

**Affordable Housing Trust (AHT)**  
**Minutes**  
**October 27, 2016**

**In Attendance:**

**Members Present:** George Sibley, Chair, Michael Luster, Vice Chair & Treasurer, and Ruth Pino

**Staff:** Dan Smith, CD Director, Deborah Laurie, Sr. Project Manager

**Other:** William Dugan, CPA Co Chair, Bob Gillis, President of the Board, Harborlight Community Partners and Andrew DeFranza, Executive Director, Harborlight Community Partners

George Sibley, Chair, called the meeting to order at 5:10 p.m.

George S. introduced Andrew DeFranza, Executive Director of Harborlight Community Partners. Mr. DeFranza asked to come before the Trust to discuss some possible affordable housing projects. He stated that they are doing a project in Rockport. There are three possible project sites in Gloucester that they are looking at; the first one would be Maplewood School. They bid on the project about five years ago, but did not get award. The current project with Kirk Noyes he believes is not going through. Not sure what the city is going to do at this point. The current project was proposing only one affordable unit, and they are not sure how the neighborhood would like the idea of all units being affordable. Mike L. asked how many affordable units would make fiscal sense at the site. Mr. DeFranza stated about 22, 1 BR units. Discussion of how many units continued. Harborlights would probably consider this project with another site so it could be cost effective.

The second site that the organization is looking at is the Main Street one that the Gloucester Housing Authority (GHA) owns. This is the lot adjacent to Nelson's which now is being used as a parking lot. It's an unusual lot and was originally purchased by GHA for elderly housing. They believe it is deed restricted for that use. They would need to look into further. The original plan for elderly housing would have consisted of 30 units Mr. DeFranza believes.

The third possibility was vacant city owned land off of Gloucester Avenue, near Bomco on the Highway side. He indicated that if the Trust had any other sites in Gloucester they would be happy to consider these.

Other sites that were discussed were; St. Ann's School, YMCA and St. John's Church parking area. Issues were discussed pertaining to each site. Dan S. mentioned that the City is also looking for office space also because leasing buildings does not make fiscal sense.

Ruth asked if the Housing Authority properties were included in the 10% goal of affordable housing with the State. Bill D. indicated they do. The City would have to produce about 66 affordable units over the next several years in order for them to achieve the 10% requirement. Ruth stated if units were available for elderly then this could free up properties for younger buyers.

Mr. DeFranza stated that they are looking for political support for any of these projects and potentially funding support. They are not sure how much at this time.

Discussion continued with concerns about some of the sites; Gloucester Avenue site would be a challenge with how many units could be built and there are a lot of environmental issues surrounding the area. It was also mentioned that the State is looking for family housing. Senior housing could be a hard sell to get tax credits from the State. Some feel that the Main Street site would not be good as family housing; we are already doing that at the Cameron's site. Other sites were discussed if the city was to combine Veteran's and East Gloucester School that would free up one of these sites for a possible affordable housing project.

The consensus of the Trust that the best project to pursue at this time would be the Main Street site for elderly housing.

The other item for discussion under other business was the appointment of a new member to replace Betsy Works. Ruth recommended Mr. Rick Doucette who works at the YMCA. She felt he would be a good fit for the Trust as he works with youths and families. Ruth would contact him and see if he was interested.

Motion to adjourn by Ruth Pino and seconded by Mike Luster, all in favor. The meeting adjourned at 6:08 p.m.

Respectfully submitted,  
Deborah Laurie, Senior Project Manager