

Minutes
Ipswich Housing Partnership &
Affordable Housing Trust Fund Board Joint Meeting

Date: March 31, 2021 7:30 am Location: Virtual Meeting Using Zoom

Attendees: Jim Warner, Don Greenough, Charles Allen, Tony Marino, Stacey Pedrick, Nishan Mootafian

Guests: Don Preston, Meegan O'Neill

Staff: Ethan Parsons

Call to Order: Quorum established for the AHTFB only. Meeting called to order at 7:30 am

Citizen's queries: none

Parsons provided a brief update on the search for a Housing Coordinator, saying the application window would be open for a few more weeks. He asked members to let him know if they were interested in reviewing applications and helping interview.

Meegan O'Neill, Executive Director of Essex County Habitat for Humanity said Habitat is accepting land donations from developers, churches, municipalities and banks. Habitat would love to work on another project in Ipswich. Parsons brought up the Town-owned land at 161 Topsfield Road as a potential site for a single or two-family home. O'Neill described how Habitat's projects are funded. She said that the homeowners take out a mortgage. She said that it can cost Habitat upwards of \$250,000 to build a house. Mootafian said the Select Board would be interested in learning more about the possibility of affordable housing at this site. Parsons suggested he could go back to HL Graham Associates for an estimate to continue exploring the feasibility of development on this site.

Parsons gave an update on 98 Central Street and the Planning Board and Department's progress on drafting revisions to the Inclusionary Housing Payment in Lieu Option Regulations.

Allen said that he would like the Trust Fund Board to be able to hire a nonprofit to turn over rocks to find opportunities for affordable housing. He brought up the idea that Harborlight could help look for projects that they would be interested in doing were they to have assistance from the Trust Fund Board and Town. The board members encouraged Allen to develop this idea further for discussion at an upcoming meeting.

New Business - none

Meeting Adjourned 8:45 am

Adopted: