



DANVERS AFFORDABLE HOUSING TRUST

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Minutes October 19, 2016

Danvers Affordable Housing Trust: Gardner Trask, John Alden, Stacey Bernson, Don Gates, and Tish Lentine. Carla King entered the meeting at 7:10 p.m.

Staff: Susan Fletcher and Francine Butler

Minutes of September 21, 2016

A motion was made and seconded to approve the minutes of September 21, 2016. The motion passed by unanimous vote.

Multi-Family Inclusionary Zoning

Trask reminded the Board that at the last meeting they were discussing the recent projects at Holten Street and Pine Street and how the resulting units were counted.

King entered the meeting at 7:10 p.m.

A discussion ensued amongst the Board members as to what the correct language should be for the multi-family inclusionary zoning. Does the language mean the net number of units added or does it mean the number of units being built or developed?

Bernson said that she thought the concern was when this language would be applied. She thought they wanted to modify the language to state five units, no matter if the units were new or not.

Trask said that they want to clarify whether the trigger is the new number of units or the total number of units in the project. We want to apply it when the number is five or more, independent of what is already there.

Alden said that they want the mechanism to go into play when there are five units, but the charge would only be for the net new units.

Trask felt the applicability language needed to be clarified. He is comfortable with the net new language, but they have to go back to ask about the applicability clause. He felt they want to define when the trigger happens. They do not want the language that talks about the development of units.

Gates said regarding the six-unit development on Pine Street, regardless of the new units, the end result is five or more. We only charge the developer for the new units.

A discussion ensued regarding changing the word “development” in the language. Fletcher said that she would show this to Town Counsel. Gates said that the word “development” could be changed to “project”.

5 Laurine Road

Fletcher said that if the Trust were to become the developer of this project, anything that the students at the Essex Tech did not do, would need to be done at prevailing wage.

Alden said that maybe items such as a foundation could be donated. King said that this concept did not work at the dog park.

Trask said that maybe they could work with Habitat for Humanity. They have to consider the affordability aspect. They need to think of the delta of the sale price as affordable and what they are going to pay.

Fletcher said that she was going to talk to Habitat for Humanity to see if they could use the students at Essex Tech. Preston could manage/supervise the project through Habitat using the students at Essex Tech. This would take the Trust out of the development. Alden agreed that this was the best way to do it. Fletcher said that by doing this, they would not have to deal with prevailing wage issues.

Bernson felt that they need to have someone like Alden oversee this. Alden said that there would be a lot of planning involved. Someone would have to step into the process. He said that it would take about a year and a half for the Tech to complete this. There is a gap that would need to be worked out.

Fletcher said that she likes the model using Habitat for Humanity and involving the Tech students.

Alden said that they would be getting a more state-of-the-art home since that is how they are teaching the students. Fletcher confirmed that Habitat for Humanity builds energy star homes.

Alden said they need to ask the school whether they can incorporate this project for the next school year or would it be put off to September 2018.

King if we partner with Habitat, they do not require that there be a Danvers preferential. Trask said that asking for local preference hurts them. The Department of Housing and Community Development (DHCD) may not include the Coolidge property due to the fact that they used preferential treatment. Alden said that they need to think about the ten percent threshold requirement.

King said her concern is affordable housing, not the ten percent requirement.

Trask said that they could not find a Danvers resident for the Coolidge property. They ended up with someone that worked in Danvers. He does appreciate King's perspective.

Fletcher said that the \$47,990 that was paid for Coolidge included all costs.

Alden asked what an 8,000 square-foot buildable lot would generate for taxes. There will be the naysayers that say that taxes are being lost. Fletcher felt the question from the opposition will be how much would this lot sell for today.

Bernson asked if it mattered if they did veteran's preference and questioned whether it would be more palatable for people.

Fletcher pointed out that there are almost no homeless veterans in Massachusetts. Fletcher said that there are a lot of vouchers going out to veterans. Bernson confirmed that veterans that are homeless are homeless by choice.

Alden asked whether they still need to hear from the Town Manager. Fletcher confirmed this.

Trask said that they need to calculate the numbers for development and determine whether there is a commitment from Essex Tech.

Presentation to the Board of Selectmen

Trask said that Dan Bennett asked for a presentation to be made to the Board of Selectmen by the Danvers Affordable Housing Trust before the summer. Diane Langlais said she would like the presentation after the summer.

Trask asked everyone to look at the information that was provided for the Town Report last May. The Selectmen are concerned about affordable housing. There was a joint meeting with the Planning Board, Zoning Board of Appeals and Selectmen, and affordable housing was one of the major topics of the meeting. They need to figure out what we have for affordable units and what needs to go on the list. They need to have a plan for meeting the ten percent threshold.

Fletcher told the Board that they are presently at 10.04%. She listed the projects that were on the Subsidized Housing Inventory (SHI).

Trask said that he was going to back to the Housing Production Plan and see what was written regarding affordable housing. Fletcher noted that the Board of Selectmen and Planning Board did endorse the Housing Production Plan.

Trask said that they would move on and discuss this further at their next meeting.

Community Preservation Act and Housing

Trask said that there was a well-attended organizational meeting regarding the Community Preservation Act (CPA) last night at Tapley Hall. There are “No” and “Yes” groups. Trask felt the seniors will be an easy sell. Fletcher said that she has had several elderly people call for information after seeing the signs. She provides them with the information sheet.

Bernson felt that the CPA was hard to explain. Trask said that Jackson Tingle should reach out to seniors.

Trask said that the “No” group was using the Danvers Affordable Housing Trust in their discussions. He wanted to confirm that the Trust has not derived any income from inclusionary zoning. Fletcher said that she would confirm this.

Alden asked if the CPA passed, how long would it be until monies were available. Fletcher responded one year.

Trask said that collections will start after the ratification (January 2017). The State does disbursements in November of 2017 based on what has been collected. He felt a lot of people would be submitting applications.

Alden felt that they will now be able to change the direction of how they think since they will now have replaceable money.

Fletcher said that on paper, it looks like the Trust has a lot of money. However, none of these funds are renewable.

Approval of Additional Units to our SHI

Fletcher said that the consultant has submitted all of their units to the State, including 55 Coolidge, which may or may not make the list. There is a 30-day turnaround. She said she may have this information for the next meeting. Fletcher said that the consultant is also helping with the audits of the existing 40B projects. Gates asked what their number would be when these units were added. Fletcher said she was not sure.

Trask said that he does not want to minimize the position the Trust is in, but nothing will change until 2021. He told the Board that the Selectmen received some interesting statistics about population trends. They were told that there will be an additional 300 students at the elementary school and 300 additional students at the high school. Trask asked the School Committee if they would need to build another school. The School Committee said that they were going to build a much larger Smith School.

Trask said that if the Town dropped down under the ten percent threshold tomorrow, they are not subject to a 40B until 2021. He felt they need to be working towards that goal of staying above ten percent.

Bernson asked if it would be possible for the consultant to put together a package of what people need to fill out for their affordable units. Fletcher said that the Planning Board needs to condition that the affordable unit has to go to the end step of getting the unit on the SHI.

Trask asked if Locust Street was still going to be developed. Gates asked if Carnevale sold the project. Fletcher confirmed that he was in the process of selling it, and DeFranza was looking into the possibility of purchasing the property.

Trask pointed out that DeFranza had not been before the DAHT. He asked the Board if they wanted to be proactive and offer \$50,000 to him for this project. Fletcher said that he is looking for funds, and this would help him leverage the project.

Trask entertained a motion to give \$50,000 to support the project with the commitment that those units are registered with the DHCD to go on the SHI. We will be open to other suggestions.

A motion was made, seconded and unanimously voted to commit \$50,000 to support DeFranza purchase the project with the commitment that those units are registered with the DHCD to go on the SHI.

Partnering with Danvers Community Council: Update

Fletcher said that she spoke with Pam Parkinson, and an invoice is coming to the Trust for the past months.

HOME Program Update

Fletcher said that funds in the amount of \$51,907 were returned to NSCAP for rental assistance and subsidies. She said that three families have been assisted. One was a Danvers family. There were two single mothers and one senior. For the Danvers resident there is a one-year subsidy commitment of \$22,457. One person in Salem is getting \$7,517, and another person is getting \$8,813. There is also an elderly person filling out the application to help with the security deposit and last month's rent for an apartment for a total of \$1,150. She has enough money for the rent, but she needs help getting into the apartment. The rest of the money is being saved for first and last month's rent.

Trask asked when the HOME funds get replenished, and Bernson said around this time of year.

Bernson asked what the amount was for HOME funds for this year. Fletcher said it was around \$38,000.

40B Audits

Fletcher told the Board that the consultant was going to start working on this.

Trask asked Fletcher for a list of the 40B's in Town along with the number of units and how many units were assigned to affordable.

Financial Report

Gates explained the financials to the Board.

A motion was made, seconded and unanimously voted to accept the financial report.

Next Meeting Date

The next meeting would be held on Wednesday, November 16th.

A motion was made, seconded and unanimously voted to adjourn the meeting.

The meeting adjourned at 8:25 p.m.

Tish Lentine
Clerk