



TOWN COUNCIL
Committee to Assess Homelessness
in the Town of Barnstable
367 Main Street, Hyannis, MA
Selectmen's Conference Room
2nd floor, Selectmen's Conference Room

March 19, 2019

6:00pm

MEETING MINUTES

I. BUSINESS

A. Roll Call:

Members present: Chair of Committee Councilor Jennifer Cullum; Councilor Britt Beedenbender; Member at Large, Deb Krau; President of the Town Council; James H. Crocker Jr.; AD HOC Member, **OTHERS PRESENT:** Ruth Weil, Town Attorney; Chief Sonnabend, Barnstable Police Department; LT Jeannie Challies, Barnstable Police, Officer Denise St. Peter, Community Impact Unit; SGT Jennifer Ellis, Barnstable Police; Elizabeth Wurf Bain, Hyannis Business Improvement District; Wayne Kurker, Hyannis Marina; **Absent:** Councilor Debra Dagwan

Chair of the Committee called the meeting to order at 6:05pm. Wayne Kurker spoke about a couple of sites for re locating the Homeless Shelter, one of the sites he was referring to was the Craigville Motel over on Rte. 132/Service Road. Chair of the Committee mentioned that currently after a conversation she had with the Arche Diocese of Fall River was that they are currently moving a shelter in New Bedford, and they do not have the funds currently to entertain another shelter being moved at this time. That is not to say they were closed to the idea, however they were going to look at what the Arche Diocese owns currently in Barnstable that they will be open to moving the shelter. Mr. Kurker himself is not interested in going into the hotel business, however he may know some that would make the investment, and he was wondering if anyone has looked into options. Chair of the Committee said yes we have looked at various locations, one possibly on Rte. 132 by Kinder Woods, but nothing concrete as of yet. Chair of the Committee also mentioned that even if the shelter moved the other issue would be the Salvation Army, Mr. Kurker mentioned that then we find an area to relocate both, possibly in the same area so they could be side by side, but somewhere other than the Main Street area because Main Street is never going to get better with the two of those business in the same village. There are a lot of business owners willing to help. Chair of the Committee said that a meeting with the Town Manager would be the first stop for him. Mr. Kurker asked how many room are currently in the shelter, SGT Ellis answered that there isn't separate rooms but the capacity is 50 at the current shelter. Mr. Kurker asked the Committee members to look at the model that was done in Naples, Florida, you do not see the homeless anymore in Naples, because they built them a building and small complex to handle them.

Ms. Krau asked how it would be secured if the location was the old Zachary's in Mashpee, because our original thought was also to provide training to the residents so that they can be taught how to do the basic life skills, so we would need that incorporated somehow. Mr. Kurker mentioned that from what he saw of the property in an aerial view looked to be about 8 acres of land and it looks like the building was horseshoe shaped so the entrance would be in the front of the buildings, it's all a preliminary thought. Chair of the Committee will set up a meeting with Mr. Kurker and the Town Manager to meet.

Chair of the Committee asked Attorney Weil to look at the rental registration process; Attorney Weil gave a little background regarding the current process; the Town Council passed a resolve in

January to hire a consultant to look at rental registration; the Town of Barnstable hired a consultant to look at our zoning and regulatory language of our short term rental, since the rental registration is going to be reviewed to look for any changes so this is a good opportunity to put in language now as a review since they have already been looking at this issue since January; this Committee suggested that the Town hire an Attorney to look at the rental registration requirements and what homes need to register and what homes are exempt. Attorney Kevin Batts was hired to look at the process and definition; under Section 170-4 in order to trigger the threshold for required registration the unit in question had to be listed as for rent or lease, so if an organization declared that they do not collect rent, then the organization did not meet the threshold for required registration; as an option the Town can amend the registration process to include any dwelling that offers occupancy to any persons, not necessarily just family members. Attorney Weil mentioned that writing an ordinance to cover rental registration process is a very difficult one to write, so if the Town wants to write a policy such as this, then you have the homeowners that truly just have guest at their home for two weeks and are we requiring all homeowners now to register their homes with the Town because they have out of town guests staying with them, so it becomes a very difficult piece of legislation to write. Attorney Weil mentioned we need to look at our definitions and what they include, Vice President Flores pointed out that family definition as it is today does not include any adopted individuals, so we need to do an overhaul of our definitions first to make sure we have what fits in today's times. Attorney Weill mentioned that this may look simple to write, but in writing it, it will come with many challenges along the way.

Councilor Cullum asked if there was some language that was in some other Communities struggling with the same issue, and the other line they inserted in the ordinance was any "Community fee" charged to anyone in the home, we need to look at that language as well or something along the lines of that. Attorney Weil stated the Town can redefine the word rent to include any fee charged to an individual can be considered as rent.

SGT Ellis mentioned that when the rent or fees are collected it has to go into an account somewhere to be managed, according to the print out on these types of homes, 2/3 of the income is set aside, it's not all for a gallon of milk, so it is sitting in an account somewhere, so there is a trail of paperwork and deposits being made. Chief Sonnabend said we should also put in that the organization or home sole purpose language in so it covers the homes that are run as such, compared to the resident who has family and friends staying for a week or two.

Attorney Weil suggested that we widen the definition of rental. Ms. Krau said there are a lot of other organizations that operate these homes, not just Homeless not Hopeless, there are so many others contributing to this issue.

Laura Wentzel did some research that was done in the State of Arizona, legislation that had passed there, there are some things we can look at and other parts are not as good to adopt, mostly because Arizona had no regulations so they were starting from the beginning.

Councilor Cullum mentioned that there is currently legislation H1141 Senator Cyr bill he introduced regarding Sober Homes (Best Practices) this bill puts on-site supervisors 24 hrs. a day to manage these homes. The other bill introduced is public safety bill regarding Sober Homes. Representative Will Crocker stated he will speak in favor of the Bill when it comes to the Senate Floor.

Deb Krau asked who would write the Bill for us, Councilor Cullum said it would start with our legal team and then we would put in in front of legislation to look at and see what else needs to be in it to get in to the Committee Senate.

SGT Ellis said one of the main problems in these homes is with the Managers. The Managers are the very people that were residents at one time becoming sober themselves, and there is not enough time between when the person becomes sober to being made a manager. These individuals do not have the training or the qualifications to now be a Manager of people they lived with in the same house. That's a

real problem that she sees, she has tried to bring it to the attention of the individuals that run the house, but there is a lack of accountability in these individuals as well so it starts at the top.

Councilor Cullum would like the Committee to look at the legislation from Arizona and come up with some ideas for an ordinance and at the next meeting we can start to look at a process.

Councilor Cullum asked for a motion to adjourn, Councilor Beedenbender made the motion; it was seconded by Deb Krau, all members present voted to adjourn.

ADJOURN: 7:00pm

NEXT MEETING: TBD