



HACbeat

A NEWSLETTER OF HOUSING ASSISTANCE CORPORATION

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Hospitals Support Homelessness Prevention

Cape Cod Healthcare presented HAC with a check for \$25,000 to help HAC keep local families in their homes.

“The community has supported us and we wanted to give something back,” said Dr. Richard Salluzzo, president and CEO of Cape Cod Healthcare, on Aug. 25 when he gave the check to HAC CEO Rick Presbrey.



Dr. Richard Salluzzo, president and CEO of Cape Cod Healthcare, presents a \$25,000 check to HAC CEO Rick Presbrey.

Cape Cod Healthcare’s generosity was prompted by news that all public funding that helps prevent homelessness among families has been spent. There are no other public sources that HAC and other service providers can use to keep a family in their home to prevent them from entering the shelter system. For now, HAC must rely solely on private donations, which usually make up a fraction of what is needed.

HAC’s prevention program has been modeled statewide. For example, a one-time payment of \$2,100 can help keep a family from losing its home, while it can cost \$4,900 per month to support a family in shelter with a typical stay ranging from four to six months.

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Diane Casey Lee Named Cape Walk Chair

“The Cape Walk to End Homelessness is one of the most enjoyable, rewarding and beneficial ways to do a wonderful thing for an organization that does great things for people on the Cape,” said the honorary chairperson for this year’s walk, Diane Casey Lee, executive director of Cape Cod Council of Churches. “The walk is critical to raise money for housing and prevention.”

Diane Casey Lee’s organization works with all faith communities across the Cape so they can speak with one voice for disadvantaged people.

In recent months, three out of five calls to her office are related to housing. “Many are from folks who have never needed help before,” she said. “We never think ‘we’ are going to be in this position, but hard times can happen to anyone. We can’t put a dollar value on the trauma when families become homeless.”

See page 6 for more on this year’s Cape Walk, which will be held Sept. 26.



Diane Casey Lee of the Cape Cod Council of Churches is this year's Honorary Walk Chair.

Building a community where everyone has a safe, stable and decent place to live

New Panel Guides NOAH

A committee of the Cape's leading business and community leaders has begun working with Housing Assistance Corporation to help guide the direction of the NOAH Center. The committee's primary task is to work with HAC CEO/President Rick Presbrey and other senior staff on a plan to come up with policies and programs that reduce the size of the shelter through while improving services to clients.

"As one of the members observed, this is a who's who of intelligent, thoughtful leaders who work or live in the mid Cape," Presbrey said. "No one more than HAC wants to reduce the size of the shelter and we think, with the group's help, we'll come up with the solutions that will help us achieve that goal in ways that are most beneficial to the population we serve."

Committee members include Elizabeth Gawron, The Community Foundation; Rick Penn, Puritan Clothing; Diane Casey Lee, Council of Churches; Larry Squire, retired bank president; Chuck Robinson, Rogers and Gray Insurance; Nate Rudman, emergency room physician; Paul Hebert, CHAMP Homes; Rev. John Terry, Hyannis Federated Church; Joel Crowell, Cape Cod Cooperative; and Bob Ciolek, representing the Hyannis Civic Association.

The group was prompted by increased pressure from some in Hyannis to close the NOAH Center. Those opposing the shelter said that NOAH clients and other homeless people are behaving badly and making it an unpleasant place for others to shop, visit or live. HAC maintains that the vast majority of those causing problems – such as loitering or fighting – are not people who use the shelter. Most of the problems on Main Street take place in the evening, long after shelter clients are in for the night.

Still, the attention on the shelter prompted HAC to re-examine the agency's approach to the shelter and recommit itself to the goal of reducing the number of emergency beds.

The greatest challenge in reducing the size of the shelter is finding a home for those who have become longtime clients, Presbrey said. NOAH serves about 500 different people every year. Half use the shelter for fewer than 11 nights. But what the agency has found is that the longer an individual stays in the shelter, the harder – and more expensive – it is to move them into permanent housing.

About 15 of the 60 beds available at NOAH are taken up by people who have used the shelter, on and off, for years. It is this population that needs the most

Battle Brewing over 40B

Housing Assistance Corporation is among the many organizations across the Commonwealth fighting a statewide ballot initiative to repeal the affordable housing law, which has provided affordable housing to thousands of Massachusetts residents since it went into effect 10 years ago in 1969.

The affordable housing law, otherwise known as 40B, was created as a tool that developers, such as HAC, could use to expedite and facilitate the creation of affordable housing. It creates more than 'affordable' housing, since many 40Bs are actually only at the 25% benchmark. From a for-profit developer's point of view, it is the increased density that makes it a useful too, and the 25% affordable units is the price they pay for that. The other usefulness that developers appreciate is the overriding of local zoning (mostly density requirements, but it can also be helpful in setbacks, lot coverage and historic restrictions). The law was used in the development of more than 80 percent of all the affordable housing that has been built in the state since the law was enacted. The law can only be used in towns that have not yet reached the state's mandate that every community have at least 10 percent of its housing stock designated affordable.

"The affordable housing law has been an incredible benefit to the Cape," said Rick Presbrey, HAC CEO/President. "Long before HAC got into the development business, others were using the law as an effective tool to help build housing that people on the Cape can afford. The homes that were built using this important tool are all around us and blending seamlessly into the community. To lose this now would mean that thousands of Cape Codders and others across the state would not have an affordable home to rent or buy. It would be a tragedy."

If the affordable housing law is repealed, 12,000 affordable homes now in the pipeline – including at least 150 on the Cape – would not be built.

It would also prevent the development of market rate housing. Any proposed development filed under 40B is required to dedicate at least 25 percent of the project to affordable housing. Although most of HAC's development consists solely of affordable, many other projects are a combination of affordable and moderate or even luxury housing.

Editorial

A New Sign for a New Season

by Rick Presbrey



I am never glad to see the summer end. I have held on to old feelings about going back to school.

I try hard to appreciate the summer to its fullest because I realize that summer is shorter every year. I try to take a day here and there, get home early a couple of nights a week, eat lunch at outside restaurants, and plan weekend chores outside if possible. Summer allows me to feel the warmth and to feel just a little free of the weight of daily affairs.

The Cape is a great place for that. Instead of being jealous of tourists on vacation, I try to feel like one. In reality though, I have only made it out on the boat twice this summer and once was because I had to with a visitor. It is not that I don't like boating but it is so seldom that we have a time when the three of us agree to do it.

When the summer begins to draw to a close I build up vigor, like a kid going back to school, and vow to do better this year. I was doing well until I passed the Melody Tent this morning and read the billboard words, "See You Next Year." As fear raced through my chest, I argued to myself that it wasn't even Labor Day weekend yet and that I should be able to go to the tent this weekend if I wanted.

So, I just have to accept that fall is here. A neon sign flashes in my head, "Plan your work, work your plan." On, off, on, off. There are some pretty big issues facing us this year. Some examples:

- The repeal of 40B on the November Ballot.
- The economy and how it effects our budget and our clients' budgets.
- Rising health care costs for the agency.
- The aging of our workforce at HAC.
- Finding money to prevent homelessness.
- Establishing adequate cash reserves.
- Paying staff a living wage.
- Reaching out to the community more effectively.
- Staying in touch with our staff and our programs.
- Finding better and more efficient ways to do things.
- Making work fun and satisfying for everyone.

If I can get these things done by next summer, well then, I might just take the summer off. Wish me luck!

NOAH - Continued from page 2

attention. One approach to addressing the population at NOAH is breaking them into categories of need and finding housing solutions that will address those needs, Presbrey said. For example, many of the women who use the shelter – up to 20 on any given night – suffer serious mental health issues. Veterans also represent about 20 percent of the shelter population, he said. The agency may work with veterans' groups on solutions that may be appropriate to this population.

Any housing solution is going to require funding, Presbrey said, and one of the charges of the committee is to help identify public sources for those solutions.

In addition to housing placement, the committee will review and brainstorm policy changes that may reduce the numbers. It is hoped that in a relatively short time the group can develop and agree on an approach and begin to advocate for ways to make the implementation of those strategies possible.

Community Green Supporters Honor Neal Pratt

A section of Community Green was named Pratt Field in honor of Neal Pratt, a longtime advocate for the project that will bring 57 units of rental housing, five single-family homes and an Enterprise Center for economic development to Sandwich.

The ceremony adjacent to the newly cleared field that will host an agriculture program with market and educational purposes followed a breakfast at the Dan'l Webster Inn on Aug. 10.

Ten years ago, Pratt was chairman of the building committee that supervised the expansion and renovation of Sandwich High School. As the project wound down, he stepped forward to be a charter member and first chairman of the Dana's Fields Advisory Committee (which later became the Community Green Advisory Committee).

"To additionally take on Dana's Fields, which was then such a controversial project, speaks volumes about him," said Dale Forest, the new chairman of the Community Green Advisory Committee, who has served alongside Pratt for 10 years. "Neal remained calm, cool and collected, especially when there were some high-tension meetings."

Livia Davis, who for years led the HAC staff on the project, said, "Neal's commitment and leadership in support of the project was evident in so many ways. Whether it was a future abutter passionately expressing his opinion against the project or a member of the advisory committee disagreeing with a proposed activity for the project, Neal's response would be to acknowledge the person with respect, consideration and calmness."

"As the first chairman of the advisory committee, Neal guided the project through the very controversial first years of winning approval for the project," said HAC CEO Rick Presbrey. "Had Neal, a person with unassailable integrity within the town, not stepped up, who knows what would have happened to this project."



Rick Presbrey, Anne and Neal Pratt pose at Pratt Field.

During his tenure, Neal was a constant voice for the homeless, advocating to the community as well as inside of HAC that we never veer from the goal of the project, which is to provide those who need it most with a place to live, learn, work and grow.

The day of the ceremony marked a new stage in the creation of Community Green, as we plant the seeds of hope with the Community Green Farm and prepare for the construction of Curio House.

"This wouldn't be possible without the dedication of Neal Pratt," said Presbrey. "Neal's hope and confidence in this project inspired us all."



Past and present members of the Community Green Advisory committee and members of HAC's housing development team pose with Neal and Anne Pratt.

Still Time to Take One of HAC's 2010 Workshops

If you're in a back-to-school mood, there are still openings in each of the six workshops that Housing Assistance Corporation's is running this year. Here's the lineup for remaining courses in 2010:

Homebuyer Education

(four sessions; 6-9 p.m.); \$60 (for one or two people in a household)

Topics include an overview of the home-buying process, an explanation of mortgage products and tips from experts on home inspections, insurance and weatherization. Graduates receive a certificate they can present to lenders when applying for a mortgage as a first-time homebuyer.

Meets Sept. 7, 14, 21 and 28; and Nov. 2, 9, 16 and 23.

Financial Literacy

(three sessions; 6-9 p.m.); \$15, including a tri-merged credit report

Topics include basic budgeting and tips on saving money. Meets Sept. 13, 20 and 27; Nov. 8, 15 and 22; and Dec. 2, 7 and 9

Rebuild Your Credit

(one session; 6-9 p.m.); \$15 for a tri-merged credit report

Meets Sept. 20, Oct. 26 and Nov. 15

Home Forever

(three sessions, 6-8:30 p.m.); \$25

A post-purchase class for new homeowners.

Meets Oct. 5, 7 and 12

Opening the Door: What You Need to Know If You're Thinking About Buying Your First Home

(one session; 6-9 p.m.) free

Is buying a home right for you or are you better off renting? Cover the advantages and disadvantages of renting and buying; reviews market conditions for rental and ownership; and helps students understand the importance of a good credit report and how that relates to their credit scores.

Meets Oct. 18 and Nov. 30

Be a Smart Tenant

(one session, 6-9 p.m.); free

Covers the Fair Housing Law, tenant responsibilities, landlord responsibilities, the importance of a healthy budget and a favorable credit report, and more.

Meets Oct. 26 and Dec. 14

All classes are held in Conference Room A at Housing Assistance Corporation, 460 West Main St., Hyannis.

For information on all courses, contact Cheryl Kramer at 508-771-5400, ext. 287, or ckramer@haconcapecod.org. For links to workshop applications, visit www.haconcapecod.org/Workshops.htm.

Hospital Supports Prevention- continued from pg. 1

But earlier this year, the state eliminated a line-item allocation of about \$300,000 that HAC had received annually.

Dr. Salluzzo read press coverage of the prevention crisis and decided to show that his company supported HAC's efforts to help people at risk.

"Hopefully we'll prime the pump a little with this donation," said Dr. Salluzzo.

"We appreciated the hospital stepping and doing the right thing," said Presbrey. "We won't have the money for long. There are people out there who need this help right away."

Cape Cod Healthcare runs two-acute care hospitals, the largest home health services agency on the Cape, nursing and rehabilitation facilities, an assisted-living facility and numerous health programs.

Presbrey and other local housing advocates met with members of the Cape's Beacon Hill delegation to look for ways to fund prevention efforts. Among those who attended the meeting were staff members from the Community Action Committee of Cape Cod and Islands, the Duffy Health Center and the Homeless Prevention Council. Also in attendance were State Reps. Demetrius Atsalis, Sarah Peake and Cleon Turner; representatives from the offices of State Sen. Therese Murray and State Rep. Jeff Perry; and candidates James Crocker, Sheila Lyons and Dan Wolf.

Presbrey, Bob Murray of the Falmouth Housing Corporation and Cape legislators will soon meet with Greg Bialecki, State Secretary of Housing and Economic Development, to discuss prevention funding.

Why Do They Walk for HAC?

Some are driven by their faith. Others are making a political statement. And some of the hundreds of people who have participated in the Cape Walk to End Homelessness do so for very personal reasons, because someone they know has experienced homelessness.

“I have gotten to know many of HAC’s clients and I want to support them,” said Carolyn Nelson of West Barnstable, who has been doing the walk for 16 years.

“Not everybody likes to ask for money, but it’s a good feeling when you get it done,” said Bob Johnson of South Yarmouth, who helps organize a team of walkers from the Cape Cod Covenant Church in Brewster. “The people from our church that are involved are from every generation, from teenagers up to people in their 70s.”

This year’s walks, starting at 2 p.m. on Sunday, Sept. 26, in Falmouth and Hyannis, will be the last, giving supporters one final chance to lace up their hiking shoes for HAC. We ask new walkers to give it a try this year, and we invite veteran walkers to wear their favorite Cape Walk T-shirt from years past. Walkers who raise \$100 will get a 2010 shirt. Over the past 24 years, walkers have raised \$2,055,594 in pledges.

“HAC is local and diversified in the many different ways it helps people,” said Bob Johnson.

Thanks to the help of those who have participated in past Cape Walks, HAC has been able to move thousands of families and individuals into stable housing. HAC has developed new programs and strategies over the years to make its efforts to end homelessness more effective.

“We need to do all we can do to help,” said Carolyn Nelson. “It’s very important to raise money for prevention programs in particular this year because of cut backs of funds that support the program.” In addition to having taken part in 16 Cape Walks, Carolyn serves a meal once a month at the NOAH Center and volunteers at the First Lutheran Church in Barnstable on Saturdays for the Day of Hospitality when the church welcomes homeless individuals to spend the day, playing games, watching movies and having a good meal.

Dusty Barley organizes walkers from the South Yarmouth United Methodist Church and has been walking since the first Cape Walk.

The cause hits close to home for Dusty. “Members of my family have been at the mercy of life itself and needed a helping hand. Everybody is somebody’s baby, and everyone needs a place where they can lay down their head and feel safe.

“It takes no great talent to do the Cape Walk. Doing a good thing may make you tired, but its not going to kill you. Any blister you raise will only last a short time, but the good feeling you have from helping others will last a lifetime.”

Go to www.capewalk.org to learn more about this year’s walk, including an easy way to raise money online by creating a personal web page. You also can see a list of the generous corporate sponsors who help make the walk happen.

For more info about the Cape Walk, contact Deanna Bussiere at 508-771-5400, ext. 270, or dbussiere@haconcapecod.org.

Cape
25
Years Walk



Homelessness comes in all sizes.

September 26, 2010

Homes for Cape Codders

ONE GREAT WALK, TWO GREAT LOCATIONS

~ 2 p.m. start time

- 309 South Street, Hyannis
- Falmouth Village Green

Help us celebrate our 25th and final Cape Walk. Visit www.capewalk.org for all of your Walk materials or call (508)771-5400 ext. 270.

Please walk with us: **It takes a community to make a difference.**

www.capewalk.org

40B Campaign - Continued from page 2

Because the impact of the repeal is far and wide, housing agencies such as HAC are being joined in the fight against the repeal by cross section of individuals and organizations that include anti-poverty advocates, civil rights groups, private developers and construction companies, lending institutions, environmentalists, advocates for seniors and the disabled, and many compassionate people who recognize the value of affordable housing in our state.

Some of HAC's more recent 40B developments on the Cape include:

- Kimber Woods, West Barnstable: 28 two- and three- bedroom rental townhomes located on Iyanough Road (Route 132), behind the YMCA, for families.
- Lombard Farm, West Barnstable: 12 one-bedroom rental units for people 55+ on Meetinghouse Way (Route 149) on land deeded to the town by the Lombard family in 1754 for aiding the town's poor.
- Pocasset Assisted Living, Bourne: 84 units of senior rental housing.

Watch this space for ways that you can get involved in preserving the affordable housing law, or visit www.VoteNoOnMAQuestion2.org.

To view the Cape Walk interviews visit
www.capewalk.org.



Dusty Barley, Walk organizer from South Yarmouth United Methodist Church, has been walking since the first walk.

Leave a Legacy

If you are looking for a way to leave a lasting impact on your community after your death, please consider a bequest to Housing Assistance Corporation. Your bequest will enable HAC to continue its vital work, ensuring that all Cape Codders have decent, stable housing in which to grow and prosper.

You can make your gift to HAC through a will or trust, allowing assets to be distributed in the indicated proportions. There are several options available, and your estate planner can help you determine the best vehicle for your circumstances.

If you have already included HAC in your will, please let us know. We would like to include you in our Planned Giving Society. For more information, please contact Marjorie Sanson at 508-771-5400, extension 274.

HAC Giving Societies

Visionary Society	\$10,000 or more
Lighthouse Society	\$5,000 - \$9,999
Schooner Society	\$2,500-\$4,999
Oyster Society	\$1,000-\$2,499
Beach Glass Society	\$500-\$999
Beetle Cat Society	\$250-\$499
Starfish Society	All donors

Create a Virtual Pledge Form

Create your very own Cape Walk pledge page and collect pledges online. Just go to: www.capewalk.org.

It is fast and easy! Track your individual totals and team totals. Save paper, money and time.

HACbeat

A NEWSLETTER OF



**HOUSING
ASSISTANCE
CORPORATION**

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2010 EVENTS

SEPTEMBER 26

25th Annual Cape Walk to End Homelessness

Join hundreds of Cape Codders to raise money and awareness for the homeless on Cape Cod. The five mile walk takes place in two different locations: Falmouth and Hyannis. For details, visit www.capewalk.org.

DECEMBER 15

7th Annual NOAH Telethon

5 p.m. until 9 p.m., cable access channels 10 and 17 from Bourne to Provincetown. For more information, call Rick at 508-364-7590.

For a complete list of upcoming events please visit
www.haconcapecod.org.

HACbeat

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**Deadline for articles to be published in the next HACbeat
Friday, September 24 - by noon.**

**Articles may be e-mailed to vryan@haconcapecod.org
For more information call 508-771-5400.**