



Town of Danvers Danvers Affordable Housing Trust

1 Sylvan Street, Danvers, Massachusetts 01923 | p: 978-777-0001

www.danversma.gov

Minutes April 17, 2019

Danvers Affordable Housing Trust: John Alden, Stacey Bernson, Carla King, Tish Lentine

Staff: Aaron Henry and Francine Butler

Community Council

Pam Parkinson, Director of Senior and Social Services, said that she came to this meeting to provide an update of how the funds received from the Danvers Affordable Housing Trust (DAHT) help them deal with situations they encounter.

They have assisted 18 families and/or individuals over fiscal 2018. They have a balance of approximately \$5,600. They just assisted an individual with a payment towards her rent.

Parkinson said that peoples' needs for renting an apartment in Danvers are between \$1,200 to \$2,000 per month. She will use a variety of sources to fill the void such as DAHT, Danvers Community Council and St. Vincent De Paul Society.

They helped a single woman that was injured and out of work that lived alone. She received disability for a short time and had no income. They did get a small amount of money from insurance.

They helped a senior citizen that was having a constant rent increase, but her fixed income was not increasing. They subsidized \$400 towards her rent for four months to find more affordable housing.

They also helped an adult child who is disabled, and the mother is working full time. They found a roommate to share expenses. When the roommate moved out, they got into a financial hardship until they found another roommate.

There have been a couple of cases of single mothers with domestic abuse with children.

There have been single mothers with no child support from the fathers. Even when working, they are not making ends meet with all other expenses.

Parkinson and her staff are trying to provide education and counseling to teach people how to better budget monies they have. These people are being told that they can still use the food pantry to supplement what they are getting with the food stamps. She and her staff are trying to teach people how to use a checkbook, shop for groceries and to cook their meals instead of always eating out. They tell people to make a cup of coffee at home and put it in a travel cup instead. Parkinson said that there are times when they have to have tough conversations regarding the budgeting of money.

Lentine told Parkinson that there is a program at Beverly Hospital for young mothers to get educated in life skills.

Parkinson said that the need has not been as bad as it has been in the past years, but there are still issues. These are problems that are not go away.

Minutes of March 20, 2019

Alden made a motion to accept the minutes of March 20, 2019. Lentine seconded the motion. The motion passed by unanimous vote.

Alden said that he had a meeting with the Tech right after the last meeting of the DAHT. The Tech told him that Preston told the Tech that they were no longer needed. He understands that it has been less than a harmonious relationship. The idea was that Preston would prioritize the students at the Tech. The Trust is on record, and it was sold to the Selectmen that the Tech students would be involved.

Alden wants to be careful moving forward with Habitat and the Tech. The Trust will always be the target because most people do not want them in their back yard. Alden felt there was a miscommunication with the Tech and Preston.

20 Locust Street

Alden said that there are HOME funds remaining. Carnevale had given the Trust three affordable units at 80% median income. Since they have HOME funds available, they wanted to invite him to a meeting to offer to buy down the units to 60% of the median income. They want to put money on the table to apply towards construction costs.

Hopefully Carnevale can come to the next meeting.

5 Laurine Road Title

Henry told the Board that he believed that all the sign-offs have been received and the release will go directly to Habitat for Humanity. There are no major hurdles. They will not have to go back to clear title.

3 Jalbert Lane

Henry said that the plan was to go to the Selectmen for a “heads-up” about taking action to release the land in May. Bartha was uncomfortable and did not want to talk to the Selectmen at this point. They will send the memo to the Selectmen when some of the issues are addressed. Hopefully, they will be back at it in May. Henry told the Board that Bartha wants outreach done with the neighbors to this property. He does not want a repeat of what happened with Laurine Road with neighbors showing up at the Selectmen’s meeting. Henry said that Bartha suggested doing abutter notification to the direct abutters. He would like to have the Trust go out and knock on the door so that they know what is being planned. Henry suggested having a separate meeting to explain what is going on.

Alden said that he and Lentine went door to door with the project at Laurine Road.

Henry said that the abutters should be notified and to let them know that you may be stopping by. There is some concern about the abutter that is encroaching on the property and felt that they should pay special attention to that issue.

Vacancy on the Trust

Lentine said that she had a connection with Rachel Grzybek. She is an attorney and her husband is a realtor. Lentine felt she would be a good fit. Grzybek is excited and interested.

Henry said that he is meeting with her tomorrow.

Re-Use of HOME Funds

King said that this agenda item was discussed earlier in the meeting.

Alden confirmed that these funds would be used for Jalbert and Locust Street.

Henry asked if the Board had a preference of Jalbert verses Locust Street. Alden said that he would put the whole deck of cards towards Jalbert.

Henry said that the Town may be willing to give the land for nothing. Bernson said the issue came up that the Town could have received more money for Laurine Road if it had been sold on the open market.

Alden said that the Trust was willing to purchase Jalbert for \$100,000 to \$120,000 to use the HOME funds so that the Town did not have to give them free lots.

Bernson felt it would buy some clout with the Selectmen. She pointed out that they will be getting additional HOME funds in July.

Financial Report

Alden moved to accept the minutes of April 12, 2019. Lentine seconded the motion. The motion passed by unanimous vote.

Old Business

Alden told the Board that the lot on Wayside Road by Cell Signaling is not owned by the State. It is owned by the Town of Danvers.

Henry said that he would double-check this with a list received from the Assessor's Office.

New Business

Henry told the Board that over the next few months they may not see Francine at every meeting. There are staffing changes and they are trying to get up on their feet. If the Board can bear with them as they shift things around.

Bernson said that there are a lot of properties that are not on the housing inventory. The consultant came up with a summary of what the status is. They are close to getting Mill Street on the inventory.

Bernson said that they were also talking about coming up with a template for a marketing plan. They came up with a “how to” to give to developers. They will offer help with the marketing plan.

Lentine confirmed that this would save future candidates money.

Alden was concerned that the Trust used Liz Rust as a consultant as well. Bernson said that people will receive a list of ten consultants. Rust’s name will be at the top of the list.

Next Meeting Date

King said that she may not be able to attend the next meeting scheduled for May 15th. If she can come, she will not show up until 8:00 p.m.

Alden motioned to adjourn the meeting. Bernson seconded the motion. The motion passed by unanimous vote.

The meeting adjourned at 7:55 p.m.

Tish Lentine, Clerk