II Action under State Environmental Quality Review (SEQR). Since no other agencies are involved, nor will approval have any significant adverse effect on the environment, no further SEQR action is required.

55 R. Huftalen: I make a motion to approve the application as submitted.

A. Walburger: Second.

The motion carried with 5 in favor, 0 opposed.

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Housing Visions, The Landing at Burke Meadows, Discussion

65 R. Huftalen: There have been some recent discussions about a project that we approved last March. I wanted to give the Board a chance to discuss it in a public meeting and also address any questions to our Counsel, Mr. Stokes. I think one of the things I wanted to do first was to give the opportunity to start the discussion. Anne and I have talked separately and several members and I have talked and raised some concerns that the project appears to have changed somewhat from that which we initially contemplated. This has been discussed at length at the Village Board meeting and
70 subsequent to the Village Board meeting, a lot of conversations with folks in the neighborhood. This is not a public hearing, but to facilitate a little bit of discussion. We have opportunity for the Board members first. I would like to have them be able to address questions to Mr. Stokes. We also have some representatives here from the project and sponsors of the project. With that, I would like to open the floor to the Board members. Jim, do you have anything to preface the comments with?

75 Mr. Stokes: Whatever discussion you want to have is fine.

R. Huftalen: We have Antara Mitra, Ben Lockwood, and Ken Craig that were involved in the project and they agreed to join us in the meeting for the purpose of furthering our discussion. With
80 that, I open up the floor.

A. McDowell: I'm not telling the Board anything that you don't know. Until the bombshell of November 11, 2020, we in good faith voted to have Housing Visions start their project for the elderly and low income families. We all voted on that. It was a fait accompli. Until we pick up the
85 paper November 11 and find out that is not so. They changed the whole deal. Instead of just having the elderly and the low income, they are going for an ESSHI (NYS Empire State Supportive Housing Initiative) grant, which would provide ten units of permanent supported housing for populations with severe mental illness, those fleeing domestic violence, and homeless youth ages 18-25. First of all, I felt we were made fools of. They went behind our backs. I don't know whether
90 they planned this at the beginning--a bait and switch type thing--or they needed money to get this done. Whatever it is, I'm looking into what it's going to involve this community to have what the eligible target will be under New York State 2020 regulations and what we can perceive as possible residents they are funding. I found so many interesting things here. The eligible targets are very interesting. The eligible target populations to be served under this program are families with
95 qualifying individuals and/or young adults who are—and this is for the homeless qualifications—

severe mental illness, those fleeing domestic violence, and homeless youth ages 18-25. I'm just going to deal with the homeless now. The homeless, we are identifying as having unmet housing needs as determined by the COCO(?) or a local planning entity or through other supplemental local, state and federal. Not only are they homeless, but they must have one or more disabling conditions or life changes. 1) SMI is the first, which stands for severe mental illness. 2) SUD, substance use disorder. 3) Persons living with HIV or AIDS. 4) Victims and survivors of domestic violence. 5) Military service with disabilities, including veterans with other than honorable discharges. 6) Chronic homelessness as defined by HUD includes families and individuals experiencing street homelessness or long-term shelter stays. Youth – young adults who left foster care within the past five years and who were in foster care at or over age 16. Homeless young adults between 18-25 years old. Reentry adults, youths, or young adults reentering the community from prison or juvenile justice placements, particularly those with disabling conditions. Not only must these individuals be homeless, but they have to have one or more of these criteria. The populations that could be introduced to our community, 1,000 yards from an elementary school, certainly gives me pause. I don't think that we, as a group, investigated this well enough to know what we were handling. There are several allocations for the population categories. I don't know which ones Burke Meadows wants. Category one is chronic homelessness – severe mental issues or severe drug problems. Category two is reentry HIV youth and adults. Category three is military services or frail elderly seniors, which we kind of thought we were dealing with at the beginning. But for each one of these things . . . For severe mental illness, there is such a category. We all know what mental illness is. I know there has got to be a place for people who are suffering from this. But we can not, can not, take these conditions lightly when we are in a location where our most vulnerable citizens are. There is a question about 24-hour mental health assistance. When I read through this, I find it far lacking 24-hour services for the clients. And, in fact, it says: If there is a problem, they should call the mobile crisis team at Madison County Mental Health Services. All I'm saying is that I think we have not investigated this problem. What could be the reality we face if this goes through? I also want to know about the legality of it. We voted on something and a year later are told that it is not working and we are going for another grant and get ten more people. Who are going to get kicked out? The low income people? Or the elderly? But we are going to make room for these special needs people that we knew nothing about.

S. McEntee: You mentioned three categories: Severe mental illness, those fleeing domestic violence, and homeless. One of those three is not a threat—those fleeing domestic violence who need shelter. Actually, all of those people need shelter.

A. McDowell: Absolutely! I am not saying that. I am not saying that.

S. McEntee: These things needed to be said as part of the application. Ben Lockwood can support or refute this. I thought these things needed to be said to qualify for the grant. Then the specific question I have for you is: Do you go out and seek these populations? Or is it true what I read in the email threads that these people still have to qualify financially. I can't imagine that a homeless person is going to qualify financially or to be eligible to live in this residence. Those are the kinds of things I am curious about. I didn't anticipate that we would definitely have all those various issues. Severe mental illness is, to me, a new term. It's not like it has come into existence in recent years. I think the diagnosis of severe mental illness has come more to the forefront in recent years. I think those kinds of things maybe make people uncomfortable. But mental illness is a very common thing. But to shun somebody because they have a mental illness, I think, is disgraceful. I'm a little bit embarrassed that I have heard so many things about having people being nervous about different

145 people with different illnesses and different issues living among us. Those are the points I would
like to make. Also, I would like to hear from Ben (Lockwood) if he is going out and seek those
folks with these situations.

D. Raleigh: I would like to echo what Steve is saying exactly. We are talking about people in
150 categories that are pretty much already our neighbors, as far as I'm concerned. And to have a
concern about it, like Steve said, it was something that had to be brought up within their
documentation. Is there a fear to our most valuable resources? I don't think so. I think Housing
Visions answered most of the concerns, as far as I'm concerned.

A. Walburger: All of the enumerated groups and those not represented in that sample deserve an
155 opportunity to have a roof over their head. I still would like to hear more reinforcement from
Housing Visions and their associated entities on what further requirements they feel this might
impose on the community or additional resources needed beyond the application a year ago. It has
changed. I don't see it as insurmountable. But it is definitely different. In light of the difference,
more information needs to be put forth to provide clarity, if not assurances, that this is the best
160 project for this community.

A. McDowell: And I think location is paramount.

R. Huftalen: Before I ask Ben for his comments in response to Don's and Steve's questions,
165 specifically . . . This has obviously been a topic of discussion for a while since this article hit the
paper. Anne and I have been in discussion. I have spoken with Jim Stokes separately to try to best
understand what the position of the Planning Board is with regard to this project and the next
potential steps, if any, available to the Planning Board. I don't want to put words in Jim's mouth.
As I understand it, the resolution we adopted took into consideration the impact on the land in the
170 neighborhood of a residential use. The use being a residential use doesn't specify what type of
residential use and, therefore, it doesn't rise to the occasion. There doesn't seem to me to be any
occasion for the Planning Board to reassess this project. Jim, could you clarify or amplify that for
me?

Mr. Stokes: I think that is the essence of what I said to you and in the course of the Village Board
175 meeting last week. For many good reasons, we typically don't approve a project based upon the
qualities or qualifications of the people that are living in those facilities. Yes, this was approved as a
mixed-use senior/family residential dwelling. As far as the specifications of the use went, that was a
determination made by the Village Board in the rezoning. And whether we are serving people who
180 find themselves in these life conditions or people who don't have those conditions really is not part
of the use definition that governs this property for zoning purposes. The kinds of issues that the
Planning Board dealt with and spent a lot of time weighing and considering and evaluating were the
streets, the layouts of the building parcels, the sidewalks, the lighting, the landscaping. Really, none
of those considerations is dependent upon the qualities or qualifications of the individuals who are
185 residing there. That really is the limit of the Planning Board's authority. That's the essence of what
I said to the Village Board last week as well.

A. McDowell: We were told elderly and low income. That was not necessary that we be told that at
190 the beginning?

195 R. Huftalen: I am not comfortable answering those specific questions. I think we could have the opportunity to have an executive session to address those things specifically if you think things were misrepresented. I don't know what recourse the Planning Board has. I looked at our approval resolution and it talks about engineering drawings and stormwater and all these things related to a residential use that was approved by the PDD (Planned Development District) zone and the Board of Trustees. A residential use is a residential use in my opinion from the perspective of the Planning Board in terms of how we need to treat an application.

200 A. McDowell: Why didn't they just say residential use? Why did they specify?

R. Huftalen: I think that's a fair question, Anne. I would welcome a response from the applicant with the context that this is not a public hearing. I'm not sure, other than trying to foster a dialogue, what we want to achieve except create some understanding of what we can do here, what our concerns are. If you could shed some light on it. With that, Mr. Lockwood, I would ask you to maybe address some of the issues that Anne and Steve have raised.

Ben Lockwood, President & CEO, Housing Visions: I understand that the language in the RFP (request for proposals) that we had to respond to is scary. There is no denying that for people who aren't in the weeds every day that is scary language for lack of a better term. If I didn't work in the field I work in, I would be concerned about it as well. But one of the things that I can assure you is that we picked a great partner in Madison CAP (Community Action Program) that has done great work in Madison County for many, many years. They are very familiar with the needs both in the Village and in the greater Madison County area. That's the reality of where people will come from when we build this. These people live in the Village and the Town within 15 minutes. These folks are already here. They all will be low income. Does that mean that some people may have a subsidy in their hand? Yes. We do not discriminate on source of income. That is something that is important. We still have to go through the same property management process. We own this. Kelly (Sweet) and my staff live in Caz. Ken (Craig) lives in Caz. This is huge for us. We are not a fly-by-night. We are not going to leave. We take great pride in what we do. When we talk about the subpopulation of these 10 units, about 20% of the deal, the reality is even the 49 units if we didn't have these set aside, I very well could have these same people living in these units. I wouldn't know and I wouldn't have any services. If things did happen, that's when I would respond. So it would be a reaction and nothing proactive on our part. It doesn't happen very often, but that is the reality of any group of people in the Village. I know there are times anywhere in my neighborhood that things happen and I never would have expected it. So we think that joining our services with Madison CAP, by their referrals, we can really enhance everything and really tie in to make it inclusive. Antara and her staff are a great group of dedicated people. Our missions align in serving this rural population in Caz. They do great work in these resources that they bring to the table, enhance their current resources. It is not taking away. It's not unfunded. This is funding that they will be able to tap into to offer a great model of people that can integrate into the community. When I say integrate, I mean like be a part of Cazenovia and the great things and stuff that I love and that I have heard people repeatedly say about the feel of the Village, the shopping, the churches, the walkability, the things that are all there. That's part of the reason we like Cazenovia, the great schools. Just because the affordability for many people is out of reach in the Village, this offers an opportunity for folks to hopefully lay down some roots. The best possibility is not in the senior building, but in our family units. Hopefully they go on, they do well, they buy a house. Those are the things we see quite a bit in our organization. And for the senior population, it is 55+. Our goal is an enriched community where they like their neighbors. They like the people and they can get where they need and get what

240 they need in the greater community. I understand the fear of the language in the RFP. You are not
going to get an argument from me on that. I want to say it's not that scary. We have worked with
many diverse populations. Again, these are the folks that are among us. Just because you are low
income doesn't mean you are more dangerous or you are different. It means you have a different lot
in life. We will work aggressively and collaboratively with Antara to identify residents that are
going to mesh well in our community. We are going to house the heck out of them. And we are
245 going to give them services as much as they need or as little as they need and that's an important
piece. Out of those 10 units, that provides us 39 more units of people that otherwise maybe when
they do need services they know that Madison CAP is going to be there to catch them before they do
have crises. That could be budget or other financial counseling, transportation, healthcare All of
those pieces are critically important to housing stability and long-term both mental and physical
250 health.

Antara Mitra, Executive Director, CAP of Madison County: If I can just chime in to talk a little bit
about how some of these people will come to us. I think I heard that question being raised. First of
all, I would like to introduce myself. I'm Antara Mitra. I'm the Executive Director for Community
255 Action Program for Madison County. I'm sure many of you are familiar with CAP. We will be
completing 35 years serving the community next year. We are really looking forward to that. We
have grown over the years. We started out in Morrisville. That is still kind of our headquarters and
the heart of the agency. Some of you might even know Irene Brown, who was the founding
Executive Director. She still lives in the Hamilton area. The agency started really small, like a lot of
260 other agencies do. What really provided the impetus for growth for the agency was housing. Irene,
in her wisdom, recognized that there was an acute need for housing support in the county. She
applied for some of these grants that provide housing support. So the agency has been providing
housing support and working with families that need supportive housing since 1992. This is not a
flash in the pan for us. We have had a long history of working with families all over the county,
265 including in and around the Cazenovia area over the years. We have agency philosophy and we
provide training to help these families find the resilience within them, to guide them, and help them
make better choices. The goal is that one day they won't need as much support. But as we all know,
sometimes there are some families that need extended support. Some individuals who, due to the
cards that life has handed to them, need more extensive support, maybe life-long support. Not
270 everybody is fortunate to have family that can support them. This is where supportive housing really
comes in, to provide those low income individuals and low income families a chance to have a stable
life. These families or these individuals don't just come off the street. In many cases, they work
with us prior. They might be living in our transitional housing facility in Canastota right now. We
have four transitional units. They can stay there for up to two years. For many families, that is all
275 the time they need, maybe even less, to go on and live successfully independently in the community.
But every now and then there is a family that we recognize needs longer term support, needs the
stability. Those transitional apartments are for families with children. Children need that long-term
stability to grow up to be successful adults, as we all know. Not only will some of these families be
coming to us having already worked with us prior for a number of years, but other families will be
280 coming to us, like those fleeing DV (domestic violence), they would most probably be coming by
way of the shelter that Liberty operates in the county. Again, these are families that have been
working with either our agency or some other agency. The homeless youth that we will be working
with, they will be enrolled with the Youth Bureau and the services the Youth Bureau provides. In
every instances there will be an assessment before anybody becomes a resident of The Landing at
285 Burke Meadows to see if they would be a good fit for the program overall. If this is an individual or
a family that can flourish and thrive and fit in with the community, if it is somebody who is not

looking for stable, long-term housing, is not looking to work with other case management, which is a crucial piece of the program. Housing is not just housing as far as this program goes. It is about case management. It is about ensuring that somebody is there to make sure they are connected with healthcare, to make sure they are going to their doctor's appointments. We are going to have a shuttle service to help them get to appointments, to further their employment prospects. We are going to have telehealth facilities. We are also going to bring programming that would benefit everybody. The Rural Health Council offers diabetes and other chronic care management programs, pain management programs. We plan to bring those. We plan to bring budget and financial management classes in cooperation with a local credit union, who has been offering these classes to the housing clients we work with right now. There will be many services that will benefit everybody. As far as the serious mental illness goes, that is a name that the New York State Office of Mental Health uses. It's kind of a catch-all name. I shouldn't say it's a catch-all name, but it's a thing for them. There are many, many diagnoses that fall under that. As Ben said, it sounds scary, but it's only a name. Those individuals will come through what is known as the SPOA (single point of access) in the county. The SPOA is spearheaded by the county mental health office and all the different health and service providers that work with individuals that have that label of having an SMI. They work with those individuals. When there is somebody who has a housing need, or has some other kind of need, they are referred to the SPOA and then there is an assessment and intake process to determine if they would be a good fit to live here. Obviously, somebody who is dangerous or somebody who doesn't have their disease under control and needs more intensive care would be recommended to other places. There is Venture House, which is a shared facility. There are some people who are better off in that kind of environment. There are others that are able to live with families. We are talking about low income homeless people with an SMI. There will be nobody other than these three categories of having an SMI, fleeing domestic violence, or being a homeless youth between the ages of 18 and 25. That is another category. We work with so many youth who find themselves homeless and either pregnant or parenting. The category says youth, but they are really young adults. If you are 18, you are an adult. We just had a young family that moved out of our transitional apartments. They stayed just under a year. She was pregnant when they first moved in. They were homeless. She had two SMIs. She was bipolar and she had PTSD. There was never any issue. Yes, it was a difficult time for her being pregnant and finding herself homeless. They just moved out to their own apartment with HUD assistance. She just had a healthy baby. We continue keeping in touch with them. Hopefully that will be a family that will flourish and find its footing. The intent is to have these families live here as long as they want to live there and they are still meeting that low income criteria. We would provide case management the entire time they live there. We would have a case manager on premises. Unfortunately, it cannot be 24/7. That is really, really expensive and the State doesn't pay for that. I crunched the numbers and it would take almost half a million dollars annually to be able to provide 24/7 coverage. CAP, unfortunately, just does not have those kinds of resources. Most grants will not provide that either. The mobile crisis is intended for after-hours support for those who have mental health issues. They are extremely responsive. They are manned by professionals who are trained to come and help people who are in a crisis. They will come in person if it rises to that level. It has been very successful in the county these last couple of years that they have been offering services. And because we will have somebody onsite talking with the families and the clients every day, going into their homes for what we call home visiting. I'm concerned for my staff as well. I wouldn't want my staff going into a home if it's dangerous, if it is not a safe place to be. So I certainly understand the concerns for safety. I am as much concerned about it as anybody else because my staff will be there in the home. They will have their pulse on what is happening with the family, with an individual and be able to preempt. We will be proactive and not reactive, like Ben said. These kinds of units

335 are so badly needed in the community and the county. We do not have anything approaching this
level of support for those who need it. Without this level of support, we are left with people being
homeless and on the street without care and without management, which is an even bigger issue at
the end of the day and a much more dangerous place for us as a county and community. I would be
happy to answer any specific questions, if there are any. I would like to thank the Board for
340 approving this in the first place. I think Cazenovia is a wonderful and welcoming place. I can see
this being a big success for Cazenovia.

A. McDowell: Will the State allow the amount of supervision that you are providing, that you
stated, or do you think they would want to have a little bit more regulation? Did they okay this plan
345 for you?

Antara Mitra: I'm not sure I understand the question completely. The ESSHI grant that you referred
to provides for rental support or subsidy. It provides for case management for the individuals who
meet those criteria, the long list that you read out from. The only three we have chosen from that
350 would be those with mental illness, fleeing domestic violence, and the homeless youth. That
application has been submitted. We are waiting to see if that is granted. It is a very strong
application because we have been providing these services for a long time, so the State usually wants
to see that the agency has the experience and the wherewithal to do this. And there is a dire need for
supportive services in the county. We are very hopeful that we will be awarded that grant.

355 A. McDowell: So you meet the qualifications of the State that's needed to provide services for the
residents?

Antara Mitra: Oh, yes, absolutely. Anytime the State provides any kind of grant, they monitor the
agency and the services that are being provided in the program on a regular basis. For all our State
360 grants, we have site visits from the State every year. They come and look at our files. They come
and talk to a client or two. They look at all our books in terms of financial management of the grant.
Then we usually have quarterly reports that we have to submit to the State for our grants as well. So
that goes over what goals were met. It's not just sticking somebody in an apartment and forgetting
365 about them. We will have to work with them to meet goals like employment or education. If there
is some other kind of family goal like a family fleeing domestic violence, then their goal might be to
achieve emotional . . . or reduce trauma for the children, or something like that. We have to report
quarterly as to progress being made on these goals, like what is the situation with the family. And
then there is usually an annual report on top of that. The State usually has very close supervision,
370 for lack of a better word, for all programs that it funds. This would be no different.

A. McDowell: I do know Irene Brown. She and I are very good friends. I think she would attest to
the statements that I am making. I do not want to discriminate. I am not a bigot. I'm not a
closed-minded person. But I cannot stop the worry when I read what some of these victims have and
375 some of their diagnoses. The scariest thing is, to me, is there is going to be a concentrated
population of people with special needs when we have 360 students, ages 5-9, right across the street.
We have a daycare center. We have parks. We have things when kids are out walking by
themselves. It's hard to feel that this is going to be a safe environment for our community—for that
area of town. Kids walking to and from school. Kids playing at the basketball courts. I know you
380 can't guarantee that nothing will happen. But to be a realist, we all know these things can happen.

385 S. McEntee: I heard Ms. Mitra say that if somebody is so severely going to compromise the community that they wouldn't necessarily qualify or wouldn't be recommended for this residence. They would be recommended for some other place—some place with more supervision and more counseling.

390 A. McDowell: There have been a lot of small towns that have had terrible, terrible things happen to children. Especially when those children are 1,000 feet away from people that have . . . I think that we, as Board members, have to think about the safety of our citizens, especially our most vulnerable citizens.

395 S. McEntee: I think it's a balance. I have to trust what she was saying that they wouldn't recommend somebody who is going to compromise the community for this residence. There is some place for those people, but it won't be in our neighborhood. That's what I heard. You have to trust a diverse community.

400 A. McDowell: I absolutely believe there is a special need and there should be a special place, but, honestly, I watch those kids go to school every day. We cannot make them less safe and put them in a situation that could be dangerous for them.

S. McEntee: Do you draw a line that says there can be absolutely no risk? We can't draw that line.

A. McDowell: Can we say we are increasing the risk?

405 S. McEntee: You have to if you are labeling. The thing is, the risk is always there. The house next door to you could go up for sale and you would have nothing to say about who moves into that house. The risk is always there. I don't necessarily think we are increasing the risk of violence in our neighborhood with what I'm hearing about this. That's my opinion.

410 A. Walburger: I would like to hear Anne's concern and balance it with two items: Two of the populations—homeless youth 18-25 and those fleeing domestic violence. That's two of the three buckets we have discussed. I see this project as nothing but benefit to them and our community to them and them to us. The third is a label. It is indeterminate what that would involve and I have to trust CAP to place the right people. I will ask a hard but unsavory question to the members of CAP.
415 Would you like any of the potential residents, that would live in this location, living next to you? Because that is what we are asking. That is the hard question. I have to trust their judgment.

A. McDowell: Are you saying you think that because I live on that street?

420 A. Walburger: Anne, I lived across from you. I lived across from where the project is going to go. The world is not as scary as . . . I am not going to be driven by fear. This is crazy.

425 Antara Mitra: I would just like to say one more thing. We have four families that live in our transitional apartments. They cycle over time, so it is more than just four families. We have another two families that live in the community. We haven't had any issues where anybody has gone and threatened somebody that they don't know off the street. Have they threatened their spouse or significant other who was living with them? Yes they did and they were immediately evicted. In no instance that I have heard in the 35 years that CAP has been working with these individuals and families that anybody has harmed somebody outside of their immediate family. Ben and I

430 understand the concerns. There will be a lot of eyes on these people. There will be engagement and
interaction. They will be in a much better position than somebody who isn't living in those
apartments and is just out in the community, just renting or sharing a room somewhere or something
like that, and not having the benefit of case management. I know there have been some cases in the
news. There was a young man in DeWitt the other day who was sharing a room with somebody
435 else. I'm quite sure there was no case management involved in that case, which is when you see
things spiral out of control.

R. Huftalen: I know it's challenging to foster a meaningful dialogue over this Zoom call. I
appreciate you, Anne, in expressing your concerns and Steve and the rest of the members of the
440 Board here. Anne, I think I told you, my wife works in that school. I agree that the language that
was in the paper can be scary and off-putting. But I also have to say that I do think the services and
providing the resources provide me with a little bit of a source of comfort that these are people that
might otherwise be in an apartment right in the same neighborhood. In that case they wouldn't have
services supporting them.

445 A. McDowell: Maybe I don't understand it, but when I read the eligible targets, they are saying that
not only do they have to be homeless, they have to have serious mental illness. They have to have
one of all these things. Besides being homeless, they have to have severe mental illness or substance
or drug disorder, person living with HIV or AIDS, victims/survivors of domestic violence, military.
450 I went down the list. Is that so—for every homeless person, they also have to have one of these
categories? Or am I reading it wrong?

Antara Mitra: The individuals or families that would qualify have to be homeless and have one of
those. In our application, we had to choose which categories we would serve. So the only
455 categories we have chosen are the three: Homeless and SMI, homeless and fleeing domestic
violence, and homeless and youth 18-25. We will not be putting anyone in those apartments that are
outside of these three categories.

460 A. McDowell: Then there is another one: Adults reentering the community from prison or juvenile
justice placement.

Antara Mitra: That is not a category that we have chosen. That is not a population that CAP has had
a lot of experience working with, so we were not comfortable raising a hand to serve that population.
It's a two-way street. If we don't have the experience serving that population that will not be
465 successful. That harms them, but that also harms the agency and harms our ability to be successful
and serve more people in the future. We put a lot of thought into which categories that there was a
need. If you say you are going to serve a category that there is no need, then that would not be a
successful application. We put a lot of thought into which categories there was a need and which
categories and individuals we had worked with and that we felt we could be successful continuing
470 working with them in the future.

A. McDowell: I'm sorry. I didn't get the three categories that you would use for admittance.

475 Antara Mitra: Anybody under this program has to be homeless. That is the first category. So they
all have to be homeless. And then the second qualifying category is either SMI, those fleeing
domestic violence, or youth ages 18-25. Those are the three categories and they all have to be
homeless.

480 Ben Lockwood: I think it is important to note the definition of homeless, which is if you are couch
surfing, if you are staying with a friend. You stay with one friend three nights a week and then the
next week you go . . . That's homelessness in that regard. There are other definitions. People think
about living out in a tent and that's not . . .

485 Antara Mitra: No, not at all. Especially the youth that come to us . . . The young woman I spoke
about, they were living with the husband's grandmother. There were just too many people in the
home. We see this very often. There are too many family members living under a roof and then
somebody gets kicked out. For the SMI population, very often they had a living arrangement that
just was not working out. Because of their medical condition, they can't sustain a job where they
can pay the rent. A lot of these people have jobs, it's just not a high enough salary to enable them to
490 sustain rent. This where the rental subsidy really helps these individuals.

R. Huftalen: Does anyone have any other questions? As I said before, this isn't a public hearing,
but I sure appreciate you bringing these issues to the table, Anne, and having the opportunity for this
kind of dialogue. I would like to continue in executive session for a few minutes so we can discuss
495 with Mr. Stokes. As he indicated earlier in the meeting, the opportunity for public comment will
continue to exist, but not necessarily under the purview of this Board. I would invite anybody who
has comments to offer to address them to elected officials. Again, I appreciate your time for joining
us here tonight. Thanks everybody. We will enter into executive session now.

500 Into executive session at 8:04 p.m.

Out of executive session at 8:23 p.m. No action was taken in executive session.

505 R. Huftalen made the motion to adjourn the meeting. S. McEntee seconded. The motion carried
with 5 in favor, 0 opposed. The meeting was adjourned at 8:24 p.m.

Respectfully submitted,

510
Marlene A. Westcott
Recording Secretary