



Town of Danvers

Danvers Affordable Housing Trust

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Gardner S. Trask III, Chair
John W. Alden
Stacey Bernson
Donald Gates
Carla King
Tish Lentine

MEETING MINUTES

WEDNESDAY, JANUARY 15, 2020

The meeting was called to order at 7:03 PM. Member Gates was absent, and Tipert informed the board she would join the meeting in progress.

1) Approval of Past Minutes

- October 16, 2019, as amended to correct spelling of Tipert
- The meeting minutes of November 20, 2019 were not ready for adoption yet.

2) 141 Pine Street

The Trust received a request for a letter of support for a potential residential redevelopment project at 141 Pine Street. A letter is sought for a hearing on January 27, 2020, before the Zoning Board of Appeals, requesting a finding for a substitution of a non-conforming use. The proposal is for 29, one-bedroom units, of which three would be affordable.

Attorney Nancy McCann attended the meeting with Gordon, Cheryl, and John Thompson. McCann described the site, including recent site photos, which is just over an acre. The plan would remove the existing structures to construct a new building to house 29, 1 BR units. The property is expected to be rental. There are to be two types of units, typically between 750 to 979 SF. One style will be one-bedroom, and the larger floor plan includes a den. The project will need a parking waiver from the Planning Board. The proposal is for three affordable units, one at 60% AMI and two units at 80% AMI. The market-rate units are expected to be leased for about \$1,800 per month. Affordable rates are about \$1,450 per month.

Questions included:

- What is the size of the dens, and could they be considered a bedroom?
 - It is expected that the ZBA will limit the size to 1 BR units. This is also self-enforcing as the parking waiver anticipated from the Planning Board would also be based on the units being one bedroom.
- Any dedicated open space?
 - The front and side yard area will be open, which is pavement today. The building to the rear will also be removed and become open space.
- Amenities in the buildings?
 - No amenities. No bike storage.

- Would 50% AMI be possible?
 - The response was that the numbers do not work. There is a concern that the costs at 80% AMI units are not as affordable as the Trust would prefer.
- Would you be amenable to 12.5% percent, or a fourth unit?
 - No obligation to do any, a fourth would be difficult.
- It was asked again if four units at 80%, or three at 70% AMI.

Atty McCann asked about the possibility of financial assistance from the Trust to help with the costs associated with the affordable units.

- Up to half of the expenses, up to 10,000, associated with getting the units on the SHI.

The Trust also offered two units at 50%.

- The applicant has a concern that being short of 10% will not work for the ZBA and offered three at 75% AMI.

Alden moved, seconded by Lentine, support this project in consideration for three one-bedroom units at the current 75% AMI and up to half, but not more than 10,000, towards the unit's getting on the SHI, payable at the time the units are on the SHI.

The applicant stepped out of the meeting to discuss the offer, and the Trust took up a few other agenda items.

3) 114 Sylvan Street

- Henry updated the Trust that the units are not yet on the SHI, and therefore the bill has not yet been paid.

4) 20 Locust Street

- no update currently, the building looks stalled again.

5) 5 Laurine Road

- unit not on the SHI, however, Henry will follow up with Rust and Habitat.

6) 141 Pine Street, continued

The applicant returned, and the discussion continued.

- The Trust members were unsure if this was the best possible deal. The discussion mentioned one at 60, and two at 80. The applicant was amenable to this, and the motion was amended to reflect this.
- Further discussion discussed attaching the income limit tables to the letter.
- The vote was four in favor, with one abstention.

The letter of support will be addressed to both the Planning Board and the Zoning Board of Appeals.

Tipert joined the meeting at 7:59 PM.

7) Downtown Zoning Project

- Henry described the affordability sections of the proposal and specifically the discrepancies between the existing multi-family provisions of 30.2 and the provisions in the proposed zoning.

8) Old Business

- No items

9) New Business

- Trask wants to amend the existing inclusionary bylaw to change the language broadening the applicability.
- Future work to include more about affordable housing.

10) Staff Updates

11) Financial Report

- The only change is the interest posted. Alden motioned, King seconded, to accept the financials as presented.

12) Next Meeting Date

Lentine motioned, Bernson second, all in favor - Adjournment at 8:29 PM