

MINUTES

**Joint meeting
Ipswich Housing Partnership
Ipswich Affordable Housing Trust Fund Board
Wednesday, May 13, 2020 7:30 AM
Virtual Meeting Using Zoom**

Members of IHP present: Don Greenough, Stacey Pedrick, Mike Jones, Jim Warner, Binni Hackett, Jim Kroesser

Members of AHTFB present: Nishan Mootafian, Mike Jones, Binni Hackett, Jim Warner

Staff present: Ethan Parsons, Christina Aubin

Also present: Allison Lex and Jen Beloff of Action, Inc.

1. Citizen Queries: None

2. Discussion of Action, Inc. Proposal for Housing Assistance

Allison Lex- Action, Inc.

Described needs of renters. Renters will be self-sufficient after. Filling the gap- trying to prevent homelessness in worst case scenarios. COVID19 related. Also offer job support.

Jen Beloff- Action, Inc.

When working with individuals identify other needs such as fuel assistance, SNAP/food assistance. They will work at slowing Action's portion as time goes by.

Warner- 50% toward rent at or below 100% AMI asset limit? Cash in bank?

Allison- haven't looked at assets.

Allen- More comfortable with renter help only.

Allison- they'd be OK with this

Warner- tenant have to pay 50%?

Allison- Manchester wanted 50%. Action would like flexibility.

Kroesser- how is sliding subsidy determined?

Jen- Action looks at reason renter is behind on rent (furlough, layoffs, etc.). Assess at 3 and 6 months.

Allen- Last week notion was that unemployment would help people.

Allison- Noticing people receiving unemployment were in financial trouble to begin with.

Allen- What is actual program budget?

Allison- \$100,000 from Ipswich, remainder other sources including FEMA.

Greenough- what is timeframe for implementation and does this money go retroactively?

Allison- people coming to Action now. Someone at Ipswich Housing Authority working with Action on Ipswich Housing Authority board.

Warner- With Trust Fund Board money is it assumed that all money will be disbursed Does Action draw Ipswich money down first or second? Any chance not all funds will be used?

Allison- anticipate spending all \$100,000

Greenough- focusing on rental side also benefits landlords

Jen- focus on renters helps prevent people from being displaced

Don- advised Trust Fund Board members to disclose they don't have a financial interest

Warner- 80% would be normal but 100% might be more appropriate. Would suggest modeling after Manchester.

Allen- Can we get more frequent reports

Jen- do quarterly reports for Gloucester and Rockport Action does

Allen- would like more frequent reporting

Allison and Jen left

Allen for Partnership recommended that the Trust Fund Board approve supporting Action, Inc's COVID19 related program with a \$100,000 gift. Jones seconded the motion. The motion passed unanimously.

Warner for Trust Fund Board voted to approve supporting Action, Inc's program with a \$100,000 gift pending final contract approval with a contract substantially similar to Manchester's proposal dated April 10, 2020. Jones seconded. Warner, Hackett and Jones voted to approve. Mootafian recused himself from voting because he is a landlord and could potentially have a financial interest in this matter.

Next steps: Warner suggested staff mark up the Manchester agreement with the discussion points from Ipswich and Warner, Kroesser and Greenough would review and approve.

3. Next meeting date

The next meeting date will be determined.

4. Adjournment

The meeting adjourned at approximately 8:25 AM

Prepared by Ethan Parsons

Approved