

Application to the
Dennis Community Preservation Committee

by the

Dennis Municipal Affordable Housing Trust (DMAHT)

04th May 2018

Contact Information: James Kyrimes, Chair DMAHT

DMAHT c/o Dennis Town Hall, 685 Route 134, South Dennis, MA. 02660

646-842-0504

jkyrimes@comcast.net

SYNOPSIS

- ~~Project Title.~~ Affordable Rental HOUSING-Expansion Program -ARHEP
- Organization Name. Dennis Municipal Affordable Housing Trust- DMAHT
- Amount Requested from CPA funds \$500,000
- Purpose. The purpose of this program is to increase the number of deed restricted (thereby permanently available) year-round rental properties serving those with 60-100 % of area median incomes (AMI), by acquiring single family homes, or houses with existing accessory units, duplex or multi- family properties, placing "in perpetuity DHCD deed restrictions, offering through long term lease to a non-profit third party management agreement permanently deed restrict for affordable housing up to 60-100% AMI, tenants will be obtained through the DHCD approved Ready Renter List. These units will eligible for inclusion on the Commonwealth's SHI (subsidized housing inventory) list.
- Project site location. Scattered and strategically located sites in the Town of Dennis. Preference will be given to those sites that are near (possibly with walking distance) of primary shopping and schools.
- Applicant Information In 2000 the State Legislature enacted Section 55C, under chapter 44 of the general laws to encourage cities and towns to establish an affordable housing trust fund for the express purpose of providing for both the creation, preservation and support of affordable housing for low and moderate income families. At the 2007 ATM Dennis citizens voted to adopt the provisions of MGL Ch44 sec 55c thereby creating the Dennis Municipal Affordable Housing Trust – DMAHT.
- Synopsis of Project. The DMAHT-ARHEP is requesting funds to purchase existing housing stock within existing Dennis neighborhoods to create new permanently deed restricted long term (in perpetuity) affordable rental units. Not only are market rents beyond the financial reach of the 60-100% AMI demographic, another aspect of housing difficulty the ARHEP funding will alleviate is while there may be some private landlords who only charge reasonable rents to moderate income, a time will come when private property rights and decisions will take these reasonably priced rentals out of the active rental pool and the homes will be sold out from under long term tenants. Preserving rental stock for affordable qualified tenants is also a benefit to this expansion program.

APPLICANT INFORMATION

- Project Title Affordable Rental HOUSING Expansion Program-ARHEP
- Organization Name Dennis Municipal Affordable Housing Trust- DMAHT
- Address DMAHT c/o Town Hall, 685 Route 134, South Dennis, MA. 02660
- Primary contact James Kyrimes (chair) jkyrimes@comcast.net and /or & secondary contact Margaret McAloon (and co-chair) peggymcalo@comcast.net phone # c/o Town Administration 508-760-6148
- Primary & secondary contact to receive funds Mary Anne Gibbs, Town of Dennis Accounting office 508-760-6153 (x)153 mgibbs@town.dennis.ma.us

APPLICANT BACKGROUND

- Brief applicant history: Voters of the Town of Denis created the DMAHT under Massachusetts law in May of 2007. Subsequently, the Trustees of the DMAHT commissioned and produced comprehensive housing needs assessment, which was the research basis of the 2010 DHCD approved, and Town endorsed HPP (Housing Production Plan).
- Names of governing board of the DMAHT:
 - George Holland
 - James Kyrimes, Chair
 - Margaret "Peggy" McAloon, co-chair
 - PJ. Rainwater
 - Robert (Bob) Samoluk
 - Robert Stout
 - Regina White
- Summary of comparable projects completed;

In November 2012, DMAHT received a CPC grant of \$300,000 for a three- year emergency program designed to assist qualified low and moderate income Dennis families with rental assistance payments.

This created rental subsidy cushions and financial literacy education for more than eighteen households. DMAHT oversaw the HECH and WE CAN programs. Since the CPA's governing laws and MGL 43 sec 55c were both amended in the Fall of 2016 by the Legislature to emend contradictory language we expect to partner again with HECH and WE CAN for submission of a joint grant application to reinstate this very needed and successful

project. (See DMAHT's 27- August 2017 "*Dennis Municipal Affordable Housing Trust (DMAHT) Rental Assistance Program, Final Evaluation*", submitted to CPC members).

At the 2016, Fall Town Meeting, the voters voted to approve the CPC's recommendation to grant DMAHT \$350,000 of the first Affordable Rental Housing Expansion Program-ARHEP. The Trustees then purchased 72/74 Swan River Road, a two family, 1,535 SF site that will be leased to tenants meeting the DHCD's income guidelines, necessary for inclusion on the State's Supplemental Housing Inventory (SHI) list . (See attached "*Status of 72_74 Swan River Road, West Dennis acquisition*" outline).

In 2017, the Trust received a second \$350,000 CPC award for the Affordable Rental Housing Expansion Program-ARHEP, which the Trust used to purchase 24 Fiord Drive, South Dennis. As with 72-74 Swan River, this single-family 1,114 SF site will conform to the State DHCD's guidelines for inclusion in the SHI list. (See attached "*Status of 24 Fiord Drive, South Dennis acquisition*" outline).

PROJECT INFORMATION

- Project Concepts: The Affordable Rental HOUSING Expansion Program-ARHEP is to increase the supply of dedicated long-term affordable units in the Town of Denis for the benefit of low and moderate-income persons living and working in Dennis or wishing to live and work in Dennis. The Trust will additionally continue its efforts to have the newly acquired units included in the States SHI list
- Project goals: To mitigate the affordable rental housing crisis and create new affordable rental housing for Dennis low and moderate income families. The Trust specifically references. (See Karen Sunnarborg, DMAHT Consultant's March 2017 *Dennis Housing Production Plan* for projected income and housing need statistics).
- Project objectives: To purchase existing housing units in established neighborhoods at best and lowest price negotiable that will be converted to deed- restricted affordable permanent rental housing. DMAHT will give preferences to sites within walking distance of shopping and schools.
- Describe legal issues: DMAHT, with the Housing Coordinator, prepares for all readily predictable contingencies, including title, survey and environmental issues. The unforeseen delay that DMAHT experienced with DHCD in securing approval of the Ready renter List, a combined effort with Yarmouth, has been substantially resolved, largely through the efforts of the Coordinator and Town Planner.
- Describe how this project accomplishes goals of the CPA: The Trust promotes the CPA's goals and objectives of Affordable Housing by actively creating and enhancing community-housing opportunities. Specifically this project will:

Use existing buildings and promote use of units in existing neighborhoods, and increase the number of units on the SHI list

Convert rental stock from market- rate to permanently affordable units thereby ensuring the affordability in perpetuity

Stabilise housing stock in neighbourhoods with responsible and consistent management.

- Describe how this project is relevant to the current and future needs of Dennis:. In 2016, DMAHT hired a consultant and commissioned an update of a Town-wide housing needs assessment. This comprehensive document is part of the 2017 Housing Production Plan found on both the Planning Board tab and the DMAHT tab on the Town website www.town.dennis.ma.us The progressively increased need for affordable community housing and the Town's implementation strategies are detailed in that document.
- Describe how this project relates to the Dennis Local Comprehensive Plan: Discussed in the immediately above narrative

PROJECT IMPLEMENTATION & BUDGET

- Total CPA Funding Request: \$500,00

- Financial Plan. Project costs and associated expenses:

	Low	High	
acquisition: site	430,000	460,000	\$ 460,000
pre-acquisition due diligence			\$ 4,600
UST/	2,000	2,500	
existing Condition Report	750	1,000	
appraisal	350	500	
lead paint report	500	600	
Closing Costs			\$ 9,175
attorney fees	2,000	2,500	
title insurance	3,225	3,450	
recording fees	2,786	2,925	
Stamps (Date, County)	250	300	
Contingencies: Post- Acquisition Upgrades + Rental Prep			\$ 26,250
Appliances	2,500	3,000	
Interior Paint and Clean	1,500	2,500	
electrical, plumbing, carpentry	7,500	10,000	
Exterior: tree removal, siding, etc.	8,500	10,000	
Misc. permits, fees, etc.		750	

- Evidence of interest from potential lenders: Not applicable
- List of funding sources include private/public/in kind inclusionary payments, zoning 4.9 landlord contributions CPA, donations,
- Source and Uses of Funds CPA, donations, inclusionary payments, zoning 4.9 landlord contributions:

SUPPORTING DOCUMENTS

- Letters of support
- References Not applicable
- Other relevant material Not applicable
- Copy of most recent US Income tax Form 990 Not applicable
- Certificate of Non-Collusion Attached
- Exhibit I: Status of 72_74 Swan River Road, West Dennis acquisition
- Exhibit II: Status of 24 Fiord Drive, South Dennis acquisition

Exhibit I: Status of 72_74 Swan River Road, West Dennis acquisition

I.	Acquisition date:	20 July 2017
II.	Price	\$340,000
III.	Additional Rehab and Soft Costs:	\$ 48,628
IV.	Site description- Plot	.22 Acres
V.	Site description- Improvement	1,535 SF, (1,008 SF two bdrm. +527 SF one bdrm.)
VI.	Assessed Valuation	\$279,900 (2018)
VII.	Appraisal	\$ 343,000 (Coastline Appraisers)
VIII.	Existing Condition Report Satisfactory	Built 1960. All Cape Home Inspections.
IX.	Septic:	Passed Title V, 2016
X.	Target Market	Up to 80% AMI families
XI.	Management	Dennis Housing Authority. Agreement completion conditioned on DHCD's final approval of marketing plan
XII.	Open Issues:	DHCD Market Plan approval
XIII.	Forth- going timing:	Done in conjunction with 24 Fiord Drive, So. Dennis- Parallel process
	• Market Plan approval	01 June 2018
	• Conduct Lottery	23 June 2018
	• Lease transaction: includes vetting tenants	01 July 2018
	• Lease execution	01 July 2018
	• Move in	e/o July 2018 to early August 2018 ¹

¹ Potential tenants have specified period to inspect unit + consider offer. If candidate declines, State stipulated procedure allows next- in- line the same opportunity progressively until vacancy is filled.

Exhibit II:

Status of 24 Fiord Drive, South Dennis acquisition

I.	Acquisition date:	04 April 2018
II.	Price	\$312,000
III.	Additional Rehab and Soft Costs:	assume \$5,000 for paint, cleaning, appliances
IV.	Site description- Plot	.22 Acres
V.	Site description- Improvement	1,114 SF, (two bdrm. garage)
VI.	Assessed Valuation	\$219,700 (2018)
VII.	Appraisal	\$313,000 (Coastline Appraisers)
VIII.	Existing Condition Report	Built 1973. All Cape Home Inspections. Satisfactory
IX.	Septic:	Passed Title V, 2017
X.	Target Market	Up to 80% AMI family
XI.	Management	Dennis Housing Authority. Agreement completion conditioned on DHCD's final approval of marketing plan
XII.	Open Issues:	DHCD Market Plan approval
XIII.	Forth- going timing:	Done in conjunction with 72_74 Swan River Road, W Dennis - Parallel process
	a. Market Plan approval	01 June 2018
	b. Conduct Lottery	23 June 2018
	c. Lease transaction: includes vetting tenants	01 July 2018
	d. Lease execution	01 July 2018
	e. Move in	e/o July 2018 to early August 2018 ²

² Potential tenants have specified period to inspect unit + consider offer. If candidate declines, State stipulated procedure allows next- in- line the same opportunity progressively until vacancy is filled.

CERTIFICATE OF NON-COLLUSION

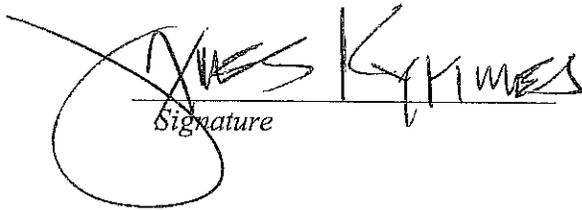
The undersigned certifies under penalties of perjury that this proposal has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word "person" shall mean any natural person, business, partnership, corporation, union, committee, club, or other organization, entity, or group of individuals.

Chief Executive Officer(s):

James Kyrimes

Name (print)

Name (print)



Signature

Chairman

Title

30th April 2018

Date

Signature

Title

Date

APPLICATION SUBMITTED BY:

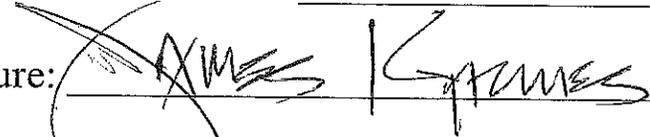
Name of Organization: Dennis Municipal Affordable Housing Trust

Address: DMAHT c/o Dennis Town Hall, 685 Route 134, South Dennis, MA. 02660

Phone Number: 646.842.0504

Email: jkyrimes@comcast.net

Chief Executive Officer: James Kyrimes

Signature: 

Name: (if more than one) _____

Signature: _____