



# Town of Danvers

## Danvers Affordable Housing Trust

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Gardner S. Trask III, Chair  
Carla King, Vice Chair  
Christen Tipert, Clerk  
John W. Alden  
Maureen Bernard  
Stacey Bernson  
Anne Casale-Skinner  
Lisa Silva

### Meeting Minutes

Wednesday, May 10, 2023

The Chair opened the meeting at 6:30 PM with Trask, Tipert, Alden, Bernson and Silva present. Members King, Casale-Skinner and Bernard were absent. Land Use and Community Services Director Aaron Henry provided staff support.

#### 1. Approval of Past Minutes

Alden approved to accept the April 12, 2023, minutes; Tipert seconded. The motion was unanimously approved.

#### 2. Finance Report

No motion because financials came in late today from the Treasurer's Office.

#### 3. New Business

- Trust Member Comments

Lisa Silva has been appointed as the newest member of the Affordable Housing Trust by the Select Board. She grew up in Danvers, has two children at Holten Richmond Middle School, and is a real estate appraiser. Prior to her role as an appraiser, she worked in real estate offices on the administrative side. She's always had an interest in housing and was also elected to the Housing Authority last week.

The Trust/Staff made introductions to Silva:

John Alden – has lived in Danvers for 37 years, has four children who have gone through the Danvers school system, three of them also own homes in Danvers. owns a construction company with most of the work in the high rent district of Metro West, Newton/Wellesley.

Christen Tipert – married in to Danvers 23 years ago. Has a history in real estate, but currently a paralegal for a firm in Peabody.

Stacy Bernson – has been in Danvers for almost 30 years. Assistant Director of Community Development for the City of Peabody. Most of this job is supporting and advocating for affordable housing. Enjoys serving on the Trust because opinion matters.

Gardner Trask – After being upset when the swing went away, an unfriendly 40B, the affordable housing committee was created by Dan Bennet and Trask, which then turned into the Affordable Housing Trust. Has been on the Trust since formed. The Trust's two primary goals are to protect the

town from unfriendly 40Bs by staying above the DHCD 10% threshold, which has been achieved, and providing truly affordable opportunities in Town.

Aaron Henry – Director of Land Use & Community Services which includes Planning, Building, Recreation, Health, Senior Services and Veteran Services.

Alicia Linehan – Administrative Assistant of Land Use and Community Services.

- HOME Funds Commitment – NEHD Water Street Proposal

Attorney Nancy McCann and Ramie Schneider, Senior Project Director at Winn Development, were present to request funding from the Trust for the approved over fifty-five independent housing units, with preference for those who are deaf, deaf/blind or near deaf with second preference for Danvers' seniors, on the campus of New England Home for the Deaf. Received approval on Monday from the Zoning Board of Appeals, but it was downsized to 120 units. Maintained what was previously presented to the Trust which is 50% of the units as affordable, allowing all 120 units to count toward the SHI. Starting at 40% affordability, 13% of the units will be affordable at 30% AMI, the rest will be a mix of 60% and 80% AMI. The project received approval for a special permit and variances. The proposed project was for a four-story building but approved for a three story.

The applicant will be filing, seeking an Order of Conditions, with the Conservation Commission for the work within the buffer zone and the two resource areas.

Trask – This project has had at least four hearings before the Boards, Planning and Zoning Board of Appeals. Winn is one of the largest development/managements of affordable and senior housing properties in the country. In addition, Winn does third party management with other developers. Winn will develop NE and continue managing. There is a two-year backlog for NEHD applicants. Cindy Dunn of Danvers Housing Authority has an extensive backlog. This deed is restricted to 55+ and with the current applicant backlog, will not get past the first 3 tiers.

To appear on the SHI list, applicant must have been issued a building permit first. Winn uses tax credits to finance deals, so there are funding rounds annually. The preapplication will be submitted in October, and hopefully will be invited back for the full application in January. It will be reviewed, which takes some time, and then will advance toward the closing. It will be some time before there is a shovel in the ground. Receiving local funding may help speed up the process, moving them up on the pipeline. The state wants to have a building permit issued to eliminate disqualification. They also look for funding from the Town, showing support, which is known as matching funds.

Trask asked if Winn would be willing to assist the Town with smaller developments. Schneider will check and report back to the Trust on Winn's decision.

An order of conditions as well as a special permit, have a 3-year window. The variances are only good for 1 year, with a 6-month extension. And realistically it may be more like 18 months before breaking ground. But Winn will be ready to pull a building permit within a year. There is no doubt that Winn will get the tax credits, but it is just a matter of when.

Winn has a relationship with the State and will encourage them to speed up the process because time is of the essence.

The Trust is happy with this project and pleased that Winn is the developer.

Henry told the applicant that the funding the Trust has available for them of 2022 home money combined with some project income from 2021 is \$200,641.36 which is free to commit now, a number provided by Lisa Greene. A final distribution for FY23 which will start on July 1<sup>st</sup> with an additional \$87,603.00 to commit to projects. Henry recommends holding onto this additional amount and donating the \$200,641.36. Winn may also apply for money through the Home Consortium Fund.

These funds can be donated prior to Winn receiving the building permit. If for some reason the project fell through, the funds would be returned to the Trust. The trust would provide a letter committing the home funds and then there is a whole vetting process that the Consortium will do before the Trust can commit the funds to hold them in place. Usually, the DHCD relies upon North Shore Consortium.

The Trust has donated Home Funds to NASCAP for tenant based rental assistance at either the front end or in the middle of Covid. According to Henry, in the past 18 months there have been several projects closing out under the first-time home buyers' program, over \$100,000, and some have been given back to the competitive pool. But also, have taken in about as much.

The Chair asked if Winn would there be an opportunity to assist the Town with the process for smaller developments. Schneider will check and report back to the Trust.

Schneider stated that right now they are 50% at affordability, 25% perpetuity, and 25% at 40-year units. All the 120 units will go on the SHI. The Chair asks if the Trust offers additional funds if there is any opportunity to get more affordable units.

Alden makes a motion to grant the Home Funds in the amount of \$200,641.36 to Winn Development in support of the New England Home for the Deaf project; Bernson seconded; all in favor.

- [Multi-Family Proposal at 45 Dayton Street](#)

Henry briefed the Trust on the Dayton Street project. This project was rejected by the Zoning Board of Appeals, so the applicant has withdrawn the application. The proposed project was for 32 units, with 12.5 % inclusionary – 4 units. The feedback from ZBA was that it was too dense and too tall. They came back proposing a 30-unit development. Not sure if they changed the ridge/roof height. If so, it was not enough. The applicant will be pursuing a by right development option in the highway quarter zoning district which will be either a self-storage facility and/or a contractor's yard.

Both lots are non-confirming on size, rendered from residential to highway quarters. There may be a cohort out there that could state nothing can be built there because it is a non-confirming lot. Zoning law is clear so if we stood in the way of not granting them a finding for otherwise confirming proposal, the highway quarter zone, it may not hold up. And right now, the market is red hot for self-storage. The planning team needs to look at the highway quarter zone and get a sense of what

residents would be happy with because the highway quarter is turning into self-storage or contractors' yards.

A question was raised as to what is going on at the Breakaway site, but nothing has been proposed to the Planning Department.

Bernson inquired about the old Denny site. Henry stated that Planning has had informal discussions with someone who is claiming to have it under agreement, then they go dark for six weeks, then resurface. The biggest hiccup there is the MA highway access permit. Most potential developers of that site reach a point with MassDOT and walk away because the curb cut is supposed to close. Enforcement meeting tomorrow to find out status.

The old Hollywood Hits is approved for doggie daycare. In the future the applicant is hoping to add a café, dog grooming, and veterinarian.

The Chair asked for the next meeting, a revised grid of the ones that have recently come to us and in process, with a list of the trigger events to then be able to go DHCD.

## 4. Old Business

### Open Projects

Maple Square will go on the DHCD right away because it is a 40R. DHCD is waiting for final floor plans from the developer. Planning has been reaching out weekly to the developer.

64 Holten Street and 44 Maple Street should be on the DHCD.

## Meeting adjournment

The meeting adjourned at 7:30 PM