



**Amesbury Housing Trust
MEETING MINUTES
July 10, 2024**

**Amesbury City Hall
62 Friend St.**

Called to order: 4:40 PM

Attendance:

Present: Andrew LeFleur, Steven Stanganelli, Kerry Hamel-Pope, Ann Mary Connor

Absent: Nancy Frick, Mayor Gove

Nick Cracknell for OCED

Public: Joe and Carol Finn

1) Invoices:

- a.) LDS – Monitoring (\$2,400)
- b.) MVPC – Housing Production Plan (\$2,500)

Move to accept and authorize payments of invoices as presented, Connor/Hamel-Pope, 4-0

Overview of Items for Discussion between Director Cracknell and Trustees

2) FY25 Budget – OCED Director Cracknell:

- a.) Account Balance: > \$150,000
- b.) Future In-lieu payments (130 Market Street)
 - Planning Board (PB) allowed payment in-lieu payments
 - PB negotiated and approved \$30k/unit
 - Expect \$300,000 within 12 months as units are sold
 - Monitored through restriction placed on Special Permit so that funds are collected and remitted to City as units close
 - City has inclusionary zoning but no in-lieu payment schedule in place; to be worked on

- 3.) Update on State Housing Inventory (SHI) & Zoning Amendments – Director Cracknell:
- 8.5% (118 +/- Unit Gap)
 - 10% is target as recorded w/ restriction
 - Bias exists in law to allow all rental units (market rate and affordable) to count toward SHI while units for private ownership do not count
- 3) CDBG – Director Cracknell:
- No answer yet from state on status of new application
 - OCED and state are still working through issues related to recent state examination of past CDBG funding
 - Rental subsidy program still proceeding with funding from HOME funds
 - Shauna Becotte, current interim p/t housing manager, assisting with programs
- 4) 40R, 40B, and Zoning – Director Cracknell:
- Review of history related to 40B and 40R and general zoning history in Amesbury
- 5) MBTA Amendments – Director Cracknell:
- Need to zone for 789 units
 - State allowing units on new projects proposed for Golden Triangle plus area near Amesbury Heights (Route 150/Route 110) plus East End
- 6.) Monitoring Program Update – Director Cracknell:
- Existing - Amesbury Heights: LDS continuing to monitor
- 7.) Future - Gorman Farm, East End 40R, and Golden Triangle – Director Cracknell:
- In future it may be possible for replacement housing manager to handle monitoring
- 8.) Disposition Committee Project Update – Director Cracknell:
- A.) 59-63 Cynthia Lane: (see 2022-087)
- As planned when condos in areas originally built, density would have supported 48 units on the 3 acres
 - Northbrook: 8 units/acre
 - Whitehall Lake: 11/units/acre
 - Unicorn Circle: ½ acre lots (post-zoning adoption)
 - Based on density in the area, the 3 acre parcels can accommodate more housing units
 - Interpretation of 2022-087 which authorized surplus and solicitation of development of the parcels indicates a minimum of four (4) affordable units and development by a non-profit entity; to expand development and increase potential tax revenues, this measure may need to be reviewed for amendment
 - Options reviewed:
 - 10 SF sold at \$750,000+ w/ 2 affordable
 - 18 units, starter homes, small-scale New England style, 1200 sf expandable, pattern book provided;
- B.) 21 Pond View Ave (Trader Allan's Truck Stop)

- One meeting has occurred w/ new Disposition Committee
- Feasibility/Market Study advised
- Possible projects:
 - 40R mixed-use
 - Hotel-Restaurant
 - Assisted Living
 - DPW storage (costs to be considered for relocation)

9.) Discussion of other future projects proposed by Trustees

- First-Time Homebuyer Assistance
- Development Assistance
- Senior Homeowner Repair Assistance
- Cooperative Housing for Homeless
- Pallet Housing on Housing Authority land on/near Route 110
- Overall funding from combination of future HOME grants, Community Preservation Act allocation, future CBDG grants, developer in-lieu payments with focus on leveraging funding sources to maximize benefits

10.) Community Preservation Act - Councilor Stanganelli

- 2024-083 – An Ordinance to Establish a Community Preservation Committee has been submitted to Council and referred to various committees with possible approval at the 7/23/2024 Council meeting
- As proposed, there is no spot allocated for a Housing Trust Trustee to the Committee

11.) Next Steps:

- Trustees Lefleur and Hamel-Pope to coordinate review of area Housing Trusts to provide a guide to AHT's future work
- Future agendas will incorporate the project prioritization grid developed by Trustee Lefleur
- Chair Stanganelli to research the "pallet housing" proposal presented at an earlier AHT meeting

12.) Meeting Schedule, 2nd Wednesday of each month – Sept thru Dec; no meeting to be held in August 2024

13.) Adjourn,

Motion to adjourn, Lefleur/Hamel-Pope, 4-0 @ 6:11 PM

Items carried over to next meeting as Old Business:

- FY2025 Work Plan
- Staffing Needs

Submitted by Chair Steven Stanganelli