

MINUTES

**Joint meeting
Ipswich Housing Partnership
Ipswich Affordable Housing Trust Fund Board
Wednesday, January 22, 2020 7:30 AM
Room 129, Planning Dept. Conference Room, Town Hall**

Members of IHP present: Don Greenough, Stacey Pedrick, Mike Jones, Jim Warner, Judy Field
Members of AHTFB present: Nishan Mootafian, Mike Jones, Binni Hackett, Jim Warner
Staff present: Ethan Parsons
Guest: Chip Nysten (Riverbend), Kerri Perry (Roof Overhead), Michael Schaaf

1. Citizen queries

None.

2. Kerri Perry, Roof Overhead

Invited to present to IHP by Greenough and Jones. Based in Newburyport and Amesbury. Housing for people with little or no income. Started in 2010. Now own 4, one and two bedroom units. Graduated rents adjusted based on income. Assistance with employment/counseling offered. 2-3 year cycle to find permanent housing. Rental income funds operations. Grants/donations from organizations such as Institution for Savings and private donors fund acquisitions. Recent merger with YWCA of Newburyport offers more options for expansion and additional programming. Future model for IHP worth considering.

3. Chip Nysten, Attorney representing LCB, Riverbend Assisted Living

Discussed proposed 11 unit addition, increasing total to 86 units. Original MOU requiring 10% Affordable Units to remain intact, which will increase the Affordable Unit count from 8 to 9 total units. Additionally, the recent (2018) MOU amendment to exclude family contributions from income calculations will also remain in effect.

A motion for the AHTFB was moved by Jones and seconded by Mootafian to recommend support of the above to the Planning Board. The motion was approved unanimously.

4. Ethan Parsons, Housing Coordinator staff update

The position was re-advertised based on the initial response. Recent submissions have been more promising. Applications close January 31. Ethan will take initial pass at ranking and forward to IHP and AHTFB members for comment. Greenough, Hackett, Warner, Parsons and anyone else interested to interview finalists.

5. Don Greenough, Housing Production Plan (HPP)

Attended HPP meeting the previous night to select a consultant. JM Goldson, the only applicant, was selected for both HPP and Community Development Plan (CDP) Phase 2. \$25,000 allocated for HPP, \$40,000 for CDP, \$65,000 combined. Goldson to be invited to future IHP, AHTFB meeting for sharing thoughts on the HPP.

6. Michael Schaaf, Discussion of Town owned properties as potential sites for Affordable Housing

In theory, low land costs offer significant advantages for developers, potentially including IHP/AHTFB to construct affordable housing. As a member of the Finance Committee he also understands pushback by the town to forego the potential market rate sale of land to supplement their, already tight budget

constraints. Greenough noted also a need for moderate cost or Workforce Housing. Various suggestions were made toward a policy, such as: AHTFB to fund exploratory surveys to evaluate soils for wastewater, utilities and preliminary physical parameters to support one or more affordable units; if, after consideration by the Selectboard no affordable units are constructed AHTF to be reimbursed by the town. After the close of the meeting Schaaf submitted a Proposal to establish an Acquisition Fund.

7. Next meeting date

The next meeting will be held on Wednesday, February 26 at 7:30 AM.

8. Adjournment

The meeting adjourned at 9:00 AM.

Respectfully submitted by
James Warner
January 23, 2020
Approved May 6, 2020