

The city of Boston on Tuesday joined the ranks of other major cities challenging their 2020 census figures, claiming the once-a-decade U.S. head count which determines political power and federal funding missed university students, the foreign-born and inmates at correctional facilities.

Boston Mayor Michelle Wu said the city was challenging the census results through a special program set up by the U.S. Census Bureau for disputes over the numbers of people living in dorms,

determines how many congressional seats each state gets as well as how \$1.5 billion in federal spending is allocated each year. The pandemic hindered the Census Bureau's ability to get information about such residents since students on campus were sent home when the pandemic began in the U.S. in March 2020, and prisons and nursing homes went into lockdowns against the spread of the coronavirus.

Boston is home to Northeastern University, Boston University, Emerson College and Suffolk University. It also is

Michelle Wu
Boston mayor

home to off-campus students from other schools in the metro area such as Harvard University, MIT, Tufts University and Boston College.

Boston officials believe the census missed 6,000 students and 500 inmates at two correctional facilities.

"Boston deserves an accurate census count across every neighborhood and

Boston joins Austin, Detroit and Memphis among the largest U.S. cities challenging their census results. Several dozen smaller cities, towns and villages also have filed challenges.

Nothing can be done to change how congressional seats were divided up among the states, nor can the data used to redraw political districts be altered. However, any changes stemming from a review of the group quarters count may be used for future population estimates and surveys that help distribute federal resources.

Rentals

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So, where and how can renters find something they can afford? The Times spoke with real estate agents in the region who offered their best tips.

Check out these locations

Hyannis: Ronald Bourgeois, the founder of Bass River Properties, owns 180 apartments and manages another 150 for other owners.

Home to more multi-unit developments, Hyannis is one of the more affordable places for renters on Cape Cod, Bourgeois said.

"Truro and Wellfleet, they just don't have them," he said. "It's not that they wouldn't go there — it's that they don't have them."

In addition, Dennis and Yarmouth are also good places to hunt for an affordable rental, he said.

"That's where the duplexes are, the inventory — I'm never in Osterville because there's no rentals there," said Bourgeois.

Brewster: Clements said several towns have quickly pushed forward in agreeing to build affordable units for rent. She cited Brewster as "ahead of the game."

The most recently permitted affordable housing developments in Brewster have been multi-unit projects, according to the town's housing plan.

On Harwich Road, there's the 55-plus Serenity Apartments, which was formerly the Wingate Residences assisted living and nursing facility. In total, there are 132 units, with 27 studio and 1-bedroom units set aside for affordable housing.

Then, tucked off Route 6A, Brewster Woods, which includes 30 one-, two-, and three-bedroom affordable apartments, is nearing completion but does not yet have an opening date, said Brewster Housing Coordinator Jill Scalise.

Looking forward, the town recently accepted a proposal to develop 45 one-, two-, and three-bedroom rental units on 16.1 acres of town-owned land on Millstone Road. The town and Select Board just executed a land disposition agreement, Scalise said.



In early July, Corey Heaslip, vice president of Delphi Construction, explains the high-performance windows of Brewster Woods in Brewster.

ZANE RAZZAQ/CAPE COD TIMES

The state also sent Preservation of Affordable Housing, a nonprofit based in Boston, and Housing Assistance Corporation, in Hyannis, a project eligibility letter, which is the first step for a comprehensive permit.

"It's a compact energy-efficient little neighborhood with lots of land left untouched, undisturbed," Scalise said.

Yarmouth: Ned Chatelain, a broker and owner at Chatelain Real Estate in South Dennis, said South Yarmouth has historically been the spot.

"But it's becoming less about the zip code of the location and more about who you know, timing, and luck," cautioned Chatelain, who is also a Brewster Select Board member.

Yarmouth Gardens, in West Yarmouth, has immediate availability for affordable two-bedroom apartments. Those interested can request an application by calling 508-475-6233 or visit YarmouthGardensMA.com. Monthly rent is \$1,468 for 60% area median income.

Regarding affordable homes for purchase, Clements printed a report in early September that indicated the majority of homes for purchase at or under \$500,000 are in Yarmouth. Second to that was Barnstable followed by Fal-

mouth and Dennis, with Sandwich and Mashpee rounding out the list, she said.

Beware of scams

With the scarcity of rental housing on the market, scammers abound.

Telltale signs include if a "landlord" cannot meet in-person or speak by phone, Chatelain said. Bourgeois said scammers often will be out of country and advised renters to use public records to verify who owns the property.

"If it's too good to be true, it probably is," Bourgeois said.

As a general rule: avoid Craigslist, Clements said.

Never wire money or submit a non-refundable deposits, which are illegal in Massachusetts, Clements said.

Landlords are allowed to collect the first and last month's rent, a security deposit equal to one month's rent and money for the purchase and installation costs for a lock and key, according to the state Office of Consumer Affairs and Business Regulation.

Word of mouth, market yourself

Real estate agents agreed that "word of mouth" is key to finding a rental.

For current rentals, Clements said she's seen people meet success most often on Facebook housing wanted groups, though she warned the prices are high.

If you have a good job, say that, advised Bourgeois. He used a 15-year hospital worker as an example.

"That makes them qualified. But the person who has good credit and good history goes to the top of the pack," Bourgeois said. "The unfortunate part of that statement is the person who doesn't have that — you're younger, you've only been working for a couple years."

Seek an owner-occupied unit

Snagging an "owner-occupied" unit — meaning the owner lives on the property and rents out separate spaces — can sometimes lead the way to a better deal, Bourgeois said.

"The money isn't so important to them — they want peace of mind," Bourgeois said. "They want to go to bed at night, they want them to live their life but they don't want to hear their studio. If they're going to be disturbed in owner-occupied, they just don't need it."

Turn to organizations

Scalise advised renters to turn to local organizations such as Homeless Prevention Council and Housing Assistance Corporation. That can be more efficient than calling each town office to learn about upcoming opportunities, she said.

"They tend to know what's going on and it's helpful to connect with someone with a breadth of knowledge," said Scalise.

For those 60 and older, she suggested reaching out to the local Council on Aging, saying they can help seniors fill out applications as well as provide information.

"It's a job to find rentals," Bourgeois said. "There's no easy, quick fix."

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Trump

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more of it after lawyers for Trump re-

formation and other classified documents at Mar-a-Lago after Trump left the White House. FBI agents during their Aug. 8 search of the home and club said they recovered more than 11,000 documents and 1,900 other items in

the judge to leave her order in place. His lawyers raised questions about the documents' current classification status and noted that a president has absolute

authority to declassify information, though they pointedly did not say that Trump had actually declassified anything.



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'IT'S A JOB TO FIND RENTALS'

Some areas offer more opportunities than others, real estate agents say

Zane Razzaq Cape Cod Times | USA TODAY NETWORK

Laura Clements, a broker and owner at Cove Road Real Estate in Orleans, calls year-round rentals on Cape Cod "as scarce as a unicorn."

"And it doesn't make me happy to say that at all," she said.

Massachusetts has a shortage of 163,318 affordable and available rental homes for extremely low-income renters, according to the National Low Income Housing Coalition.

That housing crunch reaches a fever pitch on the Cape where 4,500 more year-round rentals are needed, according to housing experts. And competition is fierce as more people moved to the area during the pandemic.

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Ronald "Ronnie" Bourgeois, founder and owner of Bass River Properties in Hyannis, leaves a message for an applicant Wednesday telling him he was not qualified for an apartment rental.
MERRILY CASSIDY/CAPE COD TIMES

More info on Trump search unsealed

Surveillance video could be crucial evidence

Eric Tucker
ASSOCIATED PRESS

WASHINGTON - A federal judge Tuesday unsealed additional portions of an FBI affidavit laying out the basis for a search of former President Donald Trump's Florida home, showing that agents earlier obtained a hard drive after issuing a subpoena for surveillance footage recorded inside Mar-a-Lago.

A heavily redacted version of the affidavit was made public last month, but the Justice Department requested permission to show

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Kids' COVID vaccination rates lag as schools open

Expert says availability may be part of problem

Margaret Smith
Wicked Local
USA TODAY NETWORK

Lani Klund is a believer in the COVID vaccine, including vaccinating her daughter, 6, and son, 2.

Close NH primary tests leaning of GOP

Moderate candidate concedes in Senate race

season again tested the far right's influence over the GOP. Republicans see Democratic incum-

