

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

Date: May 26, 2021 7:30 am Location: Virtual Meeting Using Zoom

Attendees: Jim Warner, Don Greenough, Charles Allen, Tony Marino, Stacey Pedrick, Judy Field, Binni Hacket

Guests: Carl Gardner

Staff: Ethan Parsons, Caja Johnson

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

Meeting called to order at 7:33 am

Citizen's queries: none

Welcome Caja, the new housing coordinator/planning assistant! Caja replies thank you. Charlie asks questions about the new position's hours and changes. Ethan clarifies job description and hours.

48 Summer Street Home Rehab Loan Application updates provided by Ethan. Application was previously held due to daughter as trustee. Diane's attorney conveys daughters are no longer trustees and the application is approved. Mark Simon did one of the quotes for 48 Summer St. -the unit does demonstrate the need. Tony estimates the total to be about \$5800. Jim is confident that the proposal Olympic put fourth is preeminent as they are local and trusted. Jim wonders if quote may contain trade name for water shield. Ethan refers to Mark Simon quote. Jim says this quote may suggest removal and replacement. Charles asks what is the question to the trust fund to be approved. Ethan adds that there is also a request for painting at 48 Summer St. Jim suggests a 20% contingency for miscellaneous repairs but painting be a separate proposal. Charlie agrees to 20%. Toni motions, Charlie seconded. 48 Summer St. motion passed unanimously to approve the Home Rehab Loan application for 48 Summer street and for miscellaneous repairs + 20% contingency.

Discussion of affordable housing advocacy and opportunities to create affordable housing. Charlie gives update about recent Andrew DeFranza (Harborlight) conversations. Andrew was invited to the meeting but thought the meeting was next week. Charlie thinks his thoughts are in line with ours. Charlie reports Andrew did not want to agree to a comprehensive review of affordable housing options. Will wait another week.

Review of Inclusionary Housing Zoning and draft Planning Board Payment in Lieu Regulation Ethan thanks Jim and Charlie for their hard work surrounding recent passing 1 per 7 units in comparison to previous 1 per 10. Ethan explains these are good steps forward and should result in quarterly payments to the fund and create more affordable housing. Don motion Ethan second The motion passed unanimously to approve unanimously in support of this partnership.

Projects update by Ethan. 87 High St. from 3 to 7 units. 108 High St. additional units controversial. 15 Market St. thirteen new units with four total affordable units partnered with MCO. This was a 2009 proposal to add second floor-application just recovered. Jim says it might be wise to take a closer look based on developers past proposals. Community is concerned about density. Washington Street car wash selling possibly for a condo building. Charlie says possible great affordable housing potential for flexibility. Ethan says what can we do to as incentives for creating more affordable housing? Don states trust fund has the ability. 6/23/21 or 06/30/21 proposed for next meeting date. Ethan asks Caja if either of these dates work better. Caja states she can do either date. Next meeting scheduled for 06/30/21 at 7:30am

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New Business – Tony gives Governors recent COVID guidelines update. Possibly changing to in person meetings. Jim suggests hybrid model for quorum. Tony is in the process of setting up this model. Don expresses need of members on the partnership and suggests local news.

Meeting Adjourned 8:16 am

Adopted: