

Appendix A

Demographic Profile

This demographic profile provides an overview of Ipswich’s population and household growth, as well as social characteristics of the Town’s population, including household type, age, income, and level of education. This information is relevant for determining future trends in Ipswich and how they may affect growth and the need for housing, transportation, jobs, and public facilities and services.

Except for the resident commuting patterns information, the U.S. Census Bureau had released most of the 2000 Census data at the time of this writing. While the focus of the demographic profile is on Ipswich, regional and statewide data are provided for comparative purposes. In some instances, information for adjacent communities is also included so that a sense of Ipswich’s role in the region is presented. Although Ipswich is a member of the 101-community Metropolitan Area Planning Council (MAPC), comparative information will reflect the members of its sub-region, the North Shore Task Force (NSTF). The fifteen NSTF member communities include Beverly, Danvers, Essex, Gloucester, Hamilton, Ipswich, Manchester, Marblehead, Middletown, Peabody, Rockport, Salem, Swampscott, Topsfield, and Wenham.

Size and Growth

The 2000 population in Ipswich was 12,987, showing an increase of 1,114 people since 1990, a growth rate of more than 9%. The population increase was almost double the increase projected by MAPC (599 persons). The NSTF region grew by 14,657 residents, from 259,904 in 1990 to 274,561 in 2000, an increase of 5.6%. Of the NSTF communities whose population grew by more than 1,000 persons between 1990 and 2000, only three of these communities had 1990 populations below 20,000 (and thus experienced more significant additions to their total population base): Middleton, Hamilton, and Ipswich. These communities also experienced the highest growth rates within the region: 57.4%, 14.2%, and 9.4% respectively.

Table A-1
Population Growth and Projections for Ipswich and NSTF Region, 1980 - 2020

Year	Ipswich Population	% Change	NSTF Region Population	% Change
1980	11,128	3.5	254,138	-2.1
1990	11,873	6.7	259,904	2.3
2000	12,987	9.4	274,561	5.6
2010	12,594	-3.0 ¹	282,530	2.9
2020	13,084	3.9 ¹	291,138	3.1

Sources: U.S. Census Bureau, Census 1970-2000; Metropolitan Area Planning Council Projections.

¹ These projections, released prior to 2000, underestimated the population increase that Ipswich would experience during the 1990s [MAPC projected a population increase of 5.1%; Ipswich actually experienced a growth rate of 9.4%]. Thus projections beyond 2000 reflect increases from the projected 2000 figure but declines from the actual 2000 Census figure and potentially a lower long-term growth rate than current trends would indicate.

Households

The number of households in Ipswich increased from 4,683 in 1990 to 5,290 in 2000, an increase of 607, or 13%. Consistent with regional, state, and national trends, the household growth rate was higher than the Town's overall population growth rate of 9.4%. The NSTF's household growth rate was 8.0%, higher than the region's population growth rate of 5.6%.

The number of persons per household in Ipswich fell from 2.50 in 1990 to 2.42 in 2000. In 2000, the average household size in Ipswich (2.42) was lower than the average for both Essex County (2.57) and the state (2.51). Household size is expected to continue to decline in the Town, mirroring state and national trends. Projections for household size for the Town and for the NSTF region have been extrapolated from MAPC's population and household projections.

Table A-2
Household Projections for Ipswich and NSTF Region

	Ipswich Households	Persons Per Household	NSTF Region Households	Persons Per Household
1990	4,683	2.50	100,819	2.51
2000	5,290	2.42	108,848	2.43
2010 (projected)	5,236	2.37	114,392	2.39
2020 (projected)	5,622	2.29	120,927	2.33

Sources: U.S. Census Bureau, Census 1990 and 2000, and Metropolitan Area Planning Council projections.

In 1990, of the Town's 4,683 households, 3,236 households (69.1%) consisted of family households while 1,447 households (30.9%) were non-family households (see **Table A-3**). Family households are those in which the householder lives with one or more persons whom they are related to by birth, marriage, or adoption. Non-family households are households that consist of a single householder living alone or a householder that lives with non-relatives only. In 1990, the majority of family households, 2,669 households or 57.0% of total households, consisted of married-couple families. The remainder was divided between female-headed families (9.3%) and male-headed families (2.8%). Of non-family households, 540 households, or 11.5% of total households, consisted of a single householder 65 years or older living alone. In 1990, there were 649 households that consisted of single-householders less than 65 years old living alone. Other non-family households comprised the remaining 5.5% of households within the community.

In 2000, the household composition in Ipswich differed slightly from the 1990 breakdown. The share of total households comprised of families was 65.4%, down by nearly 4 percentage points since 1990. The share of married-couple family households decreased from 57% of total households in 1990 to 54% of total households in 2000. Single elderly person (65 years and over) households grew from 11.5% to 11.7% of total households. The share of female-headed families decreased from 9.3% of total households in 1990 to 8.3% in 2000, while male-headed families increased slightly, from 2.8% of total households in

1990 to 3.1% in 2000. Non-family households comprised 34.6% of total households in 2000, up by 3.6 percentage points from 1990.

In comparing the number of households in Ipswich in 1990 and 2000, several trends that will have an impact on future housing demand become apparent. First, by 2000, non-family households were growing at a much faster rate than were family households (26.3% as compared to 7.0%). Second, of all the identified household types, households comprised of non-elderly householders living alone experienced the largest increase, growing by more than 35% during the 1990s. Finally, the second largest increase was experienced by non-family households, which grew by 28.7%. Male-headed households exhibited a significant growth rate, but the numbers of households remained relatively low in absolute terms (25.4% growth and an increase of 33 households).

**Table A-3
Household Composition in Ipswich, 1990 and 2000**

Household Type	1990		2000		1990-2000 Change	
	Number	%	Number	%	Number	%
Family Households	3,236	69.1	3,462	65.4	226	7.0
Married Couple Families	2,669	57.0	2,854	54.0	185	6.9
Female Headed Families	437	9.3	445	8.3	8	1.8
Male Headed Families	130	2.8	163	3.1	33	25.4
Non-Family Households	1,447	31.0	1,828	34.6	381	26.3
Householder 65+ Living Alone	540	11.5	619	11.7	79	14.6
Other Householder Living Alone	649	14.0	877	16.6	228	35.1
Other Non-Family Households	258	5.5	332	6.3	74	28.7
Total Households	4,683	100.0	5,290	100.0	607	13.0

Sources: U.S. Census Bureau, Census 1990 and 2000.

Age Characteristics

The most substantial population growth in Ipswich has been among older age groups. Residents in the 45 to 64 year old age group increased by 45.2% between 1990 and 2000. The 65+ group increased by 15.7%. The 25 to 44 year old age group increased by 11.4%. The 18 to 24 year old age cohort decreased by 27%, while the number of children under the age of 5 also declined slightly (4.9%). There was a 25.7% increase in school-aged children ages 5 to 17.

The median age for the Town was 37.3 in 1990 as compared to 36.2 for the NSTF region and 33.5 for the state. The median age for Ipswich in 2000 was 41.7 years as compared to 39.3 for the NSTF region and 36.5 for the state.

According to population forecasts (MAPC), the number of persons aged 65 and older in Ipswich is expected to grow by more than 74% between 2000 and 2020. The 25 to 44 year old group, which declined

by 32% between 1990 and 2000, is projected to decline by an additional 24% by 2020. The population of those under age 18 is projected to decline by 26% between 2000 and 2020.

Table A-4
Age Distribution 1990 and 2000

Age	1990		2000		Change	
	Persons	%	Persons	%	Persons	%
Under 5	782	6.6	744	5.7	(38)	-4.9
5-17	1,783	15.0	2,241	17.3	458	25.7
18-24	900	7.6	657	5.1	(243)	-27.0
25-44	4,144	34.9	3,671	28.2	(473)	11.4
45-64	2,508	21.1	3,643	28.1	1,135	45.2
65 & over	1,756	14.8	2,031	15.6	275	15.7
Total	11,873	100.0	12,987	100.0	1,114	9.4

Sources: U.S. Census Bureau, Census 1990 and 2000.

Income Distribution

Table A-5 compares the Town's 1990 and 2000 household income distribution with that of Essex County and the state. In general, in 1990, the Town had a higher share of households earning \$50,000 or more and fewer households earning less than \$25,000 than either the county or the state. In 1990, approximately 43% of the Town's households had incomes of \$50,000 or more, as compared to 36% of Essex County households and less than 35% of Massachusetts households. Comparatively, only 27% of the Town's households earned incomes less than \$25,000. This figure was 33% for Essex County and 33% for the state. See **Table A-5** for the breakdown.

By 2000, the income gap between Ipswich and either the county or the state as a whole had narrowed somewhat. In 2000, approximately 56% of the Town's households earning \$50,000 or more as compared to 52% for Essex County and slightly less than 51% for the state. Just under 21% of Ipswich households earned less than \$25,000 in 2000. This figure was approximately 24% for Essex County and 25% for the state. See **Table A-5** for the detailed breakdown.

The Town's median household income slightly exceeded both the county and the state medians in both 1990 and in 2000. In 1990, the median household income in Ipswich was \$42,386. This figure is about 12% higher than the 1990 median household income for Essex County, which was \$37,913, and 15% higher than the state median income of \$36,952. In 2000, the median household income in Ipswich was \$57,284. This figure is about 11% higher than the 2000 median household income for Essex County, which was \$51,576, and 13% higher than the state median income of \$50,502.

Ipswich has had a smaller percentage of residents living in poverty than either Essex County or the state. In 1990, it was estimated that, of the persons for whom poverty status was determined, those below the

poverty level numbered 623, or 5.2%.² This percentage was considerably lower than the comparable figure for Essex County (9.3%) or Massachusetts (8.9%). In 2000, those below the poverty level numbered 921, or 7.1%. This percentage continued to be significantly lower than both the Essex County figure (8.9%) and state figure (9.3%).

**Table A-5
Income Distribution, 1990**

Income	Ipswich Households	Ipswich %	Essex County %	Massachusetts %
Less than \$10,000	526	11.2	14.1	13.4
\$10,000 - \$24,999	754	16.0	19.0	19.9
\$25,000 - \$49,999	1,409	30.0	31.1	32.4
\$50,000 - \$99,999	1,579	33.6	28.6	27.6
\$100,000 or more	431	9.2	7.2	6.7

Source: U.S. Census Bureau, Census 1990.

Income Distribution, 2000

Income	Ipswich Households	Ipswich %	Essex County %	Massachusetts %
Less than \$10,000	444	8.4	8.7	8.8
\$10,000 - \$24,999	647	12.2	15.4	15.8
\$25,000 - \$49,999	1,242	23.5	24.2	24.9
\$50,000 - \$99,999	1,648	31.2	32.7	32.9
\$100,000 or more	1,307	24.7	19.0	17.7

Source: U.S. Census Bureau, Census 2000.

Educational Attainment

Table A-6 compares the educational attainment of residents 25 and over in Ipswich, Essex County, and Massachusetts in both 1990 and 2000.

The educational attainment of Ipswich residents as a whole increased significantly from 1990 to 2000. The percentage of residents over the age of 25 who have completed high school increased from 86.8% in 1990 to 92.3% in 2000. The percentage of residents with bachelor degrees increased from 33.6% in 1990 to 41.4% in 2000, while the percentage of residents with post-graduate degrees increased from 13.0% in 1990 to 17.5% in 2000.

² Poverty status is determined for all persons except institutionalized persons, persons in military group quarters, persons in college dormitories and unrelated individuals under 15 years old. The poverty rate is derived by dividing the number of individuals living in poverty by the number of persons for whom poverty status has been determined.

While the trend toward increased educational attainment was also seen at the county and state levels, it was slightly less pronounced. See **Table A-6** for additional information.

Table A-6
Educational Attainment (1990 and 2000)

Location	% Completed High School/Some College		% Completed 4 Years College		% Completed >4 Years College	
	1990	2000	1990	2000	1990	2000
Ipswich	86.8	92.3	33.6	41.4	13.0	17.5
Essex County	80.7	84.6	26.4	31.2	9.4	11.7
Massachusetts	80.0	84.8	27.2	33.2	10.6	13.7

Source: U.S. Census Bureau, Census 1990 and 2000.

Appendix B

Business Profile

The most recent economic data from the U.S. Census Bureau is the 1997 Economic Census, which is useful in identifying the specific industries in Town and their relative significance.¹ One method of evaluating significance is to identify the share of employment that a certain sub-industry represents within a community. Other factors can also be revealing, such as the annual sales or receipts of the industry, the annual payroll, and the average wage being paid to employees in that industry or sub-industry. See **Tables B-1** through **B-4** for these summaries.²

Table B-1
Wholesale Trade Establishments

Wholesale Type	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Paid Employees	Average Wage
Total Wholesale Trade	31	\$124,873	\$11,394	341	\$33,413
Durable Goods	18	\$61,444	\$6,166	158	\$39,025
<i>Machinery, Equipment, & Supplies*</i>	7	\$12,083	\$2,066	56	\$36,893
Nondurable Goods	13	\$63,429	\$5,228	183	\$28,568
<i>Grocery & related products*</i>	6	\$51,419	\$4,285	155	\$27,645

Source: U.S. Census Bureau. Economic Census, 1997.

* Italicized lines are subsets of the preceding items.

¹ For the 1997 Economic Census, the Census Bureau established a new industrial code system, the North American Industrial Code System, which varies greatly from the Standard Industrial Code (SIC) system used previously. This change in systems makes direct comparisons between sectors slightly problematic. An effort was made with the creation of NAICS to distinguish “clean,” high-tech manufacturing from other types of more traditional, “heavy” manufacturing. Possibly for this reason, the 1997 data do not show manufacturing to be a significant component of Ipswich’s economy; an assessment of the Town’s manufacturing sector does not appear in the Massachusetts 1997 Economic Census of Manufacturing. However, both Ipswich’s Services and Retail Trade sectors do appear in the 1997 Economic Census.

² The industry breakdowns in this U.S. Census information are not directly comparable to the employment information presented in **Table 7-3**, which is provided by the Massachusetts Division of Employment and Training. Nevertheless, the information is useful in identifying sub-industry information on wages, employment, and number of establishments.

**Table B-2
Retail Establishments**

Retail Type	Number of Establishments	Sales (\$1,000)	Annual Payroll (\$1,000)	Number of Paid Employees	Average Wage
Motor vehicle and parts dealers	6	\$39,277	\$3,666	96	\$38,186
Furniture and home furnishings	5	\$2,427	\$348	10	\$34,800
Building material and garden equipment and supplies	8	\$16,466	\$4,096	102	\$40,157
Food and beverage stores	6	WH	WH	b	NA
Health and personal care stores	3	WH	WH	b	NA
Gasoline stations	8	\$7,644	\$422	48	\$8,792
Clothing and clothing accessories	2	WH	WH	a	NA
Sporting goods, hobby, books, and music	2	WH	WH	a	NA
General merchandise	3	\$1,506	\$193	35	\$5,514
Miscellaneous retailers	6	WH	WH	a	NA
Nonstore retailers	6	WH	WH	b	NA
Retail Total	55	\$94,656	\$11,866	468	\$25,355

Source: U.S. Census Bureau. Economic Census, 1997.

WH – Data withheld to avoid disclosing data of individual companies; data are included in higher-level totals.

NA - Figures not available due to information withheld.

a - 0 to 19 employees.

b - 20 to 99 employees.

c - 100 to 249 employees.

e - 250 to 499 employees.

**Table B-3
Selected Service Industry Establishments**

Industry Type	Number of Establishments	Receipts (\$1,000)	Annual Payroll (\$1,000)	Total Paid Employees	Average Wage
Administrative & Support Services	14	WH	WH	e	NA
Arts, Entertainment, and Recreation	7	\$8,073	\$2,375	120	\$19,792
Healthcare and Social Assistance	23	\$7,686	\$3,464	141	\$24,567
<i>Ambulatory Health Care Services*</i>	18	\$7,000	\$3,071	111	\$27,667
Educational Services	2	WH	WH	a	NA
Real Estate and Rental and Leasing	15	\$4,508	\$576	46	\$12,522
<i>Real Estate*</i>	10	\$3,741	\$424	18	\$23,556
<i>Rental and Leasing Services*</i>	5	\$767	\$152	28	\$5,429
Accommodation and Foodservices	38	WH	WH	e	NA
<i>Accommodation*</i>	2	WH	WH	a	NA
<i>Foodservice*</i>	36	\$12,799	\$3,554	321	\$11,072
Other Services	26	\$6,015	\$1,301	73	\$17,822
<i>Repair and Maintenance*</i>	4	\$920	\$181	7	\$25,857

Source: U.S. Census Bureau. Economic Census, 1997.

* Italicized lines are subsets of the preceding items.

WH – Data withheld to avoid disclosing data of individual companies; data are included in higher-level totals.

NA - Figures not available due to information withheld.

a - 0 to 19 employees.

b - 20 to 99 employees.

c - 100 to 249 employees.

e - 250 to 499 employees.

**Table B-4
Professional, Scientific, and Technical Service Establishments**

Industry Type	Number of Establishments	Receipts (\$1,000)	Annual Payroll (\$1,000)	Total Paid Employees	Average Wage
Professional, Scientific, and Technical Services	31	\$7,232	\$3,132	101	\$31,010
<i>Accounting, tax return prep., bookkeeping*</i>	7	\$1,646	\$987	51	\$19,352
<i>Architectural, Engineering & Related Services*</i>	6	\$2,506	\$804	18	\$44,667

Source: U.S. Census Bureau. Economic Census, 1997.

* Italicized lines are subsets of the preceding items.

Appendix C

State and Federal Resources to Provide Low and Moderate Income Housing

Table C-1
2001 Income Limits for Federal and State-Aided Programs
Total Gross Family Income (for Boston PMSA)^a

Family Members	Federal Section 8	State (Except MRVP ²)	State MRVP ^b
1	\$24,500	\$35,150	\$17,180
2	\$28,000	\$40,150	\$23,220
3	\$31,500	\$45,200	\$29,260
4	\$35,000	\$50,200	\$35,300
5	\$37,800	\$54,200	\$41,340
6	\$40,600	\$58,250	\$47,380
7	\$43,400	\$62,250	\$53,420
8	\$46,200	\$66,250	\$59,460

Source: Ipswich Housing Authority

^a Primary Metropolitan Statistical Area

^b Massachusetts Rental Voucher Program

A. HOUSING - GENERAL

Home

The HOME initiative is designed to produce affordable housing units for rent or purchase by low or moderate-income households. Established by the Cranston Gonzalez National Affordable Housing Act of 1990, the program is administered by HUD with Massachusetts as a participating jurisdiction and DHCD overseeing implementation.

Projects to be funded include those which will increase rental housing, provide first time homeownership assistance, rehabilitation assistance for existing homeowners and tenant-based rental assistance. DHCD is encouraging applications for moderate or substantial rehabilitation and/or completion of rehabilitation of distressed or failed properties as well as applications that will benefit distressed neighborhoods.

Fifteen percent (15%) of the funds will be set aside for nonprofit organizations constituted as community housing development organizations (CHDOs). Over 50 nonprofit organizations in Massachusetts have already qualified as CHDOs.

PROGRAM: Federal grant program.

ELIGIBILITY: For-profit developers; nonprofit developers; nonprofit organizations constituted as CHDOs; municipalities. All applications require the approval of the chief elected official of the community to benefit from the funds.

CONTACT: Division of Private Housing Programs (617) 727-7824.

Housing Appeals Committee Chapter 40B

To promote the creation of affordable housing, the Housing Appeals Committee adjudicates disputes arising under the state's comprehensive permit law, Chapter 40B Sections 20-23. This law allows a local zoning board of appeals to issue a comprehensive permit overriding town zoning and other local regulations. A developer, nonprofit organization or government agency that proposes to build or substantially rehabilitate subsidized low- or moderate income housing can appeal to the Housing Appeals Committee if the board either denies the comprehensive permit or grants the permit subject to conditions which make the proposal uneconomic.

PROGRAM: State Program.

ELIGIBILITY: Any developer denied an unconditional comprehensive permit by a ZBA in a city or town with less than 10% of its housing units affordable to low or moderate-income persons.

CONTACT: Housing Appeals Committee (617) 727-6192.

Local Initiative Program

The Local Initiative Program (LIP) stimulates affordable housing production by allowing local governments to work in partnership with project sponsors.

Project applications include comprehensive permit projects and inclusionary zoning projects. Comprehensive permit projects must seek a comprehensive permit from the local zoning board of appeals after DHCD has reviewed and approved their applications and may build at a higher density than local zoning ordinarily allows. In addition such projects must reserve at least 25% of the units as low-income units. Inclusionary zoning projects must gain DHCD approval in addition to permits confirming that the proposal conforms to existing zoning. The project may include new or existing units and there is no minimum percentage of low-income units required for such applications.

PROGRAM: State program involving no direct dollars, but subsidizing technical assistance and project review costs.

ELIGIBILITY: For-profit developers, nonprofit developers and local government entities. All applications require the approval of the chief elected official in the community that will benefit from the funds.

CONTACT: Division of Private Housing Programs (617) 727-7824.

Manufactured Homes Commission

The Manufactured Homes Commission, created by the legislature, is responsible for studying and reporting on issues and problems relating to manufactured homes, manufactured home communities, and/or their tenants. The five member Commission meets monthly and files reports with the legislature including recommendations for proposed legislation.

PROGRAM: State-funded program.

ELIGIBILITY: Any resident of a manufactured home community or owner/operator of a mobile home community may bring issues before the Commission.

CONTACT: Division of Community Services (617) 727-7001, Ext. 405.

Homelessness Intercept Program

The Homelessness Intercept Program (HIP) provides a rich variety of support services for families and individuals designed to remove them from damaging motel/hotel placements and to help them retain stable housing. Implementation of HIP includes pursuing an aggressive housing placement program, family mediation, landlord dispute resolution, involvement of diverse community resources, job counseling and training in childcare and money management. The intention of the program is preventive; offering the kind of support that allows families to undertake a larger share of responsibility for their own lives and helping them retain stable housing.

The goals of the program are carried out by a statewide network of housing and service providers, under contract to DHCD and directed by DHCD staff. HIP is funded substantially by the Department of Welfare and partially by DHCD.

PROGRAM: State-funded and DHCD-designed program.

ELIGIBILITY: Any low-income family in jeopardy of losing stable housing or in a shelter where the DHCD HIP Provider is under contract to perform housing search.

CONTACT: Division of Neighborhood Services (617) 727-7004, Ext. 134.

Lead Abatement Program

This program provides grants and loans for lead abatement in privately owned housing. Local and regional agencies assist owners to document income eligibility, arrange for an inspection, secure loans from local banks and procure the services of qualified deleading contractors. All inspection and abatement work must meet the requirements of the state's Lead Law.

Both owner-occupied and rental units can be assisted, but all units assisted must remain affordable to low and moderate income occupants for five years after the work is completed. Statewide, more than 2,000 units will be abated under the program, expected to continue until summer, 1998. Funds are primarily available in Brockton, Chelsea, Lawrence, Fall River and New Bedford.

PROGRAM: HUD funded grant and loan program.

ELIGIBILITY: Private residential units. Owner occupied units can be aided if owner income is no more than 95% of median income for area; rental units can be aided if occupant income is no more than 80% of median for area.

CONTACT: Division of Community Services, Lead Paint Abatement Program. Program Manager, Andrew Nelson at (617) 727-7001, Ext. 480.

B. HOUSING -HOME OWNERSHIP

Soft Second-Loan Program

The Soft Second Program increases affordable homeownership opportunities for low- and moderate-income first-time homebuyers.

This DHCD/MHP program is a joint initiative of the public and private sectors and combines a conventional 30-year fixed rate first mortgage with a subsidized second mortgage. The down payment required is only 5% and the homeowner is allowed to borrow up to 20% (not to exceed \$25,000) of the purchase value, thus avoiding the additional expense of private mortgage insurance. The homeowner is required to pay interest only on the second mortgage for the first ten years. In addition, public funds are used to cover a substantial portion of the interest due on the first mortgage for the first five years. The public investment is secured by the junior mortgage repayable at the time of resale or refinancing.

PROGRAM: State loan program.

ELIGIBILITY: Municipalities are eligible to apply on behalf of buyers with household incomes below 80% of median income. Borrowers are expected to secure a conventional mortgage and to contribute no less than 28% and no more than 33% of their income for mortgages and all other housing expenses.

The maximum purchase price allowed by the program is \$110,000 for a condominium and \$130,000 for a single-family home.

CONTACT: Division of Private Housing Programs (617) 727-7824.

Homeownership Opportunity Program

The Homeownership Opportunity Program (HOP) encourages the development of mixed-income homeownership projects sponsored by community housing partnerships and developers.

HOP, jointly administered by DHCD and MHFA, allows either condominium or single-family development with at least 30% of the units reserved for purchase by families below 80% of median income. Those eligible buyers receive below-market mortgages through MHFA as well as interest subsidy assistance from DHCD. Since many of the units are made available for 15% to 50% less than appraised value, the state imposes a deed restriction on all resales to preserve the affordability of the units for new buyers.

PROGRAM: State loan program. **NOTE:** As of this date all funds have been committed for projects and no new applications are being accepted. However, some HOP project sponsors are still marketing units and some units have become available for resale. These units are available to qualified buyers.

ELIGIBILITY: Eligible buyers of HOP affordable units must have incomes below 80% of median income and down payments of 5%.

CONTACT: Division Of Private Housing Programs (617) 727-7824.

C. HOUSING - RENTAL CONSTRUCTION/REHAB/OPERATION

Massachusetts Community Development Block, Grant Housing Development Support Program

The Housing Development Support Program (HDSP) is designed to assist smaller project-specific affordable housing initiatives. Communities may utilize HDSP funds to carry out a variety of activities to support the development, improvement and retention of public or private housing which is primarily affordable to low and moderate-income persons. Typical project activities include: moderate and substantial rehabilitation and new construction (within HUD restrictions) of residential and mixed-use structures; home ownership initiatives; elderly transitional and special needs housing; reclamation of abandoned and/or foreclosed properties; preservation of “at risk” affordable housing; the conversion of under-utilized or obsolete structures to housing; and related acquisition, site preparation, infrastructure, and demolition.

Generally, the units in a HDSP project may be counted toward the municipality’s 10% goal for low and moderate-income housing; HDSP may also qualify as an eligible subsidy in conjunction with the Comprehensive Permit process.

Project grant amounts are generally limited to a maximum of \$400,000. Applications are reviewed for financial feasibility, affordability, readiness, developer capacity, site and design and cost-effectiveness. HDSP is now competitive with scheduled funding rounds; applications are no longer accepted on a rolling basis.

PROGRAM: Federally funded grant program through CDBG funds.

ELIGIBILITY: Cities and towns of less than 50,000 population which are not entitlement communities.

CONTACT: Division of Community Services (617) 727-7001.

Low Income Housing Tax Credits

The Low Income Housing Tax Credit Program (LIHTC) targets construction or acquisition and substantial rehabilitation of low-income family housing, as well as special needs housing and low-income housing preservation.

The program, created by the federal Tax Reform Act of 1986, awards federal tax credits to investors in low-income housing. At least 20% of the units must be reserved for and made affordable to persons with incomes 50% or less than the area median gross income or at least 40% of the units must be made affordable for persons with incomes 60% or less than the area median income. In addition, the project must be retained as low income housing for 30 years.

PROGRAM: Federal tax credit program.

ELIGIBILITY: For-profit and non-profit developers.

CONTACT: Division of Private Housing Programs (617.) 727-7924.

Rental Development Action Loan

The Rental Development Action Loan program (RDAL) supports rental housing and limited equity cooperatives for low and moderate-income families.

An RDAL loan is a 15-year subsidy which reduces ongoing operating costs such as debt service for small to medium size developments. Long term financing may be provided by MHFA or a private lender. It is used for new construction, preservation, or rehabilitation of partially occupied buildings and low-income affordability is required for 15 to 20 years. At least 50% of the units must contain two or more bedrooms and at least half of those must be reserved for low-income families.

PROGRAM: State loan program. NOTE: As of this date, all funds have been committed to projects and no further applications are being accepted.

ELIGIBILITY: Private, limited dividend, for-profit or nonprofit entities.

CONTACT: Division of Private Housing Programs (617) 727-7824.

Housing Innovations Fund

The Housing Innovations Fund (HIF) was created to finance innovative housing needs in the Commonwealth such as single room occupancy housing (SRO), limited equity cooperatives and special needs housing for the terminally ill, victims of immunological deficiencies and those recovering from substance abuse.

HIF provides long term investment in housing with a deferred payment capital loan and has been newly recapitalized under the 1994 Housing Bond bill. As long as the property remains affordable to low-income persons and meets other guaranteed conditions, the loan does not need to be repaid for 30 years. At least 50% of the residents of HIF projects must be low income.

PROGRAM: State loan program.

ELIGIBILITY: Nonprofit entities only.

CONTACT: Division of Private Housing Programs (617) 727-7824.

State Housing Assistance For Rental Production

The State Housing Assistance for Rental Production program (SHARP) is used to generate mixed income family housing production, 25% of which must be affordable.

The loan program combines long term financing through issuance of tax-exempt bonds by the Massachusetts Housing Finance Agency (MHFA) with a state subsidy to reduce financing costs to 5%. SHARP loans have a term of 15 years but the affordability requirement is preserved for a longer term. If the private owner does not want to maintain the development as affordable housing, the SHARP option allows the state to acquire the property for the lower of the determined price or market value or to arrange for its sale to another owner who will preserve the low income affordability.

PROGRAM: State loan program. NOTE: As of this date, all funds have been committed to projects and no new applications are being accepted.

ELIGIBILITY: For-profit and nonprofit developers.

CONTACT: Division of Private Housing Programs (617) 727-7824.

Family Low Income Housing

The intention of the Chapter 705 program is to provide housing for low-income families which allows integration into existing neighborhood settings.

The program, operated through LHAs, typically develops properties with a small number of units. The LHA may, in certain circumstances, acquire existing homes or condominium units instead of constructing new units.

PROGRAM: State grant program.

ELIGIBILITY: LHAs on behalf of tenants meeting tenant eligibility criteria.

CONTACT: Division of Public Housing and Rental Assistance. For “ development, Bureau of Housing Development and Construction (617) 727-7130, Ext. 695. For occupancy, LHA or Bureau of Asset Management (617) 727-7130, Ext. 665.

Elderly/Handicapped Low Income Housing Ch.667

The Chapter 667 program provides housing for qualified low-income elderly and qualified low income handicapped persons as defined in MGL C.121B.

The program affords LHAs the opportunity to construct or acquire and rehabilitate conventional housing. Chapter 667 was originally passed by the legislature in 1954.

PROGRAM: State grant program.

ELIGIBILITY: LHAs on behalf of tenants who are at least 60 years of age meeting the income criteria, and persons regardless of age meeting the criteria for “handicapped”.

CONTACT: Division of Public Housing and Rental Assistance. For development, Bureau of Housing Development and Construction (617) 727-7130, Ext. 695. For occupancy, LHA or Bureau of Asset Management (617) 727-7130, Ext. 665.

Public Housing Modernization

The goal of the housing modernization program is to protect the investment made in public housing by the state over the last forty years by providing funds for capital maintenance of these developments.

The 1993 bond authorization of \$130 million passed by the legislature was awarded by DHCD to local housing authorities (LHAs) with the most serious conditions affecting health and safety of residents. All of the funding was committed, to be spent in the next four years. No new funding will be available until there is another bond authorization.

PROGRAM: State grant program.

ELIGIBILITY: Local housing authorities.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Housing Development and Construction, (617) 727-7130, Ext. 695.

State Aided Federal Public Housing Modernization

The goal of the State Aided Federal Public Housing Modernization program (SAFPHM) is to rehabilitate and modernize federally funded public housing projects using both state and federal funds. SAFPHM seeks to achieve renovation and modernization in distressed federally assisted projects under the terms of the Comprehensive Housing Act of 1987.

PROGRAM: Federal matching grant demonstration program. No new funding available.

ELIGIBILITY: LHAs for federally funded public housing projects in need of renovation, repair, rehabilitation, or modernization of major systems.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Housing Development and Construction (617) 727-7130, Ext. 695.

Public Housing Operating Subsidy Chapters 200, 667, 689 705

The Housing Operating Subsidy Program provides annual funding commitments for the operation of DHCD funded public housing stock. In addition, for most of the units under the legislative chapters listed above, DHCD works with other appropriate state agencies to supply a wide variety of support services. These include some physical adaptations of the living units, congregate living support, and special elderly services.

PROGRAM: State operating subsidy/service subsidy.

ELIGIBILITY: LHAs on behalf of tenants in DHCD funded LHA housing are eligible for a wide variety of programs. Please see listings under Social Services.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Asset Management (617) 727-3240, Ext. 665.

Section 8 New Construction 167, 667, 689 705

The purpose of the Section 8 program is to provide affordable housing to low-income families and the elderly. Tenants pay 30% of their adjusted gross income for rent and the federal government subsidizes the difference between this amount and the total contract rent.

The program is a unique combination of state and federal initiatives which provide 35 to 40 year mortgages through HUD funding to amortize construction costs, pay the administrative costs of the program and subsidize tenant rents. The Commonwealth, as its contribution to the program, funds construction and permanent mortgage financing as well as administering the 18 developments and is repaid the development and rehab costs of these projects from the project income. The developments themselves are owned by LHAs.

Under this overall Section 8 program are individual housing initiatives. Please See: Special Needs Housing Production (Ch. 689 and 167), Elderly Low Income Housing Production (Ch. 667) and Family Housing Production (Ch. 705).

PROGRAM: Combined federal and state funding. As of this date, all funds are committed and no new production will be undertaken.

ELIGIBILITY: See tenant eligibility criteria listed under the individual housing programs.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Asset Management (617) 727-3240, Ext. 665.

Section 8 Substantial Rehabilitation - Chapters 200, 667, 689, 705

Section 8 Substantial Rehabilitation Program, provides reconstruction funds for substandard or aging subsidized housing units within individual housing programs such as:

- Chapter 200 veterans family housing
- Chapter 667 elderly housing
- Chapter 689 special needs housing
- Chapter 705 family housing

Under this program as with Section 8 New Construction, tenants pay 30% of their adjusted gross income for rent while the federal government subsidizes the difference between that amount and the total contract rent.

The program involves both public and quasi-public entities with HUD usually committing 35 to 40 years of rent subsidies and amortization of rehab costs and the Commonwealth contributing rehabilitation funds and permanent mortgage financing. The Commonwealth is repaid the development and rehab costs from the project income. MHFA funded the rehab of the largest single project.

PROGRAM: Joint federal and state program with some financial involvement by MHFA. As of this date all funds are committed and no further programs will be undertaken

ELIGIBILITY: See tenant eligibility criteria listed under the individual housing programs

CONTACT: Division of Public Housing and Rental Assistance. For development, Bureau of Housing Development and Construction (617) 7277-7130, Ext. 695. For occupancy, LHA or Bureau of Asset Management (617) 727-7130, Ext. 665.

Housing Stabilization Fund

The Housing Stabilization Fund (HSF) supports three DHCD goals: comprehensive neighborhood redevelopment efforts, the preservation and rehabilitation of affordable housing and creation of affordable homeownership opportunities. Special emphasis is placed on re-use of foreclosed and distressed properties and new construction is prohibited.

The program consists of three major initiatives:

- The Neighborhood Restoration Initiative (NRI) supports affordable rental housing and homeownership units and in some cases, demolition
- The Rehabilitation . Initiative (RI) rehabilitates properties for re-use as affordable rental or ownership housing
- The Soft Second Loan Program (Soft Second) helps low or moderate-income people qualify for mortgages

PROGRAM: State funded competitive loan program

ELIGIBILITY: NRI - Municipalities alone or in partnership with for-profit or non-profit developers; communities must first prepare and submit to DHCD a comprehensive neighborhood revitalization plan for the targeted neighborhood that must be approved by DHCD before application for NRI funds can be submitted

RI - Municipalities, for-profit or nonprofit developers, local housing authorities in partnership with municipalities to rehabilitate distressed, foreclosed or abandoned properties for reuse as affordable rental or ownership housing. RI funds may be single source financing or in combination with other public funds

Soft Second - Municipalities 4 partnership with lending institutions

CONTACT: Division Of Private Housing Program, (617) 727-7824.

D. HOUSING --RENTAL ASSISTANCE

Section 8 Voucher

This tenant-based rental assistance program, provides a subsidy to very low-income individuals and families that allows them to select a rental unit that meets HUD and DHCD requirements anywhere in the country that a housing agency administers the program.

The subsidy, which is adjusted for family size and location, is equal to the difference between the payment standard and 30% of the adjusted family income. There is no limit on the rent the tenant can pay provided it is reasonable in comparison to comparable rents in the same community.

DHCD administers its Section 8 Voucher Program/Existing Certificate Program through nine regional and one local administering agencies located throughout the Commonwealth.

PROGRAM: Federally funded program.

ELIGIBILITY: Households whose income is less than 50% of the median in the area in which they live. Priority is given to the homeless, those at risk of becoming homeless, those in sub-standard housing, those facing displacement through no fault of their own and those paying more than 50% of their income for rent.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Federal Rental Assistance (617) 727-7130 Ext. 655.

Section 8 Existing Certificate

The Section 8 existing Certificate Program provides a tenant-based rental subsidy in the form of a certificate to low income individuals and families which allows them to select any rental unit which meets HUD and DHCD requirements anywhere in the country. HUD determines a Fair Market rent limit by geographic area and tenants may not pay more or less than 30% of adjusted income toward their total housing cost (rent plus tenant paid utilities).

DHCD administers its Section 8 Voucher Program/Existing Certificate Program through nine regional and one local administering agencies located throughout the Commonwealth.

PROGRAM: Federally funded program.

ELIGIBILITY: Identical to eligibility for Section 8 Vouchers, see above.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Federal Rental Assistance (617) 727-7130, Ext. 655

Section 8 Project-Based Certificates

Section 8 Project-Based Certificates (PBC) is subsidy that is committed to specific projects for a minimum period of five years. Most PBC projects have other tenant eligibility requirements, in addition to the basics, that are related to human service needs.

Tenants pay 30% of their adjusted monthly income toward the rent and utilities.

PROGRAM: Federally funded program.

ELIGIBILITY: Generally DHCD will only develop PBC where special conditions or populations indicate that this is the best way to serve the community. Due to the intensive workload associated with developing PBC there is a moratorium on new initiatives. Very low-income applicants on DHCD administrators' waiting lists that meet the program requirements are eligible for available units.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Federal Rental Assistance (617) 727-7130 Ext. 655.

Section 8 Moderate Rehab Single Room Occupancy

The Stewart B. McKinney Section 8 Moderate Rehabilitation Single Room Occupancy (SRO) Program is a project-based rental assistance program. The project sponsor arranges for the provision of services to tenants and the housing is administered by the regional housing agency. The tenant pays no more than 30% of adjusted family income toward the total housing cost.

PROGRAM: Federal program funded on a competitive basis.

ELIGIBILITY: Property owners whose rental units require a minimum of \$3,000 rehabilitation; households whose income is less than 50% of the median income in the area where they live.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Federal Rental Assistance (617) 727-7130 Ext. 655

McKinney Shelter + Care

The McKinney Shelter + Care Program provides rental assistance and services to homeless individuals and families with disabilities, primarily those with severe mental illness, chronic substance abuse problems and/or AIDS. Rental assistance can be in a single room occupancy setting, sponsor-based, project or tenant-based. In all four forms, the tenant is selected by a human service provider who assures that clients are linked with appropriate services. Tenants pay no more than 30% of adjusted income toward the total housing cost and necessary services are provided through a network of public and private entities.

PROGRAM: Federal program funded on a competitive basis.

ELIGIBILITY: Homeless disabled individuals and families whose income falls below 50% of the area's median income, selected by a human service provider.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Federal Rental Assistance (617) 727-7130, Ext. 353.

Home Tenant-Based Rental Assistance

The HOME Tenant Based Rental Assistance Program (HOME TBRA) provides temporary subsidies (a maximum of two years) in any unit of the tenant's choice which meets program requirements. Tenants pay no more than 30% of adjusted income toward the total housing cost and retain whatever eligibility they previously had for other Section 8 programs. DHCD contracts with some local housing authorities and regional administering agencies to manage the program.

There are three program components. HOME TBRA I targeted those who met one of the three federal preferences for selection, such as homeless people in shelters or motels. This component ended February 1997. HOME TBRA II targets homeless families in Boston and Cambridge who reside in Department of Transitional Assistance funded shelter site transitional apartments. This program is ending April 1998. HOME TBRA III targets households where one or more members has AIDS or HIV disease; no further applications are being accepted.

PROGRAM: Federally funded program

ELIGIBILITY: Households with incomes less than 60% of the median in the area in which they live; one-third of program is targeted for persons with AIDS or who are HIV positive.

CONTACT: Division of Public Housing and -Rental Assistance, Bureau of Federal Rental Assistance (617) 727-7130 Ext. 655.

Family Self Sufficiency Section 8 Program

The Family Self Sufficiency Program is designed to coordinate Section 8 rental assistance, through vouchers and certificates, with public and private resources to enable families to achieve economic independence and self-sufficiency. The effort will provide job training, educational and other services to clients over a five-year period to alleviate the clients' need for public assistance.

Authorized by the 1990 National Affordable Housing Act, the program establishes a 5-year contract between willing clients and DHCD, with the commitment of the client to undertake an array of activities

designed to foster economic independence. This program is now a permanent on-going federal requirement for all future federal housing dollars.

PROGRAM: Federal program.

ELIGIBILITY: Only current DHCD Section 8 participants who hold an active certificate or voucher are eligible to participate in the Family Self Sufficiency Program.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of Federal Rental Assistance (617) 727-7130, Ext. 655.

Massachusetts, Rental Voucher Program,

(Formerly known as the 707 Program)

The Massachusetts Rental Voucher Program (MRVP) increases the flexibility with which DHCD can service low- income families' and individuals' housing needs by offering rental subsidies which are either tenant or project based. In both cases, die program is administered by local or regional housing authorities.

The MRVP voucher can be used for two purposes:

Mobile tenant-based vouchers are valid for any housing unit that meets DHCD's housing quality standards. They are assigned to the tenant rather than to a particular location.

Project based vouchers are assigned to a particular housing development. Owners of these developments agree to rent each unit to an eligible low-income tenant and the voucher doesn't move from the designated location even if the tenant chooses to move.

PROGRAM: State-funded program; the mobile portion of the program has been closed to new participants.

ELIGIBILITY: Mobility vouchers have been frozen and cannot be reissued to another applicant when a household leaves the program. However, Project Based units are filled upon vacancy, with individuals or households whose income does not exceed 200% of the federal poverty standards.

CONTACT: Local or regional housing authorities, or Division of Public Housing and Rental Assistance, Bureau of State Rental Assistance (617) 727-7130, Ext. 655.

Alternative Housing Vouchers

The new Alternative Housing Voucher Program (AHVP) is an additional housing resource available from DHCD. The program provides rental vouchers to disabled applicants who are not elderly and who have been determined eligible for Chapter 667 housing and have applied for the AHVP. Once fully leased, there will be approximately 800 AHVP vouchers throughout the Commonwealth administered by many of the same housing agencies that currently administer the Massachusetts Rental Voucher Program (MRVP).

The legislation establishing AHVP was passed by the Massachusetts Legislature in October 1995. This additional resource will improve housing opportunities for disabled persons who are not elderly.

PROGRAM: State funded program.

ELIGIBILITY: Eligibility for the program is identical to the eligibility criteria for Chapter 667 housing.

CONTACT: Division of Public Housing and Rental Assistance, Bureau of State Rental Assistance (617) 727-7130, Ext. 655.

E. SPECIAL NEEDS HOUSING

Special Needs Housing Chapters 689, 167

The Chapter 689 and Chapter 167 programs are designed to provide for the specialized housing needs of LHA tenants who have mental illness or mental or physical disabilities. The intention is to help individuals maintain maximum personal independence by providing on-site services.

Such housing is developed by the Local Housing Authority (LHA) in conjunction with those state agencies under the Executive Office of Health and Human Services that provide specialized services to the target population. The original program was enacted in 1974, while certain capital grant funding for housing for the chronically mentally ill was passed in 1987.

PROGRAM: State grant program to deliver housing with EOHS providing, support services for the program participants.

ELIGIBILITY: Any LHA on behalf of EOHHS program participants with mental or developmental illness, developmental disabilities, or substance abuse problems, as well as abused adolescents, pregnant and parenting teens and persons with mobility and/or sensory impairments.

CONTACT: For information on development, call the Division of Housing and Community Development, Bureau of Housing Development and Construction (617) 727-7130, Ext 695. For information on occupancy, call LHA or Division of Public Housing and Rental Assistance, Bureau of Asset Management (617) 727-7130, Ext 665.

Appendix D

Recommendations from the Green Ring Report and Open Space & Recreation Plan

This Appendix includes the following components, which, taken together, summarize Ipswich's goals and action agenda with regard to open space protection:

- Five-Year Action Plan from the 2000 Open Space and Recreation Plan
- Discussion of Critical Open Space from the Green Ring Report (2000)
- Implementation Recommendations Matrix from the Green Ring Report (2000)

Five-Year Action Plan (From the 2000 Open Space and Recreation Plan)

The town's concrete actions for the next five years, with responsibilities assigned to specific town entities, are laid out in this section. It is a given in this action plan that many items will require funding, and in many cases this funding has not yet been obtained. It should be understood that such actions should include attempts to obtain the necessary funding through whatever sources are most appropriate. (See objective 4-3 on funding mechanisms for open space acquisition generally.) It should also be stated that many of the actions in this plan are very similar to those recommended in the Metropolitan Area Planning Council's "MetroGreen," the land resources element of MAPC's regional development plan, "MetroPlan 2000." The relationship of this open space plan to both MetroGreen and the North Shore Task Force, of which Ipswich is also a member, is addressed in objective 7-3.

GOAL 1: PRESERVE THE HISTORIC AND SCENIC CHARACTER OF THE TOWN

Objective 1-1. Retain and promote agricultural lands and uses in Ipswich.

Action 1-1a. Work with farmers, the state, and non-profits to (1) identify succession issues that jeopardize continued farming and (2) maintain farms in active agriculture.

Responsibility: Dept. of Planning & Development

Target: ongoing

Action 1-1b. Work with landowners to encourage and promote agricultural preservation restrictions under Chapter 61A.

Responsibility: Conservation Commission, Dept. of Planning & Development, Open Space Committee

Target: ongoing

Action 1-1c. Develop a mechanism to act on the town's right of first refusal to protect or acquire land taken out of Chapter 61A status within the limited window of time. (See also action 4-1a)

Responsibility: Board of Selectmen, Dept. of Planning & Development, Open Space Committee

Target: 2000

Action 1-1d. Ensure a mechanism to document the collection of back taxes on land taken out of Chapter 61A status for the benefit of the Open Space, Recreation, and Water Supply Protection Fund.

Responsibility: Finance Department

Target: 2000

Objective 1-2. Retain and protect scenic features and archaeological sites in Ipswich.

Action 1-2a. Document existing historic stone walls, ancient ways, and trees along designated Scenic Roads and develop a map and file database for them. Develop and implement an enhanced program for the protection of these resources.

Responsibility: Dept. of Public Works, Historical Commission

Target: 2003

Action 1-2b. Work with the current and any successor owners of the great estates properties (LaSalette, Don Bosco) to preserve the integrity of the scenic corridors along the roads that border these estates.

Responsibility: Planning Board, Dept. of Planning & Development

Target: ongoing

Action 1-2c. Encourage deed restrictions to prevent altering vistas important to the character of Ipswich.

Responsibility: Planning Board

Target: ongoing

Action 1-2d. Establish an accountability process to protect the town's archaeological sites.

Responsibility: Historical Commission, Dept. of Planning & Development

Target: 2002

Action 1-2e. Identify protection measures for historical as well as natural features when properties containing them are considered for protection or development.

Responsibility: Historical Commission, Open Space Committee

Target: 2001

Action 1-2f. Develop an overlay corridor district to protect natural features and vistas along scenic corridors.

Responsibility: Planning Board, Dept. of Planning & Development

Target: 2002

GOAL 2: PROTECT AND ENHANCE WATER RESOURCES

Objective 2-1. Protect ground water supplies from pollution.

Action 2-1a. Continue, as a priority, to acquire or otherwise protect lands close to town wells and environmentally sensitive properties within water supply districts.

Responsibility: Water Commissioners (Board of Selectmen)

Target: ongoing

Action 2-1b. In developments in water supply districts, require use of the open space preservation zoning bylaw in order to minimize impervious surfaces, turf area, and pesticide and herbicide application, and further require the highest feasible quality of treated wastewater discharge.

Responsibility: Planning Board, Dept. of Planning & Development

Target: ongoing

Action 2-1c. Complete the sewerage of Mitchell Road for the protection of Brown's Well.

Responsibility: Sewer Commissioners (Board of Selectmen)

Target: 2000

Action 2-1d. Actively discourage and penalize illegal dumping in Ipswich. Organize citizen volunteers to monitor and report dumping, and publicize such efforts.

Responsibility: Police Dept., Dept. of Public Works

Target: ongoing

Action 2-1e. Reorganize the town's program for disposal of household hazardous wastes to centralize it under a single town official; to discontinue the need for pre-registration; and to make it a regional program in conjunction with neighboring towns so that citizens are not totally dependent on infrequent collections in a single town. Consider also integrating it with the town's recycling program. (See action 6-2d on public education and action 7-3c on regional cooperation.)

Responsibility: Health Agent or other official named by Town Manager, Solid Waste Advisory Committee

Target: 2003

Objective 2-2. Protect the potable surface water supply from degradation.

Action 2-2a. Ensure that water supply issues are defined and thoroughly considered during the town's current growth management planning process.

Responsibility: ad hoc Growth Management Steering Committee

Target: 2000

Action 2-2b. Continue and enhance the water conservation program in Ipswich to include continuing public education on the need to conserve water.

Responsibility: Utilities Dept.
Target: ongoing

Action 2-2c. Complete the funded project to replace and improve the Town Wharf pumps and the force main between that pumping station and the sewage treatment plant.

Responsibility: Utilities Dept.
Target: 2000

Action 2-2d. Work with large development projects to prevent degradation of surface water, to ensure maximum water re-use, to encourage the grouping of onsite septic systems, and other water conservation practices.

Responsibility: Planning Board, Utilities Dept.
Target: ongoing

Objective 2-3. Permanently protect salt marshes and inland wetlands, particularly vernal pools, from the effects of development.

Action 2-3a. Amend the town's wetlands bylaw to establish firm buffer zones around vernal pools.

Responsibility: Cons Com
Target: 2000

Action 2-3b. Continue the effort to obtain state certification of all vernal pools in Ipswich. (See also action 6-1e)

Responsibility: Cons Com
Target: ongoing

Action 2-3c. Using the new Mass. Wetlands Conservancy Program aerial orthophoto maps, develop a master wetlands map for Ipswich.

Responsibility: Cons Com, Conservation Agent
Target: 2001

Action 2-3d. Protect land buffering wetlands as it becomes available, through acquisition, conservation restriction, or other means, via the town's Open Space, Recreation, and Water Supply Protection Fund and/or with the assistance of land trusts.

Responsibility: Board of Selectmen, Cons Com
Target: ongoing

Action 2-3e. Foster continued experimentation with open marsh water management as a means of both restoring salt marshes to their original state and controlling mosquitoes.

Responsibility: Cons Com, Mosquito Control Advisory Committee
Target: ongoing

Objective 2-4. Protect riverways.

Action 2-4a. Work with the Ipswich and Parker River Watershed Associations on water withdrawals, pollution remediation, and loss of wetlands, thereby increasing protection of flow, land, and wildlife habitat along these rivers and their tributaries.

Responsibility: Cons Com

Target: ongoing

Action 2-4b. Work with the Town of Hamilton, the Division of Marine Fisheries and/or other EOEAs, and the owners of the Willowdale Dam and fish ladder on more aggressive reintroduction of the three historically present species of river herring, so that anadromous fish restoration can be completed in the Ipswich River.

Responsibility: Cons Com

Target: 2003

GOAL 3: PROTECT AND MANAGE OTHER CRITICAL NATURAL RESOURCES

Objective 3-1. Protect habitats documented for the presence of rare and endangered species.

Action 3-1a. Assure shared knowledge among relevant town officials, boards, and committees on currently available maps documenting state-listed rare and endangered species in Ipswich.

Responsibility: Conservation Agent

Target: ongoing

Action 3-1b. Condition or deny proposed projects accordingly whenever they would affect state-listed rare and endangered species.

Responsibility: Cons Com, Planning Board, Zoning Board of Appeals

Target: ongoing

Objective 3-2. Protect contiguous forests from fragmentation, for the benefit of trails and wildlife.

Action 3-2a. Revise the open space preservation zoning bylaw to require use of cluster development where forest fragmentation or interruption of wildlife corridors or well-established trail systems would otherwise result.

Responsibility: Planning Board, Dept. of Planning & Development

Target: 2002

GOAL 4: PRESERVE SIGNIFICANT LAND FOR OPEN SPACE AND RECREATION

Objective 4-1. Develop an integrated, definitive open space acquisition and disposition policy for the town.

Action 4-1a. Review 1998 town policies on acquisition and disposition of land to add value-based criteria for assessing open space. Based on the FY 2000 Growth Management Study, develop a comprehensive town policy that integrates a method of setting value-based priorities on land needing protection with the mechanics of acquiring and disposing of land.

Responsibility: Board of Selectmen, Town Manager, Dept. of Planning & Development, Open Space Committee, Cons Com

Target: 2001

Action 4-1b. Ensure that the comprehensive policy provides a clear means of involving all relevant boards and committees in decision-making, and ensure that all town entities, employees, and volunteer committees alike are briefed on the policy and how it will be implemented.

Responsibility: Town Manager, with input from all concerned boards

Target: 2001

Objective 4-2. Protect privately owned parcels significant to open space and recreation.

Action 4-2a. Revise and maintain the open space inventory (Appendix E), including current status of all parcels, at least annually. Include in this effort the digitizing of parcel maps via the town's GIS and using this system to track specific parcels, as well as to create a GIS linkage between the open space map and the Town Assessor's database.

Responsibility: Open Space Committee

Target: annually

Action 4-2b. Using criteria developed in the FY 2000 Growth Management Study and incorporated in a new town acquisition/disposition policy (see action 4-1a), set priorities on parcels of land thus identified as important for protection, if not already done in the report from that study.

Responsibility: Open Space Committee

Target: 2001

Action 4-2c. Upon completion of action 4-2b, acquire or facilitate alternative protection of the highest priority parcels if and when they come on the market or are otherwise made available for protection. Meanwhile, pursue efforts to complete the protection of Nichols Field and to protect currently threatened and parcels known to be critical, such as the Willowdale State Forest inholding, the Wendell property, and the Scott property.

Responsibility: Board of Selectmen

Target: ongoing

Action 4-2d. Complete documentation and recording of all outstanding conservation restrictions, and improve the town's records of these transactions so the status of any of them can be checked and acted on without delay. (See also action 4-4d.)

Responsibility: Cons Com

Target: 2000

Objective 4-3. Complete remaining steps to establish effective funding mechanisms for open space acquisition.

Action 4-3a. Work with local legislative delegation to pass local-option legislation allowing dedication of the revenue stream from the town's new room occupancy excise tax to the Open Space, Recreation, and Water Supply Protection Fund.

Responsibility: Town Manager, Board of Selectmen, Open Space Com.

Target: 2000

Action 4-3b. Upon completion of action 4-3a, oversee dedication of revenue from the room occupancy excise tax to the Open Space, Recreation, and Water Supply Protection Fund and use it to protect priority open space as opportunities arise.

Responsibility: Town Manager/Finance Director

Target: ongoing

Action 4-3c. Develop other articles or special legislative acts as necessary to create a functional fund for open space acquisition.

Responsibility: Town Manager, Open Space Committee

Target: as needed

Action 4-3d. Pass a bond authorization for use in conjunction with whatever fund is established. Use the same mechanism as in action 4-3b to manage the funds so generated.

Responsibility: Board of Selectmen

Target: as needed

Action 4-3e. Take advantage of funding from Community Self-Help, ISTEPA, EPA, and comparable sources to further acquire or protect priority open space or to enhance recreational opportunities or water supply protection.

Responsibility: Dept. of Planning & Development, Utilities Dept., Open Space Committee

Target: ongoing

Action 4-3f. Study the formation of an Ipswich Land Trust as a supplemental means of buying or holding available priority properties for protection, and establish it if feasible. Consideration should be given to whether and how a land trust would be funded, and its relationship to existing land trusts.

Responsibility: Open Space Committee

Target: 2002

Objective 4-4. Protect and manage town-owned or -controlled open space.

Action 4-4a. Identify town-owned parcels most in need of active management, including trails development, signage, prevention of abuse, etc.

Responsibility: Official or team designated by Town Manager, Cons Com, Bay Circuit Committee

Target: 2000

Action 4-4b. Obtain appropriate technical assistance, as needed, to plan the management of identified parcels.

Responsibility: Above official or team

Target: 2001

Action 4-4c. Recruit and organize a network of volunteers to help manage priority properties so identified. (See also action 6-2b.)

Responsibility: Above official or team

Target: 2002

Action 4-4d. Inventory existing conservation restrictions in town, and follow up to ensure public access to all those where it is a condition of the CR. (See also action 4-2d.)

Responsibility: Dept. of Planning & Development/Conservation Agent

Target: 2001

GOAL 5: ENHANCE RECREATIONAL OPPORTUNITIES APPROPRIATE AND ACCESSIBLE TO ALL AGE GROUPS

Objective 5-1. Improve and increase recreational facilities, public and private, to meet current and future needs.

Action 5-1a. Continue improvements to and mapping of local trail systems as part of the regional Bay Circuit network.

Responsibility: Ipswich Bay Circuit Committee

Target: ongoing

Action 5-1b. Complete improvements to town-owned parks and other recreation sites that remain unfinished from the 1987 recreational Capital Improvement Plan, or which have become important since that time.

Responsibility: Dept. of Parks & Cemeteries, Recreation Director

Target: ongoing

Action 5-1c. Complete the Ipswich Riverwalk, including the planned and funded pedestrian bridge over the Ipswich River.

Responsibility: Dept. of Planning & Development, Ipswich Partnership

Target: 2001

Action 5-1d. Implement plans to establish the “pocket park” on County Street known as Sydney’s Reservation for the further enjoyment of the Ipswich River.

Responsibility: Town Manager or designee

Target: 2002

Action 5-1e. Complete the planned Argilla (Road) Trail and consider others (e.g., Great Neck) based on its success and cost. Elsewhere, institute a modest “Share the Road” signage program along roads commonly used by bicyclists.

Responsibility: Dept. of Public Works, Argilla Road Committee

Target: 2003

Action 5-1f. Work with the current and any successor owners for continuance of public recreational uses on Great Estate properties.

Responsibility: Planning Board, Dept. of Planning & Development, Open Space Committee

Target: ongoing

Action 5-1g. Encourage developers to incorporate and maintain recreational facilities when planning large subdivisions (e.g., over 15 house lots).

Responsibility: Planning Board, Dept. of Planning & Development

Target: ongoing

Objective 5-2. Improve access to recreational facilities in accordance with the Americans with Disabilities Act.

Action 5-2a. Complete and maintain handicapped accessibility to all appropriate town-owned recreational facilities and related town offices as needed and as indicated in the facility inventory in Appendix F.

Responsibility: ADA Coordinator (Health Agent), Recreation Director, Dept. of Public Works

Target: ongoing

Objective 5-3. Control recreational uses to protect the integrity of land and water resources.

Action 5-3a. Provide adequate pump-out facilities for the hundreds of boats using town waters

Responsibility: Board of Selectmen, Harbormaster

Target: 2000

Action 5-3b. Enforce boating speed limits and work with boating organizations to educate boaters on the erosion caused by wakes on the banks of watercourses in the salt marshes.

Responsibility: Harbormaster, Waterways Advisory Committee

Target: ongoing

Action 5-3c. Study the effects of jet skis on other recreational users and, if warranted, use pertinent local, state, or federal regulations to limit or restrict their use in applicable town waters.

Responsibility: Board of Selectmen, Waterways Advisory Committee, Harbormaster

Target: 2001

GOAL 6: ENHANCE EDUCATIONAL PROGRAMS TO TEACH OPEN SPACE VALUES

Objective 6-1. Work with the Ipswich public school system to integrate open space and conservation values in relevant curricula at all grade levels.

Action 6-1a. Work with science and social studies coordinators and the administration to connect the Ipswich public school system to community resources that (1) enrich conservation-related standards in science curricula, and (2) provide knowledge of resources that can educate students on how their town makes critical decisions.

Responsibility: Open Space Committee

Target: ongoing

Action 6-1b. Identify Ipswich sites that can be accessed by school groups to enhance appreciation of open space and promote attitudes of stewardship, and work with the school system to maximize use of these sites.

Responsibility: Open Space Committee

Target: ongoing

Action 6-1c. Work with science and social studies coordinators to refine a recently developed model for use of the Open Space Plan in school curricula, starting with one of the elementary schools, to be shared with teachers and open space committees across the state.

Responsibility: Open Space Committee

Target: 2001

Action 6-1d. Based on this model, work with teachers at all grade levels to incorporate open space and conservation into appropriate courses in a way that builds on previous years' learning and results in environmentally aware high-school graduates. Include computer links to pertinent environmental resources and organizations.

Responsibility: Open Space Committee

Target: ongoing

Action 6-1e. Involve students in direct accomplishment of actions in this plan (e.g., documentation of vernal pools for state certification, trails maintenance, or such projects as drafting a mock land-use plan for Ipswich), with concern for the protection of fragile resources such as vernal pools. (See also action 2-3b.)

Responsibility: School Principals in conjunction with Cons Com, Bay Circuit Committee
Target: ongoing

Action 6-1f. Continue environmental curriculum work with Notre Dame pre-school. Offer to other nursery schools in town.

Responsibility: Open Space Committee
Target: ongoing

Objective 6-2. Maintain regular communication links with citizens to promote the open space objectives of the town.

Action 6-2a. Continue newspaper columns educating citizens on important open space, recreation, and water conservation issues.

Responsibility: Open Space Committee, Utilities Dept.
Target: ongoing

Action 6-2b. Publicize volunteer opportunities to help manage town-owned land. (See action 4-4c.)

Responsibility: Official designated by Town Manager in Objective 4-4
Target: ongoing

Action 6-2c. Educate the public about the network of local and regional trails, and publicize the availability of trail maps.

Responsibility: Bay Circuit Committee
Target: ongoing

Action 6-2d. Educate the public on critical programs like hazardous waste pickups. (See actions 2-1e and 7-3c.)

Responsibility: Health Agent or other official named by Town Manager, Solid Waste Advisory Committee
Target: ongoing

GOAL 7: PROMOTE A COOPERATIVE AND REGIONAL APPROACH TO OPEN SPACE AND RESOURCE PROTECTION

Objective 7-1. Assure collective and cooperative commitment by town departments, boards, and staff to accomplish the objectives of this Plan.

Action 7-1a. Conduct a series of briefings and progress reports on the Open Space Plan for all relevant town staff, boards, and committees. Include reference to the FY 2000 Growth Management Study and any growth-related plan that is initiated (See objective 7-2).

Responsibility: Open Space Committee, Dept. of Planning & Development

Target: 2000

Action 7-1b. Formally assign the Open Space Committee to the Planning and Development Directorate for the purpose of assuring thorough and timely communication between and among the Town Planner, the Planning Board, and the Committee.

Responsibility: Town Manager

Target: 2000

Action 7-1c. Continue the practice of designating Open Space Committee members as liaisons to the other boards, committees, and officials with action responsibilities under this plan as a means to facilitate their accomplishment. Have them report activities and results to the full Committee on a regular basis.

Responsibility: Open Space Committee

Target: ongoing

Objective 7-2. Coordinate new growth management and/or town master plans with this Open Space Plan and with the town's capital planning process.

Action 7-2a. Upon completion of the FY 2000 Growth Management Study, carry out the general recommendations of the resulting report, whether they take the form of a new Master Plan or some other mechanism for managing future growth in Ipswich. Ensure that any resulting plan(s) is/are in consonance with the town's capital planning process, this Open Space Plan, and other existing reports related to the town's future.

Responsibility: ad hoc Growth Management Steering Committee, Town Government

Target: ongoing

Action 7-2b. Through the Growth Management Steering Committee, initiate and support growth management measures that protect open space in consonance with the objectives of this plan.

Responsibility: Planning Board, Town Manager, Dept. of Planning & Development, Open Space Committee

Target: ongoing

Objective 7-3. Coordinate Ipswich open space and recreational planning with actions and programs on a regional basis.

Action 7-3a. Where they do not already exist (such as the North Shore Networks for Conservation Commissioners and Health Agents/Boards), identify and establish ongoing relationships with parallel officials, boards, and committees in nearby towns that have open space responsibilities, as well as with the Metropolitan Area Planning Council, the North Shore Task Force (one of 8 MAPC subregions), the state's Ipswich River Basin Coordinator, and non-profit organizations such as land trusts and the two local watershed associations.

Responsibility: all entities

Target: 2000

Action 7-3b. Exchange plans, studies, reports, minutes, and meeting agendas with these towns and organizations on a continuing basis so that open space planning and implementation can take place in a regional context. Put town bylaws, open space plans, etc., on the Internet.

Responsibility: all entities

Target: ongoing

Action 7-3c. Where needed, act in concert with adjacent towns, planning agencies, and land trusts on common open space, recreational, water supply, and other relevant objectives. Begin with the need for a regional hazardous waste collection system as set forth in actions 2-1e and 6-2d.

Responsibility: all entities plus Solid Waste Advisory Committee

Target: ongoing

Discussion of Critical Open Space (From the Green Ring Report)

The land evaluation system [contained in the Green Ring Report] will assist Ipswich in making decisions about preservation of open space resources that are critical to its identity and environmental health. The open space bond authorization includes a list of 85 parcels that encompass a wide range of types of open space in all parts of town. As part of this project, the consultant team evaluated 20 parcels, most of which are on that list, to test the land evaluation system and to identify critical parcels. The parcels were chosen to represent the variety of landscape types and open space values important to the Ipswich community which are articulated in the threshold criteria used in the land evaluation system:

- Contribution to water supply and water quality
- Wetlands protection and buffering
- Wildlife habitat and corridors
- Scenic character
- Cultural character
- Recreational potential

Parcels were also chosen to demonstrate different landscape types and functions, a variety of risk factors, long and short term considerations, possible preservation outcomes, and regional connections.

As shown in the "Critical Parcels – Preservation Options" Map, a set of parcels were identified that are compatible with the Green Ring concept. With few exceptions, these parcels demonstrate more than one open space value. In addition, some additional parcels in these areas were evaluated as well as several parcels on outer Linebrook Road. (The evaluations for individual parcels were submitted separately from this report.) Starting with the northeastern section of Ipswich, the critical parcels areas are as follows:

Jeffrey's Neck Road Area

The Wendell property, currently for sale, was identified as a critical parcel. The Neck between the Ipswich River and the Eagle Hill River is a sensitive area. The estuaries and salt marsh are part of the ACEC and Great Marsh. The

Wendell property, along with the Notre Dame property, which is now under the Great Estates Bylaw, contains much of the remaining undeveloped upland buffer land to the salt marshes. In addition, it contains historic structures and estate lands and fields managed for grains.

Paradise Road Area

The future use of the Miles Sand and Gravel site should include an open space preservation element. Although the center of the site has been highly disturbed, the perimeter of the site is extremely sensitive, buffering the Great Marsh and across the Egypt River from an area currently in Chapter 61A status but targeted by the Town of Rowley for permanent preservation. Long-term redevelopment options for this large sand and gravel site could include a clustered residential development on the disturbed area surrounded by permanently protected open space.

Inner Linebrook Road

Concentrated in this area are some of the few remaining working farms in Ipswich, several of which have significant road frontage and/or drain directly to the town reservoirs. The parcels, such as the Kosneski Farm, which are highly developable and provide scenic road frontage should be preserved, if possible, for agricultural uses to retain rural traditions in Ipswich. Acquisition with a leaseback for agricultural uses or acquisition of development rights would be an appropriate option.

Preservation of the farm lands that drain to the reservoirs would not only be beneficial for water supply and water quality reasons, it would also protect the Green Ring by linking Willowdale State Forest with the reservoir lands, the Egypt River corridor, and the Great Marsh.

Area Between Linebrook, Pineswamp, and Topsfield Roads

This area contains substantial areas of potentially developable land and should be approached with a combination of open space preservation, limited development, and regulatory strategies. Linebrook Road has small lot residential development east of the Kosneski Farm lands on both sides of the road. Behind these roadside house lots are large wooded parcels. Pineswamp Road retains a number of large, wooded roadside parcels, some also with meadows and pastures along the road, though there are signs of encroaching residential development. Between Pineswamp Road and Topsfield Road, interior parcels, some with conservation restrictions, separate two areas of subdivision development. Topsfield Road east of Turner Hill has a number of small residential lots.

This section of town is an example of where a combination of strategies, pursued as a whole, would provide the best and most cost-effective way to reach open space goals for the area. Acquisition of one or two parcels, strategically sited conservation restrictions along stream corridors and on hilltops, scenic overlay regulations, limited cluster development, and consideration of zoning changes that would permit denser development closer to the town center while significantly enlarging required lot sizes closer to the state forest, all taken together as a multifaceted strategy for this area of Ipswich, would preserve the most important ecological and scenic characteristics while permitting some development and redevelopment.

Willowdale State Forest Area

The critical parcel in this area is the Gravelly Brook Road inholding in the State Forest that is being proposed for residential development. The importance of preserving this parcel is its contribution to the integrity of the state forest and to the wider regional open space and wildlife habitat system represented by Bradley Palmer State Park

immediately south of the state forest. The ideal solution for this parcel would be its absorption into Willowdale through purchase by the state.

Argilla Road Farms

The large expanse of approximately 1000 acres of pasture lands between County, Northgate, and Argilla Roads constitutes a significant area of developable land, a relatively rare habitat type (large area of upland grasslands), and characteristic meadow and estate vistas. Streams flowing through these parcels connect with protected wetlands and the Great Marsh on the other side of Argilla Road. Some of the properties have Chapter 61A tax status, but none has a conservation restriction. No changes in use or ownership are expected in the short term. However, the Town should work with the landowners to develop a combined strategy of protection options, including conservation restrictions and scenic overlays. Purchase should be an option if strategic parcels become available.

Implementation Recommendations Matrix (From the Green Ring Report)

Figure Four: Implementation Recommendations		
Responsible Entity	Action	Target Date
Open Space Bond Steering Committee	Take action to implement the bond authorization, including: - Recruit individuals/teams to evaluate remainder of parcels on the open space list to make general protection recommendations - Sponsor a training session for the evaluators on the evaluation system - Perform a preliminary evaluation of all parcels on the list to gain an overall sense of what kinds of protection strategies are most appropriate for which areas	Summer – Fall 2000
Open Space Bond Steering Committee and Dept. of Planning & Development (DPD)	- Develop a policy on limited development strategies to preserve open space and leverage town open space bond funds	Fall 2000
Open Space Bond Steering Committee and Open Space Committee with approval of Board of Selectmen	- Designate two to three people to contact landowners to discuss open space protection options on an ongoing basis	Summer–Winter 2000/2001 and ongoing
Conservation Commission	- Obtain list of state-recognized permanent conservation restrictions from EOEa and seek permanent restrictions for any time-limited deed restrictions - Ascertain which of town-owned open space parcels are protected in perpetuity as part of the management plans being developed for town-owned lands	Fall 2000 Winter 2001
Open Space Committee	- Gather and prepare materials on methods that private landowners can use to preserve land and make the information available by mailings, personal or group meetings, and other outreach methods - Gather information and work with town departments to develop wildlife-friendly infrastructure - Work with town departments to develop policies on invasive plant management - Gather and disseminate materials on wildlife-friendly backyard management - Sponsor events combining education about the Green Ring, open space networks and ecological connectivity in Ipswich with outdoor activities such as nature walks to encourage more direct knowledge of Ipswich open space resources - Review Land Evaluation System every five years during open space plan update process	Fall 2000 and ongoing Spring–Fall 2001 and ongoing
Growth Management Steering Committee	- Consider zoning bylaws and other regulatory mechanisms to protect open space	Winter- Spring 2001
Board of Selectmen, DPD, with assistance of Open Space Bond Steering Committee, and succeeding implementation entities and Open Space Committee	Aggressively pursue land protection opportunities: in critical areas, Green Ring areas, and where evaluation results in high priority ranking	Summer 2000 and ongoing