

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.** DMAHT Program Development Funding
- **Organization Name.** Dennis Municipal Affordable Housing Trust- DMAHT
- **Amount Requested from CPA funds.** \$15,000.00
- **Purpose.** DMAHT is a Town of Dennis agency formed to comply with the Commonwealth's goal of creating preserving, and supporting Affordable Housing.
- **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.** To promote Affordable Housing in Dennis, the members of DMAHT need to be able to attend appropriate affordable housing workshops and have the working capital to engage outside consultants in professional area's such as civil engineers, surveyors, title examiners, consultants, lawyers, architects and or designers.

The DMAHT trustees are a wholly volunteer agency comprising advocates of affordable housing with a variety of backgrounds. However, most have had limited exposure to formal housing training. Annually the Citizen's Planning Training Collaborative (CPTC) hosts programs in Southeastern MA that include training on Chapter 40B and other affordable housing concepts. Th CPTC classes cost \$30 per class per individual. Other entities also provide training for a fee in Barnstable and Plymouth Counties as well.

Skilled professional assistance is critical in order to evaluate the development feasibility of town owned parcels and in order to have sufficient pre-development facts for putting out successful RFP's to development entities. Some sites that the town may consider for affordable housing may have unreliable, or non-existent metes and bounds. The Trust will, from time to time, need to engage professionals within the development solicitation process to conduct appropriate survey and deed research. A recent example was 98 South Yarmouth Road, as the town was unaware, until Habitat for Humanity started the project development process, that a portion of the site had been subject to an adverse possession ruling prior to town tax title taking of the site.

Additionally, DMAHT incurs operating expenses including day-to- day office service costs, on cape and off cape travel expenses and fees, and quasi-marketing expenses needed to encourage private and hybrid public-private developments, and affordable housing mortgage lending. By meeting with regional developers, attending and conducting "road shows", the Trust promotes the Town's commitment to encourage

private development of Affordable Housing and establishes its credibility as the town's designated Affordable Housing group.

APPLICANT INFORMATION

- **Project Title.** DMAHT Program Development Funding
- **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 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).

- **Describe how this project is relevant to the current and future needs of Dennis**

The DMAHT is the only town-based housing advocacy group, created by Town Meeting for the support, creation, and advancement of affordable housing in the Town of Dennis and is charged with assisting the town with recommendations for town owned land suitable for affordable housing development and endorsing private developments they feel live up to the standards for creating affordable housing in Dennis outlined in the Master Plan of Denis and the DHCD accepted and approved HPP- Housing Production Plan dated 2017 . It is necessary to enlist the expertise in this pre-development phase of affordable housing creation of professions as mentioned previously and described again here; civil engineers, surveyors, title examiners, consultants, lawyers, architects and or designers.

The following is a partial and current list of Town owned sites on the near term radar for affordable housing use:

VIC Hall Depot Street, Dennis Port - 18 - 24 one and two bedroom units

Bob Crowell Road, South Dennis - 16 two and three bedroom units

Brownfield Site, Dennis Port - up to 18 units

Tax Title Site north side up to 28 units

Tax Title Site, South of Route 28, 1 unit

Tax Title Site, South of Route 28, 1 unit

PROJECT IMPLEMENTATION & BUDGET

Total CPA Funding Request: \$15,000.

The mandates of MGL Ch 30B procurement requirements will be followed when necessary and when applicable. Professional rates vary for different professions but will fall in the range of \$150-200 dollars per hour.

There are at least two projects anticipated during the next fiscal year. These properties will require skilled professional support prior to issuing an RFP for development. The requested funding will cover in total 75 to 100 hours of professional services.

- 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 Not applicable
- References Not applicable
- Other relevant material Not applicable

- Copy of most recent US Income tax Form 990 Not applicable
- Certificate of Non-Collusion Attached

APPLICATION SUBMITTED BY:

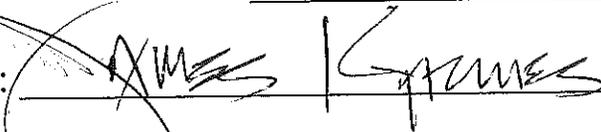
Name of Organization: Dennis Municipal Affordable Housing Trust

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: _____