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October 17, 2023
12:02 PM

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Town of Dennis

DAHT Meeting Minutes

Dennis Municipal Affordable Housing Trust (DMAHT) meeting of Monday, July 24, 2023 at 4:00pm in the Police Department Training Room at the Dennis Police Department, 90 Bob Crowell Road, South Dennis, MA 02660.

Members present: Robert Samoluk (RS), Co-Chair; David Winther (DW), Treasurer; PJ Rainwater (PJR); Kate Byron (KB); Noreen Browne (NB).

Member online: Josh Mason (JM), Vice Chair.

Excused absence: Kayla Hilts (KH), Co-Chair.

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

Others present: Carlyn Carey, Board of Select.

AGENDA

1. Public Comment
None related.
2. Discussion of updated Multi-Family Housing Overlay District with Brad Bishop, Dennis Planning Board Member

Brad Bishop of the Planning Board, made the case for Section 14 Multi-Family Housing Overlay District as unanimously approved by the Planning Board on Monday, headed to Town vote on Nov. 7. Mr. Bishop briefly explained the nature of Overlay Districts as a zoning district with its own attributes that is laid on top of an existing zone and where all rights of those within those zones are respected. Mr. Bishop referenced when buildings were allowed to 50' and four stories high as long as 40% of all units within any given building in this designation were deed-restricted and deemed as affordable, but which now rate as 25% of all units as deed-restricted, Capital A affordable with buildings not to exceed 40' and 3½ stories.

Mr. Bishop related another consideration for the management of property development as a determination to target 20 units an acre, down from 30-50, and also known as a density bonus. Another significant change was to raise minimum parking allocations from one space per unit to 1.34 spaces per unit. DW asked which area had been reduced, to which Mr. Bishop noted two areas that had been established commercial buildings and whereby affordable housing might be considered for conversation but said that these

locations are no longer in the plans; the boundary at Patriot Square/Rt. 134 has been moved in by about 34' to adhere to the new plan. DW asked why the term "affordable" had been dropped in section 14.1 (2). Mr. Bishop said the 25% rule for affordable units still adheres regardless of wordage per the MFHO revisions.

RS added that a 3-story building will create more available housing for working people but that there is not enough of that kind of housing for those in the middle; with 25% a lot better than getting zero percent now. RS mentioned Ron Castle, head of Realtors Association, who at a recent meeting described the Cape's real estate problem as a case of a blocked pipe wherein the trade-up factor is not in play for those who want to buy up or move down in the other direction after family size has been reduced in later years. Mr. Bishop also noted that owners are more inclined to rent seasonally than year-round as they can generate more revenue in a shorter timeframe.

Mr. Bishop addressed RS's ask per design aspects with standards to be established to secure the public's confidence. Mr. Foley added to this talking point in saying that the density was dropped 20 per acre as this reflects the State requirement: eight single family houses per acre, or 12 town houses per acre, or 20 residential units per unit if they are mixed use. Mr. Foley said the map still needed a bit of tweaking. RS agreed and offered that a comprehensive map should be produced to fully inform the public and provide answers to many questions; promoted sharing information and updates among Boards. Mr. Foley requested suggestions or thoughts e-mailed to his office, said the item can be put on the Agenda for the 7th with a public hearing and the Select Board approval to follow, all before September 20. DW asked of other forums to bring the public in.

3. Housing Coordinator Update

Status – One-Stop Application

Subsidized Housing Inventory (SHI) list – Updates only

Municipal Engagement Initiative (MEI) – Next Steps

MSA said the One-Stop Application has been submitted to the State and it is estimated the Town hear back on or around September or October.

Updates on SHI list; work ongoing on the Veteran's Home and all LIP applications to be reviewed due to a change of form. Owner at 163 Upper County Road seeking assistance with costly Ready Renter List which would enable the property to be added to the SHI List. RS suggested inviting the owner to the next meeting to discuss subsidies as well as benefits which have been assigned. RS said he will call Mary Wagan to get a clearer understanding of the attendant costs, and said he is trying to find the right balance.

MSA said there is only one more unit at Maritime Landing to add to the SHI List. New units at 49 Baxter St., Dennis Port; 106 Acorn Rd., East Dennis; 1015 Rt. 134, East Dennis. Village Courtyard/Hope Lane has gone before the Select Board.

Per MEI, MSA said she was in touch with her contact there and the subcommittee is DW and KH and that MSA will meet with DW followed by a meriting with CHAPA.

Planning for a launch event in September which MSA said could be a good opportunity to combine with Housing Huddles and to get fact sheets and fliers disseminated. MSA shared her idea for an event that she thought of back in the spring proposed as a Beautify Dennis Housing initiative whereby trash is removed and trees planted at Dennis Housing Authority properties; an opportunity to engage with the residents.

4. Treasurer's Report

Review Financial

Discussion agreement with DHA

Approval to enter negotiations with DHA regarding agreement

DW gave an update of financials; cash on hand reported as \$240,680 as of June 30, after various expenses including MSA'S salary and the Recording Secretary's fees, projected as about \$200k by the end of the year. Approved CPC funds and two approved grants: one for \$175,000 in 2021 and another for \$125,000 in 2022, of which \$65k has been applied resulting in \$235,000 available from the original \$300k. DW said he calls these funds 'restricted' in that they require approval from the CPC and that receipts from the Housing Authority should be available in a few days. NB asked if the \$235,000 in available funds is generally restricted or if there are other variants. RS said they are specific to the terms of the grant.

DW related there is approximately \$87k in revenue as of March 31st from the three rent houses with 152 units, seeking to simplify budget line-items. Management increases proposed from 10% to 25% or about \$17,000 verses about \$6,000 with for a net difference of about a \$25,000 increase to the Trust. RS concurred that management needs some sort of mitigation as they are losing money. DW said the original agreement called for a reserve fund which is not set-up and would be prudent to employ. RS agreed, will set-up some time to meet with Nancy Friend and other relevant parties.

PJR asked if the same tenants are in residence as in 2018. RS said he thought there had been one change but clarified that the wait list is revisited to fill vacancies and that income qualifications for tenants is required each year.

5. Minutes Approval

DW made a motion to approve the DAHT meeting minutes of May 22, 2023, with changes. PJR seconded the motion and it passed, 5-0-0: DW, PJR, KB, NB, RS.

PJR made a motion to approve the DAHT meeting minutes of June 26, 2023 with changes. DW seconded the motion and it passed, 5-0-0: PJR, DW, KB, NB, RS.

6. Status Updates: Response to letter to Select Board; Wixon School RFEI, Website

Ms. Carey said the Agenda for tomorrow's meeting can be amended at any time and that an executive session discussion on the status of the Wixon School is expected.

7. Update on Nondevelopment Housing Initiatives

RS said he and NB met on some issues and that they are looking at the deed restriction affordable initiative as adopted by other Towns which, he said, NB has found a lot of issues with and which NB added also has with it a lot of good ideas. RS said he'd like to take a look at what's happening with the ADUS (Accessory Development Units) and that, per Paul, the first one has been submitted. RS said that he has learned the ADU bylaw is not so restrictive as to be confined to the original footprint, but that an addition or added room can be constructed in adherence to set-backs and other conditions.

8. Consider Change in Member of DAHT to Substance Abuse Committee

PJR said it is time for the DAHT liaison to the Substance Use Disorder Abuse Advisory Committee (SUDAAC) to change as she has held the position since about 2008 or 2009. Ms. Carey asked about the liaison's voice that is brought to the group, to which PJR said she attends all the meetings and follows the mandates. RS suggested seeking a replacement at the next DAHT meeting as there did not appear to be a robust response. PJR said she would continue to attend meetings but preferred to see someone have more longevity in the position.

9. Consideration of DAHT Funding a Consultant to Assist in the Development of Town Initiatives (VIC Hall, Bob Crowell, Wixon School, Multi-Unit overlay district)

RS related the functions of a consultant in promoting the public process as well as coming up with a design standard which Paul said could be helpful in sharing extensive guidelines. RS said an architect could also be hired to present a viable plan for a specific location. RS said CPC grant money is traditionally tapped to these ends and suggested a conversation with the Chair of the CPC to buttress against some the real issues DW has noted. KB asked per the source of funding for the \$25k, which MSA said the CDC is more likely to fund a project when there is a match. Mr. Bishop said he sits on the CPC Board and advised that the best route to take is to bring a proposal onto the floor that lays out the area of study or concern in advocating for a consultant.

RS said the best way to work with the CPC is through a congenial solution-oriented approach. Mr. Bishop offered to liaison to the CPC in the absence of a rep from the DAHT and offered that the CPC has expressed that the DAHT has not brought forth a proposal which it feels is worth their attention. Mr. Bishop said he will wait to broach the subject with the CPC until RS and the Trust has decided on a course of action.

10. Additional Items not anticipated by the Chair

PJR said she would like to have a walk around for the VIC property and for Bob Crowell. Ms. Carey to follow up with the Town Planner. RS suggested other parties be included.

DW asked per follow-up on the VIC Hall RFP, to which MSA said Town Manager is not able to attend the Select Board Executive Session but to which Ms. Carey added there are other invited parties and that the item will be addressed.

DW thanked Ms. Carey for her time as designated liaison to the Trust. Ms. Carey said she will get future meeting dates from the Town Clerk with August 8, August 22, Sept. 5, Sept. 12 and Sept. 26 currently anticipated, but advised all to consult the Town website for the final word. RS added that a placeholder will be helpful. National Night Out is set for August 1 in Dennis Port, committee tables may be afforded set-up space, TBD.

11. Adjourn

NB made a motion to adjourn the DAHT meeting at 6:51pm. DW seconded the motion and it passed, 5-0-0: NB, DW, PJR, KB, RS.

Respectfully submitted,
Jody O'Neil