

DENNIS AFFORDABLE HOUSING TRUST

MARCH 27, 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, March 27, 2023, at 5:00pm.**

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

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

Others present: Brad Bishop, Planning Board; Robert Samoluk, Housing Specialist.

AGENDA

1. Call to Order.

JM called the meeting to order at 5:11pm.

2. Guest speaker: Peter Freeman, Freeman Law Group

Mr. Freeman will present a proposed project at 744 Main Street and 18 Hope Lane, Dennis Village; proposed 20-unit new, age-restricted (55+) for-sale condominium units; 5 units affordable at 80% AMI (In packet & handouts)

Peter Freeman introduced the deed-restricted 20-unit project situated at Rt. 6A in Dennis Village; with five designated as affordable. Daniel Ojala, of Down Cape Engineering, described the particulars of the design and site plans as drafted by Gordon Clark; septic systems all underground.

Gordon Clark, Architect, with North Side Design Associates described units with master bedroom on first floor, washer/dryer and same basic configuration for all: terraced patio area in the rear, bulkhead access to full basement for storage, same amenities, fencing separations for divided yard space; 16 units are 2-bedrooms and four units at 3 beds with affordable units being among the 2-bed options; all units targeted at 55 and older.

JM asked per price points for affordable units to which Mr. Chuck DeLuga said had been estimated at \$260 for a two-bedroom but which has gone down to \$200k based on interest rates. Non-affordable unit sales projected at three bedrooms in high 800s and two bedrooms in low 800s. JM asked if there are any neighboring properties to be condemned by the construction of the new development, to which Mr. Freeman said would only be their own business' garage outlay and that additional arbor will be added for privacy measures, as well as fencing for individual yards.

Cathy Angelini from the public asked if there would be any rental restrictions to which Mr. Freeman there was not a definitive program in place for the market-rate units, but that there will be for the affordable, as owner-occupied per the deed rider stipulation. A woman identified as from the Village Improvement Society asked per the sidewalks to which Mr. Ojala said if not red brick then something to resemble that would be used

Kathleen Fowler asked per family rooms and if there would be a door and sleeping options, to which Mr. DeLuga said this is not intended as the space is open, designed to be a family gathering room. Ms. Fowler asked per parking to which Mr. Ojala said each resident would have two spaces for 59 required spaces and five extra spaces available with handicap allocations, along with the potential for other visitor parking.

Mr. Freeman said they were not before the Trust to request funding although there could be a possibility in the future but that they would welcome a letter of support from the DAHT to the Select Board should the Trust approve of the plans as presented.

MSA asked per the impetus in a 55+ age restriction plan to which Mr. Freeman said is predicated on State Housing bylaws where 80% of all units are designated as such; as well as the development being situated on Rt. 6A and not well-suited for children.

2. Housing Coordinator Update: (w/ Kate Byron): Update on Subsidized Housing Inventory (SHI) list/Units-in-process

DW said he calculated affordable units as such: 234 in South Dennis; 92 in East Dennis; 61 in Dennis Port; and 26 in West Dennis. MSA said there is a comparison to be made with poverty rates. KB asked per No. 447 Main St. (Dennisport), a renovated hotel, which MSA said she believed is on the list per units in progress. MSA said she is still at work on some SHI list properties and regulatory agreements for 697 Main St. (Dennis port) and 530 Main St. (West Dennis); Veteran's Center engaged with the Fair Market Plan, seeking to organize a Zoom meeting.

MSA said Maritime Landing, Windmill and Uncle Bob's Way have been added to the SHI list, but DW remarked that there are no new units added when 38 new units should be added per year for the Town to maintain its status with State requirements. KB noted that there are 50 properties in some sort of pipeline. JM said down-sizing with the aging population can also offer new opportunities for younger families to enter into the community and add to the growing population.

** Municipal Engagement Initiative (MEI) Lite Application (attachment)*

MSA reported that Dennis has just hired its first full-time Housing Coordinator. PJR said she felt the report was very well written; some members suggested added a funding mechanism.

** Town Meeting Warrant articles – Select Board Approval, FYI*

MSA reported that Articles 34 and 35 have been supported by the Select Board and will be presented at Town Meeting. Bob Samoluk said a morning session is to be held on April 24th, followed by an evening session on the same day; flier forthcoming. DW said Chris Flanagan of the Select Board will be present on

behalf of the DAHT. Brad Bishop said Mr. Flanagan will need pertinent information in order to field questions from the floor at Town Meeting.

* *Mission Statement/DMAHT Description – continued discussion & possible vote (see attached sample)*

JM read the proposed mission statement of the DMAHT:

The Dennis Affordable Housing Trust works to ensure that everyone in Dennis has safe, decent, year-round housing which is affordable and available in all of our neighborhood and villages, respecting Wampanoag and other tribal land sovereignty. The ongoing housing crisis and the impact of COVID-19 make this even more critical. With a focus on the needs of low-and moderate-income people, marginalized communities, and people of color, we achieve our mission by:

- * Identifying, creating, retrofitting, and preserving year-round affordable units and workforce housing;*
- * Supporting the housing development efforts of organizations and developers whose mission is aligned with ours;*
- * Working with Town boards, commissions, staff, and community groups to collaborate and enlist their ideas; and*
- * Providing public education, resources, and advocacy about housing needs, barriers to access, and discrimination, particularly racial discrimination and segregation in housing.*

Understanding the above is done within limited resources and that financial considerations are important, we recognize that we are stewards of the public Trust. We strive to be strong advocates for housing justice and approach our work with honesty and integrity.

DW made a motion to approve the Dennis Municipal Affordable Housing Trust Mission Statement as read into the record. PJR seconded the motion and it passed, 5-0-0: DW, PJR, KH, KB, JM.

* *Discussion/brainstorming of possible Outreach and Community Engagement – Educational materials w/ “Did you know?” Fact Sheets, PP presentation for Committees, Speaker Invites, Spring Beautify Dennis Housing.
(Cont’d from last week)*

JM referenced prior discussion on the option of a mailer, fact sheets, speaking engagements and other options. DW suggested tabling the discussion to focus on the two Warrant Articles. MSA spoke of beautification efforts for properties via spring clean-up and JM said he would get this item on the April Agenda.

4. PJ Rainwater: Discussion of: Tiny Homes

PJ requested to table discussion at this time.

5. Kayla Hilts: Discussion of CPC Funding proposal re-application

(Attached proposal from last year)

Mr. Bishop, of the CPC, said the deadline for the upcoming May Town Meeting has long passed, but the Trust may submit application by May for an October

Town Meeting. DW said what is needed is a detailed budget plan and an RFP. Mr. Bishop concurred with DW that attention be paid to the cycle time.

JM said he felt there was more stability with the Trust currently and that progress can be made with MSA in her position. DW suggested KH take the initiative with the CPC at this time. KH said she would write something up for consideration. MSA asked if a Town-by-Town comparison might be useful, to which Mr. Bishop said, regarding the Dennis CPC, that it would not be a determining factor in its funding mechanism. DW noted that fixed costs may be included in the write-up, such as MSA's salary and payments for the recording secretary.

DW spoke of two houses purchased under the purview of the Trust which he said should not need to go through Town Meeting to be transferred to the Housing Authority; assumed said it could be prudent to speak with Town Counsel but that the matter shouldn't be delayed by Town Meeting when it's simply a transfer of Town entities. JM agreed.

Mr. Samoluk cited a challenge getting in and out of Town's legal counsel; suggested the Trust have a conversation with the Select Board on the matter.

6. Minutes Approval - January 23, 2023; February 27, 2023.

DW made a motion to approve the DAHT meeting minutes of January 23, 2023 and February 27, 2023, with corrections. KB seconded the motion and it passed, 5-0-0: DW, KB, KH, PJR, JM.

KB made a motion to adjourn the DAHT meeting at 6:39pm. KH seconded the motion and it passed, 5-0-0: KB, KH, DW, PJR, JM.

Respectfully submitted,
Jody O'Neil