

City of Salem, Massachusetts



"Know Your Rights Under the Open Meeting Law, M.G.L. c. 30A ss. 18-25 and
City Ordinance Sections 2-2028 through 2-2033."

The City Council Committee on Community & Economic Development *co-posted with the Committee of the Whole
will met in the Council Chamber on Monday, September 23, 2019 at 6:00 P.M.
for the purpose of discussing the matters(s) listed below. Notice of this meeting was posted on
August 26, 2019 at 2:02 P.M.

And in accordance with the State advertised for two successive weeks on 9/9/19 and 9/16/19

(This meeting is being recorded)

ATTENDANCE

ABSENT WERE:

Peterson, Turil, Milo, Tom Ferry
Sargent, Dibble, Dominguez

SUBJECT(S)

#471 - To expand the HDIP Zone to include all parcels within the City and to rename the HDIP Zone to "Salem HD Zone" (co-posted)

Turil We have is very straght Forward
Peterson - this Program, Clean up
BRO.

Tom - Continuation of the tools
Widge - Last October we have Expanded
City wide, Economic Target Area

Ferry - Any City in the Commonwealth
have City wide? Tom The Answer
is Not

BRidge & Boston St. Develop - Can
you see a HDip -

Tom - Each Site have their own
Challenge.

#7. Milo - No public Meeting require.

Tom - will get back on that Answer

Sargent - Senior Housing, Low income Housing
Veterans.

Turiel - Any Applicant Have to Come in front
City Council to get Approval - Normal go

to Committee? have a public Hearing
take a Vote on this is petty straight
forward.

Milo -

Keep this on Committee
Close the public.

Second by Turiel

#2

Boston & Bridge permitted for Housing
Perterson - Contamination Condition
is that a city wide issue we
find?

Tom - Most of the city may have
Some type of Issue - Laboratory

Tom - State don't indicate that
80% units be Market Rate

We are competing
Local Contribution in Addition to
the State

City Council have the Ability to
Approve or Not

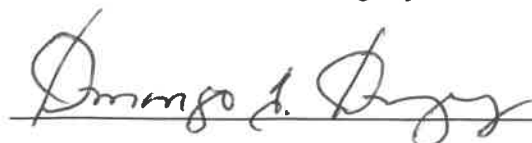
Milo - How Many projects
we have use.

Tom - Only one so far.
There are others who are proposed
84 Congress St.
Milo -

Creaney - that need to have

On the motion of C.

the meeting adjourned at 7:40 P.M.



(Chairperson)

Tom Explained the Criteria -
Economic, Demography

Milo - Affordable Housing 80%

Tom - At least 80% of the units
be Market Rate.

Milo - AMI Geography Area

What is Salem Median Income
for the purpose of 2016 10%

Tom - Income Level Standard one
Made by Federal Level.

Median Income

Turriel - Project we have in the
City that are Contaminated they go
for a Special permit because of
the cost to build

Tom - Another tool that help Balance
the project. Increase the Density

Turriel - understood when you Secided
by the State

* Peterson - Affordability

Tom - Peterson have Explained very well
How we can bring back - This a tool
that help Affordability

Involvement Allocation by Lottery agent
work with the Develop.
Making plan, people been aware

Milo - the Lottery who is include
on the Lottery.

Tom - We have a agreement with Peobody
& Danvers. Mutual Approval
~~inter~~ Milo - Different Closes. of Housing
Who we help - We want to help
Solomon people first.

Tom - this about local

Milo - Need to know where she
can see if any other Community use
this Tool.

Tom - there are other Community users
this tool.

Turriel - Peoby Updated for their
entire Downtown.

Tom -

Dibble - # to get a project built
\$ Amount, Years... by pictures
Local & State. Discount?

Tom Explain the #'s

Dibble - What is the part of the State in any give project

Tom - 2 millions Dollars MAXIMUM
only Housing is the one benefit from this program - the Most Valuable to the developers.

Local price is an Exemption on Property TAX,
Dibble

Can this be use to built low income House?

Tom - Not only for Market Rate Housing.

Jeff - Support of this

1 - Each property have to in front of city Council

2 - Support of Affordable Housing
making sure is available to the residents - but the Environmental Component Need to be there.
is

SARGENT - is allow city wide?

Tom - yes is city wide.

#6 ^{Sargent} Approval will be by city planner
or city Council?

Tom - Only City Council Approval is require.

Sargent - Density Bonus not

Dibble - Not See any Built on low, Seniors
Veterans.

Tom - They Projects that don't need any
Tools.

This tool give us a mean to do more
that 10% - provide an opportunity to
City Council to ask for more Affordable Housing
is not easy tool to get - they have to
go thru a three level of process.

Dibble - Condominium who benefit

Tom - The Developer to construction Aspect

Dibble - Mention Salem State Property Can benefit
Of this tool.

Tom - any project that have the Qualifications
Can apply.

Dibble - incentive for any Environment

Tom - this not an ordinance this a incentive
Financial ~~the~~ Pice. There are other incentive that
Address

#7. Milo - no public Meeting require.

Tom - will get back on that Answer

Sargent - Senior Housing, Low income Housing Veterans.

Turriel - Any Applicant Have to Come in front City Council to get Approval - Normal go

to Committee? have a public Hearing take a Vote on this is pretty straight forward.

Milo -

Keep this on Committee
Close the public.

Second by Turriel

