

SENIOR HOUSING SUB-COMMITTEE

June 6, 2022 6:00 pm

Meetings normally held at the Municipal Offices are being held remotely, with adequate, alternative means of public access and, where required, public participation provided, in accordance with the Governor Baker's June 16, 2021 Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, including an extension of the remote participation provisions of his March 20, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A §20. Remote Meeting Connection noted below.

Zoom:

<https://us02web.zoom.us/j/4136658576?pwd=Q1BtT0NBTKFPSzJzdGNhaHN4Wmozdz09>

Meeting ID: 413 665 8576

Passcode: musicHeals

Phone:

+1 929 436 2866 US (New York)

Meeting ID: 413 665 8576

Passcode: 6601007780

Minutes:

1. Called to order at 6:04
2. Members present: Lili Dwight, Chair, Pam Predmore Analee Wulfkuhle
3. Guests present: Alyssa Larose
4. Minutes from [May 16, 2022](#): no quorum to review
5. Old Business:
 - a. Alyssa info on minimum response rate for survey
 - b. Vocabulary!
 - i. AMI-Area Median Income: county-wide, based on US Census date
 - ii. Project-based vouchers: attached to specific units
 - iii. Mobile vouchers: transferable to variety of units
 - iv. Subsidized is always based on your income so when rents go up, yours doesn't
 - v. "Affordable": Variable! Different programs have different definitions.
 1. "Very low" threshold = no more than 30% of income (often rent + utilities). Monthly payment = 30% of income, and Voucher pays the remainder.
 - c. Alyssa meet w/us to review the subsidized process (i.e., vouchers, % AMI, etc.) See flyer for Sunderland: [Sanderson Place Flyer 5-10-22 Optimized.pdf](#)
 - i. the definition of affordable vs AMI percentage
 1. Up to 60% of AMI considered affordable for some funders
 - ii. is the AMI based on Franklin County? Deerfield? The actual location? (i.e., South Deerfield has a much lower median income than "Deerfield" see: <https://bestneighborhood.org/household-income-south-deerfield-ma/>)
 1. Franklin County
 - iii. what demand did the Sunderland survey show for #bedrooms? What decided the number of 1 bedrooms vs 2 bedrooms?
 1. # of people in the applicant's home is a major factor
 - iv. why are there no 1 bedroom + den options? Financing + demographics / market analysis
 - v. % of AMI is adjusted over time to reflect economy- all come from HUD income limits -set yearly based on data from the county
 - vi. How do assets figure into the evaluation at the time of application
 1. Depends if you have income from your assets.- added to yr gross annual
 2. No income from assets: total assets value calculated by HUD#. I.e., 100k *.06 % = 60\$ as added to your annual income
 - vii. Can we do 100% subsidized? - depends on what the data show

- viii. Developer updates market study begins conversation of needs and demands
- ix. We can ask for what we want based on the data, and then there is conversation. Come to an agreement
 - 1. State has standards for unit size, etc.
- x. Response rate to be considered valid: ? **Alyssa** will research this
- xi. 2 bedroom - isn't public housing so different rules. Head of household 62+, so can have grandchild or live-in caretaker, "reasonable accommodations"
- xii. Are cable and telephone considered utilities? No- tenant pays
- d. Scope of work:
 - i. For a single site 15-20K (wetlands delineation is extra)
 - ii. Do we need to explore 2 sites
- e. Review Complete Neighborhoods Application status:
 - i. Sounds like we have been accepted !!! Public announcement later this week.
 - ii. Need to figure out what we want to do with this
- f. **Lili** and **Analee** report out on work with Alyssa on initial drafts of scope of services for feasibility studies- Lili email her
- g. (https://drive.google.com/file/d/1WAs_Owfy_2Ca7jSEqbkRyEOcFBKjk1oj/view?usp=sharing)
- h. Review Senior Housing survey process status and outreach efforts:
 - 1. Current Response:
 - 2. **Lili** posted on Deerfield Now: 5/5/22 & 5/25/22 & 5/31/22
 - 3. **Carolyn** will ask to have put on front page of town website
 - 4. Chris Larrabee has put info in Notebook section. **Jennifer** will ask him to call Lili re: an article. Article angles: housing = subsidized, anchor to "campus," senior, geo-thermal (climate change planning, seniors paying it forward). Survey documents the need and the demand.
 - 5. Email Senior Center email distribution - **Jennifer** will send a separate reminder and put announcement in the next newsletter
 - 6. **Carolyn** will continue to announce at Selectboard meetings
 - 7. Lili get to the Chief mid June if we don't have at least 12 % return
 - 8. WHEN IS THE SENIOR PICNIC? - June 15, 11-2
 - 9. Dump sticker Campaign - **Pam**: getting senior bag gets handout, too! Delivered 100 flyers to transfer station!
 - 10. Pam went to Town Hall - didn't need anymore... no one is taking from the table
- 6. Old Business:
 - a. Begin working on RFPs for site and market demographics feasibility studies; address after ATM (see 5C above). **Analee** will contact Alyssa to begin.
- 7. Other business not reasonably anticipated 48 hours before:
- 8. Next steps:
 - a.
- 9. Adjourned at: 7:05
- 10. NEXT MEETING: Monday, June 13, 2022 , 6:00 PM