

**VILLAGE OF PERRY  
SPECIAL VILLAGE BOARD MEETING  
MAY 18, 2018**

A Special Board Meeting of the Village of Perry was held at the Village Hall 46 North Main Street Perry New York at 9:00 a.m. on the 18<sup>th</sup> day of May 2018.

PRESENT:           Rick Hauser                   Mayor  
                  Jacquie Billings       Trustee  
                  Dariel Draper           Trustee

ABSENT:           Eleanor Jacobs           Trustee  
                  Bonnie Matson           Trustee

ALSO PRESENT:   Matt Jensen               Village Administrator  
                  Gail Vosburg           Village Clerk

GUESTS:           Gillian Conde, DePaul  
                  Christopher Tolhurst, DePaul  
                  Kelly Dryja, Wyo. Co. Mental Health Director of Community Services

Mayor Hauser called the Meeting to order at 9:00 am. and led in the pledge to the flag.

Mayor Hauser congratulated DePaul on the project receiving funding. He stressed that the board needs to be ambassadors for the project.

The guests introduced themselves to the board.

Ms. Conde gave an overview of the Perry Knitting Mill Apartments project.

DePaul's Perry Knitting Mill Apartments will be a total of 48 apartments.

- o 43 one bedroom units
- o 5 two bedroom units.

Rents will be \$600 for a one bedroom and \$700 for a two bedroom including utilities as well as basic cable, Wi-Fi in common areas and free laundry for tenants.

The entire building will use design features for persons with limited mobility and who may be a senior. This includes attractive hand rails, increased lightning, and 50% of the units handicapped accessible and the other 50% adaptable.

There will be onsite Housing Specialist staff to assist up to 34 people with Supported Housing supports. They will help 100% of the tenants with supports but we are funded for 34.

Up to 24 persons will have a mental health diagnosis, these people can also be seniors or veterans. The definition of "serious mental illness" is a clinical term meaning they have an actual diagnosis and not just a life event such as Postpartum or depression following a death of a loved one. DePaul current has many persons living in our apartments with a mental health diagnosis

that have lived fully in the community for over 20 years. All persons with any mental health supports must be able to fully live in the community in an apartment safely, sign a lease, be responsible for their apartment and pass our detailed background checks.

Also, any person with a mental health diagnosis is fully screened by Wyoming County Department of Mental Health prior to being referred for housing. DePaul has received ongoing support from the County for additional housing for people in Perry. The 10 additional Supportive Housing apartments will be frail and elderly persons who could also be Veterans. These people will also come from the local community and DePaul will accept referrals from the Office of the Aging, as well as from individuals.

All of these people will work with on-site DePaul Housing Specialist staff that will be trained in community services to link tenants to promote and maintain their independence. These staff will help people get to appointments if needed and can see tenants as little as once a month or as often as weekly for their individual needs.

The leases signed at the apartments for these residents are the exact same leases that all tenants sign. All tenants are responsible for their apartments, and will be held to fair housing laws for being a good neighbor and in good standing as a tenant. All of the tenants will be subject to a background check that includes Criminal history, forged instruments, sex offender history, terrorist, credit check and eviction histories.

Ms. Conde explained what the housing specialist would be responsible for, they will be versed in community needs and integration. They have no clinical background, and there expectation is to assist linking people to existing services in their community.

These are all apartments- no med rooms, no clinical staff, no doctors or nurses. NYS OMH does do audits of DePaul's services- they will look at our records to ensure that staff are linking people to services. Services are not licensed, and we do not bill Medicaid for them. They will also contact the County's we work in to make sure we are working in collaboration to meet the needs of the community. Ms. Conde asked if any of the board members have toured any of their facilities. They had not, DePaul has similar facilities in Canandaigua, Lockport and Schenectady.

The guests explained the process for filling the apartments: referrals from the county, completed application, and the background checks. DePaul will begin to market the availability of the housing approximately three months prior to opening. Ms. Conde emphasized that this is not Section 8 housing and reviewed the minimum income that must be met.

Mayor Hauser said the demand from seniors will be high. Is there a preference for seniors or veterans? There will be apartments for seniors, with priority for frail elderly. Those that have documentation for SMI will be given priority.

DePaul will try and communicate with the community with update what is being done so local residents are aware; hopefully a community meeting with the project manager prior to any construction so residents can ask questions.

Mayor Hauser asked for a timeline of the project. Ms. Conde will be working on this and send it to the Mayor.

Ms. Conde was asked about the parking for their residents. Will there be parking close enough to the door for those disabled residents? They made plans based on the estimate of 1 car per person as the majority of apartments will be one bedroom. Ms. Conde said that this could be increased and they have enough land to increase the handicap parking if needed.

Motion to adjourn meeting at 7:30 p.m. was offered by Mayor Hauser, second by Trustee Jacobs and carried with all voting aye.

Respectfully submitted,

*Gail I. Vosburg*

Gail I. Vosburg, Village Clerk