

floor, the 33 bedrooms will have one common kitchen with 4 individual cooking areas, sinks and stainless steel prep areas. All common kitchens will have cafeteria style seating areas.

- Property has 110 parking spaces.
- School-age children are allowed to remain in the school district from where they became homeless if that district is within twenty (20) miles of the One Love Lane location. The children currently in our shelters are enrolled in other school districts (not Dennis-Yarmouth) so they will have the option to remain at their “home” school, although some are likely to transfer to the Dennis-Yarmouth system. To help with some of the costs that may be incurred by a student transferring, the Commonwealth of Massachusetts is providing additional funding to the municipalities that host shelters to offset educational and other costs.
- School buses can enter the site and navigate around the building and exit without needing to turn around.
- Experience at our other family shelters shows very few emergency services calls due to the fact that they are staffed 24/7 with educational and job search programs during the day and security guards in the evening and overnight; and the program does not allow for alcohol or drug use.
- See also excerpts from the letter from Freeman Law Group LLC to Building Commissioner Paul Fowler dated July 12, 2023 with further explanation of the educational program, attached hereto as Exhibit A and incorporated herein by reference. The excerpts do not include the attachments described therein because they were included with that letter and also included in the Freeman Law Group LLC letter to Building Commissioner Paul Fowler dated January 24, 2024 as to Special Review by the Planning Board.
- The minimal traffic impact and parking needs are being assessed by Vanasse & Associates and will be submitted separately when completed, prior to the meeting with the Planning Board.
- Septic system: please see memo from Kevin Klein of Stantec Engineering dated February 15, 2024 attached hereto as Exhibit B and incorporated herein by reference.

EXHIBIT A

The HAC Family Shelter Program

All families are currently homeless and have been approved for state funded Emergency Assistance family shelter. The primary purpose of the facility is to provide shelter and education to teach families to live independently by assisting them in developing the skills and resources needed to acquire and sustain their own housing. Therefore, all residents must participate in HAC's educational program at the premises, which provides training in the following areas, among other things: 1) Hygiene; 2) Housekeeping; 3) Financial Literacy; 4) Housing Search; and 5) Filling Out Forms (such as for housing and medical assistance). The program is further described in the "Ending Homelessness Course" document, a copy of which is attached as Exhibit C. Also see curriculum attachments "Wheel of Life" and "Money Matters" attached hereto as Exhibit D and E, respectively.

As shown by the above materials, educational services, workshops and case management services covering the wide variety of the above educational components are mandated by the Massachusetts Executive Office of Housing and Livable Communities (formerly DHCD). They include, among other things: Financial Management, Family Planning, MassHealth Enrollment Housing Search, Housing Programs/Home BASE, Parenting, and individualized educational interventions. Together, these are the cornerstones of the Family Shelter Program as a pathway out of homelessness into housing security.

All residents must sign an agreement whereby they agree to participate in this educational program, to abide by the program and house rules, to perform chores, to attend meetings with staff at the premises, and to actively participate in achieving their short and long term educational goals, among other things; and they further agree that they are subject to discharge from the program and residence for violations of the agreement. A copy of this "Participation and License Agreement" is attached hereto as Exhibit F. The families do not pay rent, and they do not sign a lease; rather, the agreement they sign is for occupancy only, with the mandatory requirement of participating in the educational program and abiding by the program rules. The premises are not used as permanent housing for the residents; rather, the whole purpose of the educational program is to teach them to live independently and to move out of the premises into apartments or other independent housing options. HAC uses a Re-housing Plan form to monitor the progress of the residents in the program; this is done electronically; see sample redacted copy attached hereto as Exhibit G.

The program provides a supportive housing environment with educational training and tools to help the homeless families become independent and productive members of society. HAC educates and supports the families by:

Providing clean, safe, and affordable housing and teaching all residents to become self-supporting and independent.

- Creating a welcoming and inclusive community setting.
- Providing support and encouragement that there is hope of a better future.
- Teaching basic life skills as described above.
- Teaching residents to plan menus, shop for items, to determine the nutritional value of food and to cook as ability allows; sharing meals as a community is encouraged.
- Teaching skills that will make them more job-ready by providing computer training, teaching them to access the internet to search for jobs, housing and support. They learn to fill out on-line job applications and other forms as well as send and receive e-mail.
- Providing transportation to doctor appointments, support meetings, to and from work and wherever else necessary to help residents attain their goals and objectives.
- Encouraging residents to deal with medical problems and obtain psychological counseling if required; and
- Encouraging all participants to work in some capacity; if not a paying job, then they are shown ways to volunteer around the house or in the community. Working and accomplishing tasks is an important step in rebuilding self-worth.

In summary, the entire purpose for and proposed use of the premises at One Love Lane is to educate and train these homeless families to live independently as productive members of society



Memorandum

Memorandum

Dennis Housing Assistance Corp / 195150955

Date: February 15, 23024

To: Attorney Peter Freeman

From: Kevin Klein, Stantec

CC: Alisa Magnotta, CEO Housing Assistance Corp.
Keith Trott, Director of Housing Production & Maintenance

Project: Dennis Housing Assistance Corp. – 1 Love Lane, Dennis, MA

Subject: Wastewater Treatment and Disposal Summary

The proposed Dennis Housing Assistance Corp., site located at 1 Love Lane, Dennis, Massachusetts currently has a BioClere / Amphidrome Plus treatment system with a design capacity of 21,300 gallons per day that was designed and constructed for the 142-bed Eagle Pond Rehabilitation and Living Center. Treated effluent is discharged to a subsurface leaching system consistent with the requirements of a Title 5 Large System Permit issued by the Massachusetts Department of Environmental Protection and Disposal Works Permit #970169 issued by the Town of Dennis Board of Health.

Title 5 Wastewater Design flows for Eagle Pond were calculated using the design criteria for a nursing home as follows:

$$142 \text{ beds} \times 150 \text{ gpd/bed} = 21,300 \text{ gallons per day}$$

The proposed Dennis Housing Assistance Corp family housing facility will have 79 bedrooms and a staff of 13 people. Each bedroom will be designed for occupancy by up to 3 people (and an infant). Design flows for the proposed site can be calculated using either 110 gpd per bedroom (Title 5 design criteria for a motel, hotel or boarding house) or a more conservative value of 55 gpd per person (ie. 165 gpd per bedroom). An additional allowance (20 gpd per employee) should also be applied for the on-site staff. Using either design criteria, the Title 5 Wastewater Design flows for the proposed housing will be less than those for the Eagle Pond Rehabilitation and Living Center:

$$\begin{array}{rcl} 79 \text{ bedrooms} \times 110 \text{ gpd per bedroom} & = & 8,690 \text{ gallons per day} \\ \underline{13 \text{ employees} \times 20 \text{ gpd/person}} & = & \underline{260 \text{ gallons per day}} \\ \text{Total Design Flow} & = & 8,950 \text{ gallons per day} \end{array}$$

$$\begin{array}{rcl} 79 \text{ bedrooms} \times 3 \text{ people/bedroom} \times 55 \text{ gpd/person} & = & 13,035 \text{ gallons per day} \\ \underline{13 \text{ employees} \times 20 \text{ gpd/person}} & = & \underline{260 \text{ gallons per day}} \\ \text{Total Design Flow} & = & 13,295 \text{ gallons per day} \end{array}$$

February 15, 2024

Memorandum, Wastewater Treatment and Disposal Summary
Dennis Housing Assistance Corp. – 1 Love Lane, Dennis, MA
Page 2 of 2

The existing wastewater treatment and disposal facilities will continue to be used by the new Dennis Housing Assistance Corp residential facility. The treatment and disposal system is currently operated and maintained by Weston & Sampson Services, Inc. Weston & Sampson Services, Inc has completed a preliminary assessment of the condition of the treatment system and has recommended some upgrades and additional spare parts that will soon be implemented. A more detailed Capacity Review and Change in Use Study will also be conducted by Weston & Sampson Services, Inc. This study will evaluate treatment system performance, document the condition of the equipment and identify potential maintenance requirements. A Title 5 Inspection will be included as part of the Study for submission to the Massachusetts Department of Environmental Protection and the Town of Dennis Board of Health.