



TOWN OF IPSWICH

IPSWICH, MASSACHUSETTS 01938

Affordable Housing Trust Fund Board &
Ipswich Housing Partnership Joint Meeting

Meeting Minutes

March 10th, 2022 7:30am

Virtual Zoom Meeting

Ipswich Housing Partnership Attendees: James Warner, Binni Hackett, Ken Redford, Stacey Pedrick, and Patricia Valcour, Carl Gardner

Affordable Housing Trust Fund Board Attendees: James Warner, Sarah Player, Binni Hackett, Anthony Marino

Guests: Charles Trainer

Staff: Ethan Parsons

Call to Order: Quorum established for the AHTFB and IHP

Meeting called to order: 07:30am

Citizens Queries: Charles Trainer has requested to be on the 4/14/22 agenda. Warner approved.

Adopted Minutes: 11/18/2021 (IHP&AHTFB) 12/09/2021 (IHP&AHTFB) and 01/13/2022 (IHP&AHTFB)

Updates: 98 Central, Harborlight Community Prtners, 161 Topsfield Road, Age Friendly Ipswich:

98 Central: Warner reports 98 Central Street has sold and closed. No further action is required.

Harborlight Community Partners (HCP) recently met virtually with Ethan, Tony, Charlie and Jim and discussed various sites (Elm Street Police Station, Brown Square vic. Mercury Brewing, High Street vic Lord Square. An additional site to between Hammat and Market Streets also may offer some potential, discussions are on-going. HCP has hired an architect and is prepared to present preliminary studies on three of the sites to the Partnership.

161 Topsfield: Parsons reports there has been a warrant article submitted for the ATM (annual town meeting) proposing the parcel to be divided for affordable housing and open space. Marino reports there was a request made surrounding 161 Topsfield Road at the SBM (select board meeting), during the warrant hearing, to be sure the housing portion of the parcel be restricted to affordable housing. The

remaining area to be designated open space. Gardner expresses concern surrounding the portion of the parcel that will not be used for affordable housing. Gardner explains that the Town may be foreclosing a potential long-term future option to the more level terrace at the top of the hill that could be accessed from the existing subdivision (Sunset Dr.). Gardner proposes dividing the parcel into three instead of two, he adds that zoning could change in the future; potentially opening up different uses for this area. Parsons reports there is a concern of wetlands but that there has not been soil testing, zoning analysis, or a layout. Parsons adds the area Gardner is referring to is on a slope, surrounded by wetlands. Parsons shares and reviews the map of the 161 Topsfield with group for further discussion. Marino shares the Article and responds to Gardner stating there could be the possibility of amending the language. Marino, Warner, and Parsons agree it is not a bad idea and will be discussed further.

Player inquires about accessibility at 161 Topsfield Road. Parsons states there could be the possibility of accessibility. Warner agrees that at least one accessible unit could be feasible, if not desirable. Gardner questioned the grading.

Age Friendly Community: Warner reports last Age Friendly meeting was in January, where the decision was made for Ipswich not to move forward with becoming an AARP “Age Friendly Community” but to continue meeting and the conversation on a quarterly basis to discuss specific portions such as Housing, sidewalks and Transportation in lieu of all 8 domains. The next meeting is proposed for April.

Planning updates: Parsons reports some private development projects that may have affordable units/PIL. Gardner has project before the Planning Board 5-7 Turkey Shore Drive. 50-56 Market Street (5 units) developer may choose the PIL (payment in lieu) option. 214 High Street 10 (1 bedroom rental units), Washington Street (1 affordable unit/PIL option). 2 Winter street (13, 1 bedroom affordable units) Marino reports ZBA did approve Winter Street and an abutter appealed it. Would TFB be willing to contribute resources towards affordability for this project? Gardner proposes the Town to be proactively leveraging affordable housing trust funds to create permanent affordable housing.

HOME funds: Warner reports HOME funds have been available to us but we have not been able to allocate for the last two years, there are ~\$30,000 available for use until July 2022. Oak Hill and the Ipswich Housing Authority were previously attempted but declined by Northshore HOME Consortium. Valcour inquires about utilizing funding to assist Ipswich Refugee Program 501 (c)(3). Warner states this could be a possibility and suggests we discuss further.

Oak Hill/Memorial Hall: Warner states the TFB has agreed to commit a substantial amount to OH and MH, contingent upon the units being permanently affordable and on the SHI. Warner reports there was a meeting with OH, MH (Patricia Valcour Board member of Oak Hill attending among others), Charlie Allen and Jim Warner. Warner discussed the challenges facing OH/MH with Chris Lovasco, YMCA. Not the least of which is all 43 units are rented at 30% of AMI. Lovasco recommended pursuing ARPA funds for short term assistance. While Charlie Allen was unable to attend Warner spoke for Charlie explaining a longer view of the challenges and had significant experience recapitalizing projects similar to OH/MH. Understanding this requires depth and experience of a consulting firm he recommends HCP. In fact he has spoken with them and they agreed to assist for a fee less than \$10,000. Gardner suggested assistance should be first sought with MHP. Redford inquires about whether or not the funds are coming from HOME funds or Affordable Trust Funds. Warner explains why Oak Hill and Memorial Hall would not be eligible for HOME funds. Discussion will continue at the next meeting.

MBTA Community: Marino reports drafting his concerns and will respond by the deadline for comment. Gardner expresses his concerns surrounding the criteria of the MBTA community initiative.

Current housing programs: Review and discussion-none

New Business: Gardner advocates for a full time housing coordinator. Parsons explains the housing coordinators role and the potential for expansion. Parsons and Warner comment on Johnson's part time role as the current housing coordinator, explaining her diligent efforts and consistent hard work. Valcour inquires about in person meetings. Warner and Gardner agree. Warner inquires about hybrid a model. Marino states he will follow up with ICAM. Player reports she has had success with the hybrid model in other meetings. Next meeting April 14, 2022, 7:30 am.

Meeting Adjourned 08:38am