



# 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, August 16, 2023

Chair opened the meeting at 6:30 PM with Trask, Tipert, Casale-Skinner, were present. Members Alden, Bernard, Bernson and King were absent. Land Use and Community Services Director Aaron Henry provided staff support. A quorum was not met, so this was an informal meeting.

### 1. Approval of Past Minutes

No motion was made. Continued to the September 20<sup>th</sup> meeting.

### 2. Finance Report

Henry had pointed out to the Trust that the previous two financials were incorrect because they did not include the \$10,000 deposit for 64 Holten Street.

No motion was made. Continued to the September 20<sup>th</sup> meeting.

### 3. New Business

- Trust Member Comments

The Chair had received a call from Mr. Hawks who was looking for open lotteries. Henry responded that there are not any now. Will check with Maureen O'Hagan of MCO Housing to check on the process when there is a lack of applicants for one of the lotteries.

Danvers managed to stay above 10% on the SHI. For the calculation, the state uses the federal census report for year-round housing. The 2020 census was delayed for two years due to Covid and the Trump administration. DHCD massages the number into a year-round housing number which took a very long time. It's the denominator from 2020 to 2030. In 2030 they will redo the denominator. Danvers made it by seven units.

The new number 11,706, this is the number according to the state is the year-round housing units in Danvers, based on federal census returns. Ten percent of that number is 1,178, the number Danvers needs to be north of to remain in the driver's seat for 40B. The number currently in the SHI units is the number Danvers currently has. The difference between the 10% threshold and what Danvers has 10.06. DHCD has not provided Danvers with letters of acceptance for specific properties. Instead, there was a master list published with all the communities' new numbers. Not every unit that's a qualified SHI unit is deemed affordable. So, developments like Water Street, Avalon, and Bradley because their units included 25% as affordable, DHCD gives the Town all the units. Aaron would like to add to the tracking sheet the number of deed restricted affordable units. Might

have 60% of the qualified units, the 1,178, are market rate units. Pushing forward to 2030 production must continue over this decade. If DHCD drops their policy, then the Town as in most communities, would be under. There is a second 25% affordable in the Water Street Development but those are time restricted. These are home funded that will be only affordable for 40 years. So, at the end of the 40 years these would be eliminated. Request for a third column which states deed restricted/time laps or expiring. Fairweather, they sought a loan through the state of perpetuity for construction. Because of this, they remain on the list otherwise their deed restrictions would have expired.

## 4. Old Business

### Open & Potential Projects

211 Maple Street was approved but the applicant may not pursue this permit due to the incremental fee.

Water Street/New England Home for the Deaf – Trying to see if Winn will work with Danvers on other projects.

48 Crane Brook – staff reached out to Attorney McCann to see how quickly they can get a marketing agent on board to submit paperwork to DHCD. Because they are already built, it could get on the SHI quickly. The plan is to demo one building to provide more parking.

6 Cherry Street – positive conversation with developer. Neither ZBA or Planning never said it had to be an affordable unit or cash, it just needed to comply with the Zoning and Zoning said it can be either. In this case, this was the first project to come under the downtown live work zoning. It should have been a fractional payment. Henry stated it was going to be 3 units; however, the Chair raised the issue these were office units. The planning department thought it was going from 3 to 4 and with the plus one, he would owe 10% of the unit.

114 Sylvan Street (two units) – no status change

5 Laurine Road (one unit) – no status change

If all units were on the list, there would be 1313 affordable units. Over the 11,706 yields a percentage of 11.22.

All new growth since January 1, 2020, are 394 units built or approved which is inclusive of Maple Street and Water Street.

The Chair made some suggestions to the provided project list. Remove the safe harbor options because it doesn't have to be dealt with until 2030. Remove the duplicates and combine, maybe listing as growth since 2020.

Tipert asked if there is any incentive to having lower AMI units. Henry responded that it has be under 80 to be on the SHI. Under Chapter 40B, if you go to 50% AMI you only must include 20%

of the units as affordable. Very few developers take advantage of this, 25% at 80, 20% at 50. The whole regulatory scheme could be revised.

The Chair asked for a press release. Suggestion was to remove the 3<sup>rd</sup> paragraph of the draft. Maybe summarize, while above we must remain vigilant so that that new residential growth doesn't outpace the SHI. And our goals are twofold, one to keep us above SHI and to try to foster or facilitate truly affordable opportunities in town. For further details, please contact Aaron Henry. Once the edits are incorporated, it will be recirculated to the group in an email that will state this is not a voting item for discussion.

The housing production plan was discussed at the May meeting. Procurement rejected the RFP and with summer schedules the issuance was delayed. But it has restarted, and Henry will meet on this tomorrow. This will be a good exercise to set goals over the next decade.

One of the things that happened during Covid is that the State requires all municipalities in Eastern MA to allow by right all multifamily housing, not mixed use. The easiest way to comply is to tweak the Downtown Zoning that was just adopted in 2020. At the August 1<sup>st</sup> meeting of the Planning Board, all Town meeting members were invited to view a presentation on the easiest way to get into compliance. There were between 25 and 30 attendees at the meeting. Minus two or three voices, very supportive. To comply with the law, need to hire a financial consultant to run the zoning through a development analysis to ensure there is going to be opportunity for development under the zoning bylaw.

The Salem Skipper is an on-demand shuttle service between the communities of Salem, Beverly, and Danvers. They are commercially branded vehicles.

The Chair asked for the 2023 what constitutes affordable at an 80% level sliced by family size.

Danvers Hardware – no knowledge of status. Attorney McCann represented the owner in the past, but it has been placed back on the market.

Denny's – MassDOT will not allow a curb cut on Endicott Street, across from the highway. There is a paper street behind the Salem Five Bank, located in the Bed Bath & Beyond parking lot. But the owner of this property is objecting.

## Meeting adjournment

The meeting adjourned at 7:22 PM