

SM

DENNIS AFFORDABLE HOUSING TRUST
JANUARY 23, 2023 MEETING MINUTES

Town of Dennis Public Meeting Notice

This is to formally advise that, as required by Mass. G. L. Chapter 30A §§18-25, and pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting of the **Dennis Affordable Housing Trust (DAHT)** on Monday, **January 23, 2023, at 5:00pm** will be in the Stone Hearing Room at Dennis Town Hall, 685 Rte. 134, South Dennis.

Dennis Municipal Affordable Housing Trust Board present: Joshua Mason (JM), Acting Chair; Kate Byron (KB); PJ Rainwater (PJR); David Winther (DW); Kayla Hilts (KH).

Members absent: George Holland.

Town Staff present: Maggie Spade-Aguilar (MSA), Housing Coordinator.

Online: Jeff Treiber, Community Preservation Committee

Guest Speaker: Bob Samoluk

AGENDA

1. Call to Order.

JM called the meeting to order at 5:05pm and took roll-call; announced the resignation of former Chair, Sheryl A. McMahon, due to personal and health reasons, then introduced the meeting's guest speaker, Bob Samoluk.

2. Guest Speaker.

Bob Samoluk to share information on Housing Assistance Corporation's "Town Huddles" for Housing to Protect Cape Cod. Continue related discussion and process for Citizens' Housing and Planning Association Municipal Engagement Initiative and the MEI Lite Program.

Mr. Samoluk said when he announced he was moving back to Dennis in March he was approached to work on Town Huddles; reported on Housing to Protect Cape Cod (HPCC) as a coalition of groups that is an outgrowth of a housing summit that took place last November with about 400 in attendance. Groups include Cape Cod Chamber of Commerce, Realtor's Association, Homebuilders & Remodelers Association and other non-profits engaged to take action on the current housing crisis with input from employers and members of the Schools speaking on the impacts that the housing crisis are having on their staffing and other concerns.

JM said it was exciting to have Mr. Samoluk back in the community from an advocacy and other perspective, welcomed and thanked MSA for her contributions. Mr. Samoluk said Huddles planning might be affected by the new bylaw which has not a clear schedule or good time frame at present. KH asked of the nature of these Huddles, which Mr. Samoluk suggested were less formal than the recorded Town meetings, with maybe three or four members from the DHAT to join the working group. DW asked if these

efforts discussed today applied to Dennis only and would all the other Cape towns have their own coordinating teams, to which Mr. Samoluk concurred.

MSA noted that the Zoning bylaw is one example of how Town Huddles and municipal engagement initiatives seek to inform and educate the public to better participate in and lend their voice to municipal policy. JM suggested a location outside a government building might make a difference in better encouraging the public to appear at meetings in greater numbers; e.g., the Library with cookies and donuts.

DW asked per the Municipal Engagement Initiative (MEI) as discussed at the previous DHAT meeting to which Mr. Samoluk said the proposed Huddles would not seek to replace or duplicate those plans but could proceed together in a coordinated effort.

JM thanked Mr. Samoluk and invited him to keep in touch with MSA and the Trust to bring the message out into the public. Mr. Samoluk said that HUAK would like to see new and young people getting onto committees, which MSA said are open to all. JM cautioned that many people are too busy working two jobs and/or raising families to commit the time to committee-building, but hoped these ventures would create new opportunities for greater community engagement.

3. Updates by Housing Coordinator Maggie Spade-Aguilar.

a. Subsidized Housing Inventory (SHI).

MSA referenced the SHI list update per changes made to highlight new units; information is pending for 163 Upper County and Windmill Plaza; plus two properties in litigation: 232 Upper County Road and 775 Main Street; 28 Alexander Drive is on the horizon but in court due to abutter objections; 24 Uncle Bob's Way and 119 Duck Pond Road, both single family homes, are buy-downs; still awaiting feedback on the Veteran's Home - issue with vouchers and how that affects Fair Marketing.

MSA said the Zoning Board of Appeals is seeking a letter of support for the Habitat Project at their next hearing on February 27, 2023 – also the date of the next DAHT meeting as the President's Day holiday falls on Feb. 20th.

KB made a motion to send a letter of support to the Zoning Board of Appeals for the Habitat Project at 401 Setauket Road. PJR seconded the motion and it passed, 5-0-0: KB, PJR, KH, DW, JM.

KB made some corrections to the reviewed SHI update, including Improper Bostonian and 626 Main St. being the same address. PJR added that 28 Alexander is in South Dennis.

b. Possible funding sources – HOME-ARP, Housing ARPA Funding Status and State grants: Community One Stop for Growth Expression of Interest | Mass.gov.

MSA said the HOME-ARP is a small fund at a \$1.3 million, including non-congregate shelters, supportive services, tenant-based rental assistance, operating assistance, and rental housing development; a survey led to a focus specifically on rental housing; proposals to fund three projects at \$441,000 and two projects at \$661,515 and one project at the full \$1,000,323.

Per Housing County ARPA, a funding round was approved by the Board of Commissioners and has gone to Assembly of Delegates for approval. DW asked if there were any private projects in Dennis that could utilize this funding source of \$6.9 million. MSA said she could check with Dan as to what stage these projects might be in; added that Dan had related that Community One Stop is State funded and could be an entity to access with various categories of competitive grants.

4. Update on minutes of meeting preparation and finding someone to prepare them.

JM welcomed the new recording secretary, Jody O'Neil.

5. Updates from Ms. Hilts on status of DAHT's website.

KH said she and MSA have made progress on the website, went through the Mission Statement for potential for updates; Housing Navigator site proved very useful with wait listed application processes in place; good talking points raised and things that may be done in the immediate future to update the website and add resources, including accessible links.

JM asked if the Trust think tank might put together some suggestions for content, links or directives for the site to get approved by Dan for the Town. DW said he felt very basic information should be listed, including personnel and election announcement, meetings, to which JM added a digital corkboard and Huddles. KH said Dan Proto of MIS will vet and implement the site. MSA agreed, asked per promoting other organizations and suggested a change of graphic could be appealing to replace the house made of money.

6. Mission Statement – continued discussion.

JM offered to table discussion of the Mission Statement to the next Agenda.

7. Status of DAHT & Select Board \$175k grant agreement originally voted at May Town Meeting 2019.

JM said he had no updates on the status of DAHT & Select Board grant.

Jeff Treiber spoke online, concurred that the Select Board had signed the version of the contract as presented at the Select Board meeting of Jan. 10, 2023.

8. Consider projects for a Community Preservation Grant (CPC) submission in 2023.

JM offered to table discussion to the next meeting.

9. New Items: Consider items not previously known to the Chair at the time of agenda posting (as law permits).

JM said his work load at his job is now taking up a lot of his time and that while he has enjoyed his tenure on the Board, he welcomed discussion on how the leadership will be formed going forward; encouraged the Board to consider other potential new members and asked if anyone presently seated would like to take on a greater role in leadership as he is comfortable serving in the capacity of Vice-Chair.

JM acknowledged MSA as a huge asset and said he would like to continue to build on the current momentum; invited continued discussion on Board composition going forward.

10. Next Meeting: February 27, 2023.

JM to get George Holland up to speed.

11 Adjourn.

KB made a motion to adjourn the meeting at 6:20pm. PJR seconded the motion and it passed, 5-0-0: KB, PJR, KH, DW, JM.

Respectfully submitted,
Jody O'Neil