



John A. Boris, Chairman
Kimberley Driscoll, Vice Chairman
Charity Lezama, Treasurer
Benjamin Shallop, Assistant Treasurer
Sue Kirby

Cathy Hoog, Executive Director

**MINUTES OF THE
SPECIAL MEETING
WEDNESDAY, JULY 7, 2021
11:00 a.m.**

I. Called Meeting to Order at 11:00 a.m.

This meeting was held via Zoom.

II. Roll Call

Present

Benjamin Shallop
Kimberley Driscoll
John A. Boris

Absent

Sue Kirby
Charity Lezama

Also Present: Cathy Hoog, Executive Director and Anne Cameron, Executive Assistant

III. New Business

Submission of Stage 1 Proposal for Public Housing Innovations II Grant to Department of Housing and Community Development (DHCD)

Cathy Hoog presented and discussed with the Board of Directors the Submission of Stage 1 Proposal for Public Housing Innovations II Grant to Department of Housing and Community Development (DHCD).

Cathy Hoog – Thank you all for coming together for this special board meeting. The reason we had to pull this together is because the deadline for this proposal is Friday, July 8, 2021 and it does require a board vote for submission of the proposal.

You may remember me explaining in the past how DHCD has put out a new and improved round two of the proposal for the Public Housing Innovations II Grant. This is the program that we originally applied for to explore the feasibility of redeveloping of Leefort Terrace. We did receive that grant and through the process we learned a lot. We also learned that one of the main things that came up was the financing and the way that they had originally designed the program was not necessarily going to be advantageous. DHCD modified the NOFA and reissued it with a



lot more flexibility. This time around there are two stages. Stage One where you basically just submit your interest and say what you are going to do and how you are going to do it in a brief summary and then if you are not a project that has reviewed the feasibility you do have an opportunity for a smaller planning grant of \$50,000.00. We would not be eligible for that because we already received the planning grant. We do, in fact, have to submit our interest in this NOFA. We put together a proposal and I sent it to all of you last night. It is 10 pages basically summarizing everything we have already said. There is nothing new at this stage so that ideally, they will except it and then we can apply for State II where is where the big money is this Fall. I believe the pot is up to \$30 million It is a necessary piece. You have to submit an application I am happy to answer any questions you might have.

Benjamin Shallop – For clarity purposes, can you talk about workforce housing. I was hoping for the benefit of people who may be listening or attending the meeting they could have that explained to them,

Cathy Hoog – yes, there may be an opportunity for some specialized funding if we offer workforce housing. It is something that we don't want to rule out and with this new opportunity in the way that the NOFA is written we have the opportunity of financing creatively so we can access different pools of money and that is one area that is determined for your own needs in a city so it would make sense for us to definitely consider that and apply for that pool of funding if it is something that will work within the confines of the project. I think, amongst the team, if we feel like it is definitely worth consideration, we wanted to mention that it is something we wanted to consider. Everything is still up in the air right now. There is nothing really solid about the direction we are going in. We have an idea of what the site can hold or what is possible there. We have received a lot of feedback from the community which has been great around what people expect and feel is necessary down in that area, the environmental challenges that we have done a great deal of exploration around. We understand what the site will need. As far as sizing goes and exactly where we are funding everything that still has to be worked out. We have a better idea of where things stand at this point than we did last year at this time. We are in a good position. It definitely makes sense to throw our hat into this grant. There is a lot of money available and it could end up being more depending on what comes down the pike legislatively and different funds that may become available towards the beginning of the year.

Kimberly Driscoll – I just want to say that I really appreciate the work, Cathy that you have done with DHCD and Beacon to try and find a way to both improve the current units at Leefort Terrace. We know that there haven't been upgrades to those buildings and we know that they are located in an area that could be impacted by climate change and so, we really do need to come up with a plan to make sure that not only are those units preserved but to think about ways to add additional units whether it is workforce house, senior units, affordable units remain in high

demand here that to think about the land owned by the housing authority to support additional housing needs in our community is a real plus for us and if this grant enables us to take those ideas and try and put them into reality I think that is an important step for the housing authority and for the community. The workforce housing are some of the greatest needs you have identified in our community. These are folks who typically earn somewhere between 60% to 80% of area metered income. They make too much to qualify for subsidy but not enough to afford fast rising rents. It is like the hollow middle; you are killing yourself to work hard and the rents are untouchable. From my perspective, having a mixed income community is a way that really builds neighborhoods and it builds community so that I hope we can come up with a plan that obviously pays attention to the current residents. We are not going to be displacing anyone. Everyone that lives there currently will have an opportunity to continue to live at this space, hopefully in a newer unit that better meets their needs and we can attract some support to bring down the cost of construction and create more affordability on this site. I think it is a real win, win. I appreciate your work trying to carve out a path with DHCD to try and get there. To be clean, we are not there yet but hopefully moving forward with this grant application, we can be in a position to have the resources we need to achieve some of those goals. Thank you.

Cathy Hoog – Thank you very much for that feedback. I appreciate that.

Cathy Hoog – Leefort Terrace Tenant’s Organization is here with us today. We had a nice meeting a few weeks ago to share with the resident where we are at this point in time and provide updates and answer questions people had. It was a good meeting I got the sense that people felt a little more at ease with this process and I think that having the LTO on board and being a part of the process will really help residents and keep them engaged in this project and feel like it is something that they are being a part of vs, something that is happening to them. I am thrilled to have the partnership and thank you all so much for coming out and showing up and being available for the residents, it means a lot and I think it will help us along the way.

Shannon Bailey – Thank you for working with us and easing a lot of fears. I appreciate your availability for coming back and reiterating questionable fears that they had. It will creep back in. It has already started creeping back in but hopefully with continues support and communication it will smooth out and hopefully we will have a smooth transition and this will get done however many years people have left here, I am sure people want a place to live here and it is not sustainable for years down the road for younger people like me (not all of us are elderly here), thank you., I appreciate it.

Cathy Hoog – My pleasure.

Kimberley Driscoll - I want to make sure that we are very clear with tenants and we definitely want to work with you.as partners in this. This is your home where you are living. We view it as hopefully and opportunity to improve it and to get our input and feedback. Beacon has got a

good reputation in terms of being a partner that works with communities that exist already and I think we are looking forward to finding out about what the likes are that folks like to see in a new space and how we can best accommodate that and we certainly want to make sure folks are not displaced as part of this. I think that is all achievable by working together and the best thing we can do is keep those lines of communication open. Feel free to reach out anytime. I know any of the Board Members would welcome the opportunity to connect with you. We just want you to know we are doing this for you and for others that will come after you. Thank you so much for being a part of it and more to come for sure

Kimberley Driscoll moved to approve the submission of Stage 1 Proposal for Public Housing Innovations II Grant to DHCD. Benjamin Shallop seconded the motion and the **roll call** vote was as follows:

Ayes

Benjamin Shallop
Kimberley Driscoll
John A. Boris

Nays

IV. Other Business/Late Communications

V. Adjournment

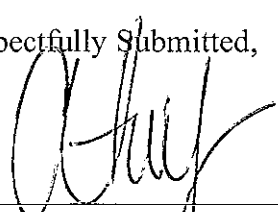
Kimberley Driscoll moved that the Board adjourn the Special Meeting of July 7, 2021 at 11:18 a.m. Benjamin Shallop seconded the motion and the vote was as follows:

Ayes

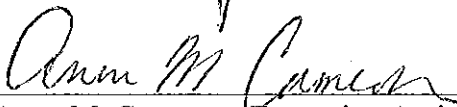
Benjamin Shallop
Kimberley Driscoll
John A. Boris

Nays

Respectfully Submitted,



Cathy Hoog, Executive Director



Anne M. Cameron, Executive Assistant