



DANVERS AFFORDABLE HOUSING TRUST

TOWN HALL, DANVERS, MASSACHUSETTS 01923
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Minutes June 21, 2017

Danvers Affordable Housing Trust: Gardner Trask, John Alden, Don Gates and Carla King

Staff: Susan Fletcher and Francine Butler

Minutes of May 17, 2017

A motion was made, seconded and unanimously voted to approve the minutes of May 17, 2017.

5 Laurine Road: Update

Fletcher said that Essex Tech voted to work with Habitat for Humanity on this project. She told Don Preston that the Trust would like to be notified when they meet with the neighbors. Preston said that he felt that meeting would occur in August.

Fletcher asked people to put the flyer from Habitat for Humanity regarding Laurine Road on their Facebook pages. She said that they cannot require that the people selected must be from Danvers, but it would be nice if that happened. She told everyone that the flyer was on the Town's website. It is not easy to find the application on Habitat's website. Applications are at Town Hall as well.

Habitat for Humanity Rehab Program: Update

Fletcher said that they went to the home at 10 Delaware Avenue, and they arrived before Don Preston. The owner, who was agitated, said she had other things going on and did not want to sign any documents that day. Preston came and spoke with her and told her it was important that these documents be signed to start the work on her bathroom. The documents were signed by the homeowner. It was also determined that she owed \$30 on her taxes. Fletcher took her check, paid the bill and sent her the receipt.

Alden asked if this program was being advertised. Trask suggested that the flyer for the Habitat Rehab Program and Habitat home at 5 Laurine go to the food pantry. He felt they should be sent to the local churches as well.

Multi-Family Inclusionary Zoning Update

Fletcher told the Board that the Planning Department went before the Selectmen for the Industrial-1 District. It was well received, and the Selectmen voted to refer the proposed zoning

bylaw and zoning map amendment back to the Planning Board to start the public hearing process. The Town Manager is looking to have a Special Town Meeting in December. The change to the Multi-Family Inclusionary Zoning language would be a housekeeping item at that meeting. Trask asked if this was an opportunity to allow this in other zones.

Partnering with Danvers Community Council: Update

Fletcher said that they have not received any new invoices.

40B Audits

Fletcher said she was still working on this.

Financial Report

Gates went over the financial report with the Board.

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

New Business

Trask asked Fletcher if she had hired the consultant to get the Habitat for Humanity homes on the Subsidized Housing Inventory (SHI).

Alden asked if there might be a way to encourage people who apply for EFLAs to have a restriction put on the home. Trask said that an EFLA only allows relatives to live there.

Alden felt it could be filled with another family member.

Fletcher said that unless you have a neighbor who is complaining, the EFLA turns into a small rental unit. She pointed out that the people living in the EFLA have to qualify in order for the unit to be considered affordable.

Trask would like to discuss in the future the possibility of whether they want to do more outreach about the Habitat for Humanity Rehab Program. He asked if they wanted to blanket the trailer parks. He felt it was an inexpensive way to increase the Town's numbers on the SHI. Fletcher said that she would invite Preston to a meeting to discuss this.

Trask asked about the house that is boarded up on Purchase Street. A discussion ensued regarding various rundown houses in Town. Trask told Fletcher to ask Rich Maloney and Peter Mirandi to keep their eyes out for opportunities where the Trust may be able to help.

King told the Board that she did not believe that anyone on the Danvers Housing Authority agreed with the proposal regarding Conifer Commons.

Trask wanted to be clear that the Trust was supportive of the plan as it was presented.

Fletcher said that she spoke with Cindy Dunn and their main concerns were the loss of open space and that people would have to live in a construction zone for a couple of years.

King said she spoke with a resident that was concerned about losing her house. It is not only a housing authority issue, but she asked if the Town could support this project. She also felt it was not truly affordable housing. Alden said it was presented as workforce housing, and for working class people.

Trask said he would be shocked if this project went through.

Fletcher said that there was a meeting being set up with the Town Manager.

The Trust voted to not have a July meeting.

Next Meeting Date

It was confirmed that the next meeting would be on August 16, 2017.

The meeting adjourned at 7:45 p.m.

Tish Lentine