

# Merrimac Affordable Housing Trust Fund

## Minutes

Nov. 17, 2016

- I. **Call to order:** The meeting was called to order at 7:30 p.m. by Chair Sandra Venner.
- II. **Present:** Sandra Venner, Colleen Ranshaw-Fiorello, Phil Parry, Hal Lloyd, and guests Ilene Vogel and Gail Nelson of North Shore Community Development Coalition.
- III. **Approval of Minutes:** In a motion by Phil Parry with a second by Hal Lloyd, board members approved the minutes from the May 9, 2016 meeting.
- IV. **NSCDC Proposal to Develop Affordable Housing:** Board members met with Ilene Vogel, Director of Economic Development and Gail Nelson, Real Estate Associate, of North Shore Community Development Coalition \*NSCDC) to discuss a proposal to build 36 units of affordable housing units at the former Coastal Metal site. NSCDC is a non-profit organization that uses state and federal funds along with tax credits to develop affordable housing projects. They have been involved with several projects in Beverly and Salem that have involved both renovation and new construction.
  - As a friendly Chapter 40B comprehensive housing permit project, NSCDC would seek community input regarding the project's design. Remediation of the site would involve a few years before NSCDC would seek funding for the project.
  - The project could include both town house and duplex units are rental housing units.
  - Board member Phil Parry suggested NSCDC consider the inclusion of an abandoned 6-family home located at the intersection of Littles Court and West Main Street as a way to improve access to the project. Board members also suggested the inclusion of a duplex unit at 14 Grove Street.
  - Ms. Vogel said approximately \$100,000 over a three year period in matching funds would be required for the project.
  - Along with money in the Affordable Housing Trust Fund, board members said the Town's HOME Funds and the competitive pool could be used to support the project.
  - In a motion by board member Hal Lloyd with a second by board member Phil Parry, board members agreed to use \$20,000 from the Addordable Housing Trust Fund to assist NSCDC with the acquisition of housing units located at 14 Grove Street and 9 West Main Street. Board members said they are committed to the project and the matching grants.
- V. **Status of CDBG application:** The Community Development Block Grant has not been received yet. Staff from the Town of Salisbury's Housing Rehabilitation program have reviewed eight of the 20 regional applicants who have applied for the housing rehabilitation program. Three of the applicants were over income and two are ready to participate in the program and have

been assisted with housing rehabilitation issues with money from the Town's HOME Funds. The Town will not be eligible for the next round of grant applications.

The meeting was adjourned at 9 p.m.

Respectfully submitted,

Colleen Ranshaw-Fiorello, Secretary

January 8, 2017

Appd 5/11/17

Sandra Unner,  
Chair