



DANVERS AFFORDABLE HOUSING TRUST

TOWN HALL, DANVERS, MASSACHUSETTS 01923
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Minutes November 16, 2016

Danvers Affordable Housing Trust: Gardner Trask, Stacey Bernson, and Carla King.

Staff: Susan Fletcher and Francine Butler

Minutes of September 21, 2016

Since there was not a quorum, a vote could not be taken to approve the minutes.

Multi-Family Inclusionary Zoning

Fletcher said that she met with Town Counsel, and new language was drafted for the Multi-Family Inclusionary Zoning for a vote at Town Meeting. Trask said he liked the new language. Trask said that they can send this to the Planning Board to consider for a change in the language of the By-laws.

5 Laurine Road

Fletcher said that she spoke with Bartha regarding this property, and he is requesting a presentation to the Board of Selectmen. The Board of Selectmen have expressed interest in providing more affordable housing and they would like to hear a presentation from the Trust. Bartha wants to look at all of the tax title properties that have been taken where the Town may be in the position to lend itself to creating new housing units. Fletcher said that she went to Joe Collins who informed her that it would be difficult to compile the list. She said that when they were doing the last Open Space update, they listed all the properties that were owned by the Town and the State. She pointed out that there are properties that have been taken by tax title that are inappropriate for housing and are either too small or are wetland areas. Fletcher said that she sent Collins the list of parcels, and hopefully they will hear from him shortly. After receiving that, she will go to Maloney. She wants to confirm that even though they might need a variance, a house could be built.

Trask asked Fletcher why Bartha was interested in only the parcels taken by tax foreclosure. He questioned whether a parcel near Bradstreet Road was on her list. Fletcher confirmed that all the properties on her list were properties taken by a tax taking.

Fletcher said that when they appear before the Selectmen, all parcels that were taken by tax foreclosure will be identified. In participating with the open space update, there really is no new

land to discover. She said they will see what Joe Collins has to report. Then she will speak with Maloney, and then Bartha.

Trask felt they should inform John Alden that a transfer could happen in May.

Fletcher said that she met with Don Preston regarding getting his three units on the SHI. She told the Board that she spoke with Preston about Essex Aggie and Laurine Road. He said that he is doing this type of project in Wenham. Preston said that if he was going to participate, he would need to know that this would really happen by May. He would have to be in possession of the property by June in order to do the project and agreements with the Tech would need to be underway in April.

Presentation to the Board of Selectmen

The presentation to the Selectman was touched upon under the previous agenda item.

Community Preservation Act Election Results

The Community Preservation Act did not have a favorable vote with the election.

Approval of Additional Units to our SHI

Trask confirmed that the only units not on the SHI are the three Habitat for Humanity units.

Trask inquired about the Conant Street project. Fletcher said that they refinanced their loan to allow reserve funds for the future. They needed a reserve fund so that they would be financially able to keep up the property. She was informed that there would be an extra 12 years added to the affordability of the project. Fletcher said that she had thought that this project was on the SHI in perpetuity.

Trask said that he wants to find out if this project was to have been affordable in perpetuity. He does not want to presume that they are correct. He said he would be concerned with losing these affordable units in 12 years. Trask recommended adding this as an agenda item going forward.

Fletcher said that hiring the consultant to help get the units on the SHI was a success. The Town is in a more comfortable position with additional units being added.

Trask asked if the consultant came up with a boilerplate form. He would like some sort of FAQ checklist to get the units on the SHI. The checklist would be in layman's terms so that they do not run into what happened with the project across from McKinnon's.

Partnering with Danvers Community Council: Update

Fletcher said that she needs to confirm an invoice that has been received.

40B Audits

Fletcher said that she has nothing new to report regarding the 40B audits. She told the Board that the department is lean on staff. She said she knows who is supposed to be doing it, and she will follow up. Bernson asked if this is something that the consultant could do. Fletcher said that she would look into this.

Financial Report

Fletcher informed the Board that the only change to the financial report was that the consultant was paid.

Next Meeting Date

Trask said the next regularly scheduled meeting would fall on December 21st. Trask felt they should meet due to the Board of Selectmen meeting. Fletcher suggested moving the January meeting to an earlier date. Trask suggested sending an email out to the Board members about moving the January date to the 4th to plan for the Board of Selectmen's meeting.

Trask suggested leaving the meeting on the 18th of January for the regular meeting.

Fletcher felt that Alden should meeting with Preston.

It was confirmed that the Board would skip the December meeting.

The meeting adjourned at 7:35 p.m.

Tish Lentine