

**Application to the**

**Dennis Community Preservation Committee**

**By the**

**Dennis Municipal Affordable Housing Trust (DMAHT)**

**May 5, 2017**

**Contact Information: James Kyrimes, Chair DMAHT**

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

**1-646-842-0504**

**[jkyrimes@comcast.net](mailto: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 \$450,000.00**
- **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 recently acquired Denis-Yarmouth Ready Renter List. or other Massachusetts state approved Fair and Affirmative Marketing Program(s). These units will eligible for inclusion on the Commonwealth’s SHI (subsidized housing inventory) list.**
- **Project site location. Scattered site locations in the Town of Dennis**

- **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](mailto:jkyrimes@comcast.net) and /or & secondary contact Margaret McAloon (and co-chair) [peggymcalo@comcast.net](mailto: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 x153 [mgibbs@town.dennis.ma.us](mailto:mgibbs@town.dennis.ma.us)

## Applicant Background

- **Brief applicant history Voters of the Town of Dennis created the DMAHT under Massachusetts law in May of 2007. Subsequently, the Trustees of the DMAHT commissioned and produced a comprehensive housing needs assessment which was the research basis of the 2010 DHCD approved and Town endorsed HPP (Housing Production Plan).**

**In November of 2012, the DMAHT was awarded a CPC grant of \$300,000. 00 to implement an emergency program designed to assist qualified low and moderate income Dennis families with rental assistance payments. This was a three year program and created rental subsidy cushions and financial literacy education for more than a dozen and a half households.**

**The 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 correct language contradiction we expect to partner again in 2018 with HECH and WE CAN for submission of a joint grant application to reinstate this very needed and successful project.**

**At STM in 2016 the voters agreed with CPC recommendation to grant the DMAHT request for \$350,000. application of the first Affordable Rental HOUSING Expansion Program-ARHEP. The Trustees are scoping properties in the marketplace now and wish to continue next year with this current application.**

- **Names of governing board of the DMAHT The current chair is James Kyrimes, co-chair is Margaret "Peggy" McAloon. New comers in 2017 Robert Stout, Bob Samoluk and Regina White join with seasoned and supportive members P.J. Rainwater, and George Holland.**
- **Summary of comparable projects completed The DMAHT is currently in the process of evaluating a number of properties and with the assistance of the housing coordinator have the mechanics and logistics in place once the right property is identified. The Trust is poised and ready to act once grant agreement is executed with CPC. Legal department says the document should be available soon.**

## Project Information

- **Project Concepts** The intention of the Affordable Rental HOUSING Expansion Program-ARHEP is to increase the supply of dedicated long term affordable units in the Town of Dennis for the benefit of low and moderate income persons living and working in Dennis or wishing to live and work in Dennis. Expanding the availability of affordable rentals is also a benefit for businesses and economic development in Dennis.
- **Project goals** To mitigate the affordable rental housing crisis and create new affordable rental housing for Dennis low and moderate income families.
- **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.
- **Describe legal issues** None known or anticipated. The DMAHT is well-versed with proper procurement, proper due diligence, and has personal and collective proven experience in housing matters and real estate acquisition. And having professional support from the housing coordinator and the legal staff here at Town Hall we feel have all the bases covered.
- **Describe how this project accomplishes goals of the CPA** The Trust promotes the success of the CPA's goals and objectives by actively creating and enhancing community housing opportunities. Specifically this project will:

**Reuse existing buildings and promote use of units in existing neighborhoods**

**Increase the # of units on the SHI list**

**Convert market rate to affordable permanent rental units ensuring affordability in perpetuity**

**Maintain and improve character of existing neighborhoods**

- Describe how this project is relevant to the current and future needs of Dennis **In 2016 the 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](http://www.town.dennis.ma.us) The 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 **included in narrative above**

### Project Implementation & Budget

• Total CPA Funding Request	<b>\$450,000</b>
• Financial Plan including line item budget	<b>see below</b>
<b>ACQUISITION COST</b> (Single Family/Duplex/Multifamily range)	<b>\$299,000.00 - \$426,000.00</b>
<b>PRE-PURCHASE DUE DILLIGENCE</b>	<b>\$ 3,150.00</b>
UST inspection (if required) \$1,600.00	
Structural inspection         \$ 550.00 per unit	
Mold (if required) and pest inspection \$ 500.00	
Lead paint inspection (if required)     \$ 500.00	
<b>CLOSING COSTS</b>	<b>\$ 4,625.00</b>
Title work \$500.	
State/County Stamps \$225.	
Recording fees \$6.48 per thousand (\$2,400. to \$2,700)	
Title insurance \$1,200. (if required)	
<b>CONTINGENCY SET ASIDE</b>	<b>\$ 7,125.00</b>
<b>POST PURCHASE IMPROVEMENTS</b>	<b>\$10,000.00</b>
Prep for "tenant ready" paint, cleaning, yard work	
Appliance replacement	
<b>TOTAL REQUEST</b>	<b>\$450,000.00</b>

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

**Supporting Documents**

- Certificate of Non-Collusion **Attached**
- Letters of support **Attached**
- References **Not applicable**
- Other relevant material **Not applicable**
- Copy of most recent US Income tax Form 990 **Not applicable**

**Glossary of acronyms**

<b>ATM</b>	<b>Annual Town Meeting</b>
<b>AMI</b>	<b>Area Median Income</b>
<b>CPA</b>	<b>Community Preservation Act</b>
<b>CPC</b>	<b>Community Preservation Committee</b>
<b>DHCD</b>	<b>Department of Housing and Community Development</b>
<b>DMAHT</b>	<b>Dennis Municipal Affordable Housing Trust</b>
<b>HECH</b>	<b>Harwich Ecumenical Council</b>
<b>HUD</b>	<b>Housing and Urban Development</b>
<b>SHI</b>	<b>Subsidized Housing Inventory</b>
<b>STM</b>	<b>Special Town Meeting</b>

**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):

Elizabeth Sullivan  
Name (print)

\_\_\_\_\_  
Name (print)

ESullivan  
Signature

Town Administrator 5/1/17  
Title Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

# Society of Saint Vincent de Paul

Holy Trinity Conference  
P. O. Box 428  
West Harwich, MA 02671

May 4, 2017

Dennis Municipal Affordable Housing Trust  
P. O. Box 2060  
South Dennis, MA 02660

Dear Members of the Trust:

The mission of the Saint Vincent de Paul Society is to seek, find and help the needy and forgotten. Our thirty-two members respond every day to the requests for help by making home visits to the needy of Dennis Port, South Dennis and Harwich. In recent years, rental assistance has become the number one request we receive, and yet we have noticed a persistent lack of available, affordable rental housing in our area.

We support your efforts to promote affordable rentals in the Town of Dennis. The use of Community Preservation funds is an appropriate and greatly needed support for those struggling to achieve economic viability on the Cape.

Sincerely,

*Julia A. Mahoney*  
President