

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

Date: July 7th, 2021 7:30 am Location: Meeting Room A

Attendees: Jim Warner, Charles Allen, Tony Marino (via phone), Stacey Pedrick, Judy Field, Sarah Player

Guests: none

Staff: Ethan Parsons, Caja Johnson

Call to Order: Quorum established for the AHTFB and also for Ipswich Housing Partnership.

Meeting called to order at 7:36 am

Citizen's queries: none

Ethan begins the meeting with some information surrounding Footnote 11 and the density of IR. Jim is not concerned about the density especially for affordable housing. Concerned that eliminating footnote 11 will affect affordable housing in the downtown district. Footnote 11 is supportive of affordable housing in the IR district.

Charlie states there aren't enough incentives to create housing.

Ethan responds, money in the trust fund has increased but affordable housing has not increased as much. Stacy asks is it more important to have money or Housing? Charlie explained that we do things with the trust fund money and that we designed footnote 11 to increase affordable housing. Sara asked if funds are making housing more affordable? Ethan uses Market Street as an example to explain Frank Pasciuto's 5 affordable unit proposal. The plans can be found on the website under current projects tab

Judy asks if Frank Pasciuto is doing any on ground units. Ethan responds 2. Judy expresses his concerns surrounding what is in place to keep units affordable. Charlie elaborates on the affordability restriction.

Ethan gives an update on "The Whittier" the regulatory agreement has been signed and these units will be added to the subsidized housing inventory. Town Farm Road will also be added to the subsidized housing inventory.

Jim asks if John Bruni accepted the counter proposal. Ethan responds that Bruni has appealed. Ethan also states that we would be above the 10% with these projects.

Ethan talked about 161 Topsfield Rd. as a potential affordable housing opportunity. Potentially, the Town could collaborate with a nonprofit organization such as Habitat if the land has no municipal use. Ethan states this may be an opportunity for open space protection and affordable housing. IHP and AHTFB agrees 161 Topsfield Road could be an affordable housing opportunity.

Charlie asks if the town contributes the land? Jim uses First Street as an example. Ethan talks about the next steps. Charlie reflects on First Street and states it almost didn't happen. Jim addresses the need for a broader conversation now things have changed. Sarah asked for clarity on the plan for 161 Topsfield Rd. Charlie states RFP. Ethan states either option or RFP with tax plan but 161 makes sense for open space and affordability. Charlie suggested we speak with the Select Board. Jim describes 161 Topsfield Road as challenging for a large subdivision but potentially ideal for an affordable Habitat 2 family.

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IHP and ATFB agrees to is agreeable on moving forward on 161 Topsfield Rd.

Ethan discusses the Elm St., Lot as another potential affordable housing opportunity.

Charlie initiates the Harbor light partnership discussion. Ethan states both locations fire and police would be good for multi-family affordable housing. Caja agrees. Jim describes it as a project of substance and supports the idea. Sara ask what is done with the trust for fund money. Ethan states first time homebuyer's programs & create more affordable housing. Caja adds states rehab loans. Charlie presents the partnership with Harbor light for \$10,000. Jim suggested using their assistance in the design of the police department as a multifamily affordable housing. Charlie expresses a need for Harborlight to evaluate what we have, what we need and for ideas. Jim states that we will contribute to their efforts and cost. Sarah explains Harborlight is the developer of the property-why do they receive funds? Jim explains this as a "good faith carrot". Charlie states that the police and fire building is years off. Charlie explains why we couldn't have done this before but now that the funds are available, we can.

Ethan gives an update on 98 Central Street and 48 Summer Street

Caja asks about the affordable housing restriction for a rehab loan program. Jim states in his experience the loan went with the applicant and when they refinance or sell then they would pay the money back. Judy explains the restriction as collateral for the loan.

Ethan calls Tony on the telephone for an AHTFB Quorum. Tony: motion to approve \$10,000 for Harborlight partnership. Jim Warner: seconds. Any more discussion? None. Unanimous. Approved

Jim suggests a steering committee for Harborlight. Charlie recommends to go to Harborlight with some information indicating what we want being sensitive about. Caja asks for minutes to be adopted. IHP and ATFB postpone. Charlie asks if he needs a form. Jim offers to sign it. Caja states she will create a doodle poll to find availability for our next meeting.

New Business –

Meeting Adjourned 9:03am

Adopted: