

PROGRAM AND OPERATIONAL SUMMARY

- Up to 79 families in 79 bedrooms.
- Nursing home was licensed for 142 beds.
- Average size of family household: 3 people.
- Staffing (approximate): weekdays: 5 Administrative Staff
3 educational case managers;
1 housing search educator;
1 child care coordinator; and
1 maintenance worker.
all nights: 2 security personnel.
- Nursing home staffing: over 100 personnel including nurses, physical therapists, occupational therapists, aides, case managers, social workers, kitchen workers, janitors, maintenance staff.
- Residents travel to jobs and interviews via Housing Assistance Corporation agency vehicles (with drivers), CCRTA buses (on call system to be established), and some via their own vehicles but the state shelter program eligibility requirements limit each household's assets to \$5,000.00 so the families do not have more than one vehicle, and based on the lengthy experience at the other family shelters being operated by Housing Assistance Corporation, no more than 30-40 of the families will have a vehicle.
- Residents stay in the facility on average approximately 9-12 months.
- No exterior changes.
- Individual bedrooms have a microwave oven and a mini-refrigerator, bathroom with sink and toilet (no private tub or shower).
- One common commercial kitchen but not for use by residents; will be used by staff or third-party personnel for special occasions and cooking classes for the residents to increase their independent living skills.
- Each of the residential bedroom pods or wings will have small common kitchens for use of residents: in the North wing first floor and the North wing second floor, both floors have 21 bedrooms and both floors will have their own common kitchen with 3 individual cooking areas, sinks and stainless steel prep areas; for the South wing first floor with 4 bedrooms, those residents will share the kitchen in the North wing first floor; and in the South wing second

floor, the 33 bedrooms will have one common kitchen with 4 individual cooking areas, sinks and stainless steel prep areas. All common kitchens will have cafeteria style seating areas.

- Property has 110 parking spaces.
- School-age children are allowed to remain in the school district from where they became homeless if that district is within twenty (20) miles of the One Love Lane location. The children currently in our shelters are enrolled in other school districts (not Dennis-Yarmouth) so they will have the option to remain at their “home” school, although some are likely to transfer to the Dennis-Yarmouth system. To help with some of the costs that may be incurred by a student transferring, the Commonwealth of Massachusetts is providing additional funding to the municipalities that host shelters to offset educational and other costs.
- School buses can enter the site and navigate around the building and exit without needing to turn around.
- Experience at our other family shelters shows very few emergency services calls due to the fact that they are staffed 24/7 with educational and job search programs during the day and security guards in the evening and overnight; and the program does not allow for alcohol or drug use.
- See also excerpts from the letter from Freeman Law Group LLC to Building Commissioner Paul Fowler dated July 12, 2023 with further explanation of the educational program, attached hereto as Exhibit A and incorporated herein by reference. The excerpts do not include the attachments described therein because they were included with that letter and also included in the Freeman Law Group LLC letter to Building Commissioner Paul Fowler dated January 24, 2024 as to Special Review by the Planning Board.
- The minimal traffic impact and parking needs are being assessed by Vanasse & Associates and will be submitted separately when completed, prior to the meeting with the Planning Board.
- Septic system: please see memo from Kevin Klein of Stantec Engineering dated February 15, 2024 attached hereto as Exhibit B and incorporated herein by reference.

EXHIBIT A

The HAC Family Shelter Program

All families are currently homeless and have been approved for state funded Emergency Assistance family shelter. The primary purpose of the facility is to provide shelter and education to teach families to live independently by assisting them in developing the skills and resources needed to acquire and sustain their own housing. Therefore, all residents must participate in HAC's educational program at the premises, which provides training in the following areas, among other things: 1) Hygiene; 2) Housekeeping; 3) Financial Literacy; 4) Housing Search; and 5) Filling Out Forms (such as for housing and medical assistance). The program is further described in the "Ending Homelessness Course" document, a copy of which is attached as Exhibit C. Also see curriculum attachments "Wheel of Life" and "Money Matters" attached hereto as Exhibit D and E, respectively.

As shown by the above materials, educational services, workshops and case management services covering the wide variety of the above educational components are mandated by the Massachusetts Executive Office of Housing and Livable Communities (formerly DHCD). They include, among other things: Financial Management, Family Planning, MassHealth Enrollment Housing Search, Housing Programs/Home BASE, Parenting, and individualized educational interventions. Together, these are the cornerstones of the Family Shelter Program as a pathway out of homelessness into housing security.

All residents must sign an agreement whereby they agree to participate in this educational program, to abide by the program and house rules, to perform chores, to attend meetings with staff at the premises, and to actively participate in achieving their short and long term educational goals, among other things; and they further agree that they are subject to discharge from the program and residence for violations of the agreement. A copy of this "Participation and License Agreement" is attached hereto as Exhibit F. The families do not pay rent, and they do not sign a lease; rather, the agreement they sign is for occupancy only, with the mandatory requirement of participating in the educational program and abiding by the program rules. The premises are not used as permanent housing for the residents; rather, the whole purpose of the educational program is to teach them to live independently and to move out of the premises into apartments or other independent housing options. HAC uses a Re-housing Plan form to monitor the progress of the residents in the program; this is done electronically; see sample redacted copy attached hereto as Exhibit G.

The program provides a supportive housing environment with educational training and tools to help the homeless families become independent and productive members of society. HAC educates and supports the families by:

Providing clean, safe, and affordable housing and teaching all residents to become self-supporting and independent.

- Creating a welcoming and inclusive community setting.
- Providing support and encouragement that there is hope of a better future.
- Teaching basic life skills as described above.
- Teaching residents to plan menus, shop for items, to determine the nutritional value of food and to cook as ability allows; sharing meals as a community is encouraged.
- Teaching skills that will make them more job-ready by providing computer training, teaching them to access the internet to search for jobs, housing and support. They learn to fill out on-line job applications and other forms as well as send and receive e-mail.
- Providing transportation to doctor appointments, support meetings, to and from work and wherever else necessary to help residents attain their goals and objectives.
- Encouraging residents to deal with medical problems and obtain psychological counseling if required; and
- Encouraging all participants to work in some capacity; if not a paying job, then they are shown ways to volunteer around the house or in the community. Working and accomplishing tasks is an important step in rebuilding self-worth.

In summary, the entire purpose for and proposed use of the premises at One Love Lane is to educate and train these homeless families to live independently as productive members of society