

Scituate Community Preservation Committee Funding Request Form

DATE and YEAR of Application: 11/13/2023

APPLICANT INFORMATION

Project Sponsor or Organization: Supported Access to Independent Living - SAIL Home

Contact Name & Address: Marynell Henry / 9 Village Lane / Scituate MA 02066

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CPA CATEGORY *(check all that apply)*:

OPEN SPACE

RECREATION



HISTORIC PRESERVATION

COMMUNITY HOUSING



NAME OF PROJECT: **SAIL Home Scituate**

PROJECT LOCATION & ADDRESS: 809 Country Way, Scituate MA 02066

BRIEF DESCRIPTION OF PROJECT:

SAIL Home (Supported Access to Independent Living) was formed by parents and supporters of adults with intellectual developmental disabilities (IDD) and/or autism with the vision of creating supported community-living that includes housing, employment, and socialization. SAIL Home Scituate is the first supported residential development of SAIL Home, a subsidiary of the non-profit South Shore Support Services which provides a wide range of services to over 900 individuals with disabilities on the South Shore of greater Boston.

This property, at 809 Country Way, boasts approximately 8000 sq ft of current office and warehouse space that will house multiple end uses to create a truly integrated community development. The building will be repurposed to include:

- Four residential units configured into 1/2/3 bedrooms accommodating up to 8 individuals (aged 24 and up) with IDD and/or autism. All units will be equipped with the latest assistive technology to foster greater independence. Some of the technology incorporated into each unit will include; ring doorbells, smart ovens, voice-controlled reminders, and a 24/7 remote support virtual platform. The building is located within walking distance to the MBTA.
- A Community Center with a kitchen, exercise studio, and media room. This space will allow for community inclusion opportunities for the residents. We anticipate the community center will be available for classes and social gatherings to other local organizations.
- A Remote Support Monitoring (RSM) office that will house a 24/7 call center that will provide real-time support services to the individuals residing in the building and up to 50 individuals with disabilities in the surrounding community. Individuals can access a trained support person virtually when they need assistance. If more assistance is needed, a support person is dispatched to their

location.

- Commercial space for rental purposes. We anticipate we will have space for a local non-profit as a tenant. One of these non-profits might provide job training for the residents and other individuals with IDD and/or autism in the community.

Budget(See Attached)

Timeline

SAIL Home Inc purchased 809 Country Way on October 24, 2023 for \$1,595,000. The building was purchased with a private loan for 3 years at 4%. We have engaged a local architect and developer to renovate 809 Country Way.

October 11, 2023 - Supported Access to Independent Living - SAIL Home Incorporated State of MA

October 17, 2023 - Financing for 809 Country Way provided by a private investor

October 24, 2023 - 809 Country Way Purchased by SAIL Home

January 2024- Capital Campaign for SAIL Home Launch

March 2024- Potential tenant to occupy commercial space

July / August 2024 - Construction to begin

December 2024 - Construction complete

January 2025 -Expected both tenants of 809 commercial space

March / April 2025- Residents (8) take occupancy of 809 Country Way

Justification of Need:

The incidence of IDD and autism is on the rise in Massachusetts and across the nation. Those with IDD are not prioritized for housing (group homes) by the state unless they need 24/7 support and are not healthy and safe in the family home. At age 22, approximately 12%-15% of those with IDD meet this criterion. The implication is that most families in Massachusetts will have to find or create housing for their loved one. An additional, alarming statistic is that nationwide over 71% of individuals with IDD live at home with caregivers, and 24% of those caregivers are over the age of 60. This is not sustainable and will result in the catastrophic breakdown of government-supported housing for individuals with disabilities. In Massachusetts a study done in 2018 shows an estimated annual need of 625 to 650 units of supported housing beyond what is funded through state funded programs.

We anticipate SAIL Home will serve residents whose families will live within 30 minutes of the development including several from Scituate. This project not only assists adults with intellectual disabilities to live in supported, integrated housing but also helps aging caregivers in our town transition their sons and daughters to permanent, affordable homes in their community. Studies indicate that the quality of life for both the individuals and caregivers is substantially improved

when the individuals and family have a voice on where they live and who they live with. The entire community benefits by helping to care for those among us who are in greatest need of our help.

Attach additional pages including summary, budget, estimated timeline and justification of need.

Include map, photo and other imagery for ALL category projects.

If Open Space or Community Housing:

Assessor's Map Page, Block & Lot Number:

Number of acres in parcel:

Current Zoning Classification: Multi- Use

Assessed Value: \$1,400,000

Title in name of: Title Abstract Date:

Number of housing units proposed: 5 Units/ 4 Units Housing 8 Individuals with IDD and/or autism;
1 Unit for Live-In Staff

- **How the project meets the goals of the CPA and the Town Plan for 2040**

Increase the supply of year-round affordable rental housing for all types of households including those with disabilities.

1. We anticipate SAIL Home Scituate will provide 4 residences of community housing , increasing the supply for adults who are 24 and older with IDD and/or autism requiring supported housing. All units will be for those at no more than 30% of area income, termed as “very low income” by MassHousing. Because of the nature of their disability, this special population is unlikely to be gainfully employed, and most, probably all of their income will come from government assistance. SAIL Home Scituate is being designed and funded for those special members of our community who have “ worst-case” housing affordability needs, and have disabilities that require supportive services.

All residents receive services from the Department of Developmental Services (DDS). Residents will be supported by a combination of services including individual support, remote support and individual personal care attendants. In addition there will be an onsite (live-in) residential manager and the remote support call- center will be operated out of 809. Parents, family members, and guardians will be fully on-boarded and trained to provide wrap-around support when needed.

2. Increase local capacity to plan, advocate for, and create community housing for individuals with disabilities. SAIL Home will serve as a model for the planning, advocacy and creation of housing for those with disabilities. SAIL Home aspires to build more community housing that is supported in Scituate and surrounding communities.

- **How the project benefits the Town of Scituate and its residents**

Overall, there is demand for new commercial and office space in Scituate, concentrated in the existing commercial centers

SAIL Home Scituate addresses the new MBTA zoning that requires 177 cities and towns in the MBTA's service area to pass new zoning to permit multifamily housing units in dense areas, largely around transit stations. The mandate does not require the units to be built, but calls for new zoning to allow them by right. SAIL Home Scituate at 809 Country Way is less than .25 miles to the MBTA Station at North Scituate complying with these new zoning requirements. The re-purposing and renovation of the building will not change the footprint of the lot but will modify the current space to house 4 units of community housing, shared recreation space and commercial/office space for nonprofits.

- **The project's consistency with the Town of Scituate's Master Plan, Open Space and Recreation Plan and other planning documents**

Build a diverse range of housing types. Increased density does not have to mean buildings that are too tall or that have too much mass for their surroundings. Address equity in the supply of housing.

SAIL Home Scituate is utilizing an existing building at 809 Country Way and rehabbing the structure to provide not only community housing for the disabled, but also a vibrant inclusive community development. The footprint of the building is not being changed; thus, it will continue to blend with the abutting neighbors and businesses in the area.

- **The project's feasibility and affordability**

Each resident has been approved by DDS for support services including individual support hours, remote support for each person, and each resident attends a day program from 9:00 AM -3:00 PM Mon-Fri. Each resident will contribute a portion of their monthly income for rent, utilities and food which will contribute to the ongoing expense. We project that once funding for the building and build out are procured will be self-sustaining.

- **How the project serves a currently under-served population**

Disabilities and Special Needs Need (per Scituate Housing Production Plan)

Goal: At least 10% of all new affordable units created should be made handicapped accessible and/or include on-site support services, increasing to at least 20% for housing targeted to seniors and those with special needs.

SAIL Home Scituate will add 4 units of community housing designated for individuals with special needs. Permanent supportive housing is the best-evidenced model for serving people with intellectual disabilities, because it integrates housing and support to account for this critical social determinant of health. Housing with support brings stability to people's lives and the community at large.

How or if the project addresses multiple categories of the CPA

In addition to addressing the need for supported community housing under CPA, SAIL Home Scituate also provides community inclusion opportunities for recreation in the Community Center . We anticipate the Community Center(@ 2000 square feet) will house a fully equipped kitchen, meeting space and an exercise studio. The space is conducive to holding classes for yoga, fitness, cooking, and other creative workshops.

- **Whether or not the project has means of financial support for future maintenance**

SAIL Home residents receive support from DDS in the form of individual support hours, remote support, and day/job supports. Each resident will contribute a portion of their monthly income for rent, utilities and food which will contribute to the ongoing expense. All individuals receive SNAP benefits to pay for their food and will qualify for reduced utility rates. All residents will apply for and are on the waiting list to receive Section 8 Housing Vouchers. Once received these vouchers will cover 75% of their rent.

The building has commercial space that we expect to be rented out to two non-profits. We anticipate once funding for the building and build out are procured the project will be self-sustaining.

- **How the project enhances Town of Scituate’s assets**

We expect SAIL Home Scituate will become a model for other municipalities on how to create innovative community developments for their constituents that have disabilities. The creation of housing units for an underserved population will fulfill requirements by the state of Massachusetts to address this burgeoning housing crisis. The community center will allow for inclusive recreational activities for individuals of all abilities. The intangibles of a project such as SAIL Home Scituate is community mindfulness of the importance of true inclusion of diverse and the underserved population of individuals with disabilities.

PERMITSANDAPPROVALS

What permits and approvals are required? Have they been obtained or have you filed for them?

Name of Permit	Filed? (Y/N)	Filed (Date)	Obtained (Date)

**** Most permits were waived for the property under the Dover Amendment, which provides reasonable accommodations, modifications or exceptions to rules, policies, practices, to afford

persons with disabilities an equal opportunity to use or enjoy a dwelling.

Have you met with any other Town Boards or committees? If so, what were the outcomes of those meetings? *(Letters of support from other Boards and committees should be included in the application or supplied at a later date.)*

Prior to purchasing 809 Country Way we met with Karen Joseph (Town Planner) and Patricia Lambert (Planning Committee Chair) and Bob Vogel (Building Inspector) to review our intention for the property at 809 Country Way. The building was already zoned for multi-end use so our plan to provide housing was within the zoning guidelines. We will be upgrading the existing septic system to accommodate 10 bedrooms and commercial office space. Morse Engineering completed the study and plan and that was submitted to the Board of Health with approval.

What non-financial support and services are necessary, and how will these be provided?

Support services for the residents of SAIL Home Scituate will be provided by the Department of Developmental Services (DDS). Residents will be supported by a combination of services including individual support, remote support and individual personal care attendants. In addition there will be an onsite(live-in) residential manager and a remote support call-center. A component of eligibility for residency is a commitment from parents, family members, and guardians to provide wrap-around support when needed.

FUNDING

Describe the proposed funding for this project. Identify other sources you are seeking funds from, and whether those funds are secured. Identify any funds you or your organizations are willing to provide.

Funding Secured	
Loan for Acquisition(3 years / 4%)	\$1,595,000
South Shore Support Services	\$250,000
Private Donations as of 11/1	\$40,000
Potential Funding	
Fundraising 2024	\$70,000
Capital Campaign 2024- 2025	\$1,000,000
Grants (2024-2025)	\$250,000

DHCD Underutilized Building app in 2024	\$400,000
HUD 811 Disability application 2/2024	\$800,000
FHLB Boston AHP Application 3/2024	\$400,000

List of Funding Streams SAIL Home has or will be applying for:

- 1.) Fox Rock Foundation- application 1/2024
- 2.) Disability Opportunity Fund - request pending for loan
- 3.) 811 HUD Application-
- 4.) Flatley Foundation under review by Trustees
- 5.) EOHHS application in for start up of Call Center

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Proposed Funding

Total Project Cost	CPC Funds Requested	Sources of Funds other than CPA	Amount	Funding Secured? (Y/N)*
\$ 3,300,000	\$ 1,000,000	See Above	\$	
			\$	
			\$	
			\$	
			\$	

** If the request is still outstanding, when do you expect to hear a decision?*

OTHER COMMENTS

Provide any other information you think the CPC should be aware of in evaluating your request for funding.

Every board member and collaborator of SAIL Home has been touched by someone with IDD and/or autism. The SAIL BOD is composed of 4 managing Director's of South Shore Support Services, bringing a wealth of expertise in the area of providing services to individuals with disabilities. The remaining 3 members on the BOD and founders are parents of individuals with disabilities and are also known in the community for their advocacy and participation in other nonprofits that provide services to children with special needs. One of our founding members worked for DDS for over 20 years specializing in housing.

By signing below, the Applicant represents he/she is duly authorized, agrees to the terms and conditions and all other requirements of this Application and agrees to be bound thereby if funding is granted for theProject.

Date: Signature:

This request received by Scituate CPC on
Copies provided to CPC Members on
Additional information required:

Committee Vote

Votes:	Yes / No	Votes: Y/N/Abstain	Date
Recommend to Town Meeting			

Other:
