



TOWN OF IPSWICH

IPSWICH, MASSACHUSETTS 01938

Affordable Housing Trust Fund Board & Ipswich Housing Partnership Joint Meeting

Meeting Minutes

June 9th, 2022 7:30am

Meeting Room A

Ipswich Housing Partnership Attendees: James Warner, Don Greenough, Ken Redford, Stacey Pedrick, Patricia Valcour, Carl Gardner.

Affordable Housing Trust Fund Board Attendees: James Warner, Sarah Player, and Michael Schaaf

Guests: none

Staff: Caja Johnson

Call to Order: Quorum established for the AHTFB and IHP

Meeting called to order: 07:30am

Citizens Queries: none.

Adopted Minutes: 05/12/2022 (IHP), 05/12/2022 (not adopted by AHTFB)

Financial Update: Greenough reports Riverbend being up to date with their payments to the Affordable Trust Fund. Valcour asks if the payment from Riverbend increases over time and if the room rate is fixed. Discussion opens up surrounding whether or not the ratio is fixed, accessibility, and services provided. Greenough invites Riverbend to the next joint meeting scheduled for July 14th, 2022 to discuss further. Redford inquires about the current available balance at the bottom of the financial report. Johnson will clarify and report back.

Subsequently, the AHTF balance was determined to be \$1.25M (verified by Johnson).

Elm Street Task Force : Board and Partnership members thank Warner for the article he put in the local paper explaining the importance of affordable and accessible housing here in Ipswich. Warner reports Age Friendly Ipswich withdrew support over concerns about the committee name, which has since been rectified. Gardner suggests community education, he adds that assisted living is a successful financial model. Schaaf inquires about the use and feasibility of Elm Street property. Warner, next sub-committee meeting is next Friday afternoon 6/17/22.

Oak Hill/Memorial Hall: Valcour (Board member of Oak Hill) reports James Whitmore has met with Harborlight to discuss further the consulting contract. Warner provides some background information: Affordable Housing Trust Fund Board is funding Oak Hill's consulting fee of \$10,000 however, the consulting contract is between HCP and Oak Hill/Memorial Hall. Greenough adds, the Subsidized Housing Inventory's expiration date for these properties is approaching and we are looking to preserve the affordability.

Board and Partnership members welcome Michael Schaaf (as Town Managers designee) to the Affordable Housing Trust Fund Board. Schaaf reports he is a Harborlight Board member and discussion opens up surrounding if there may or may not be limitations to Schaaf participating in Harborlight discussions and/or votes. Since Schaaf is a non-paid HCP board member, he has nothing financial to gain and thereby no direct conflict of interest. Regardless, in some cases the public may perceive a potential conflict, in which case he might have to recuse from voting. AHTFB to request clarification from counsel.

Reuse Committee: Greenough reports several groups (Ipswich Arts Group, Ipswich Aware, Beverly Recreation Department, etc.) with different interests (teen center, cultural center, etc.) are attending the meetings. Greenough states the focus may be shifting from the community survey completion to requests for preliminary matters of interests. Greenough discusses the additional land probability, costs of preserving Elm Street versus another use, and the purpose of the Reuse Committee. Valcour inquires about MBTA communities and wonders if Elm street fits into the legislation.

HOME Funds: Warner reports on a recent affordable housing/zoning meeting involving of Planning board members Laurie Pasewitz and Toni Morradd, ZBA Chair Bob Gambale, ZBA Admin Assistant Marie Rodgers, and Housing Coordinator Caja Johnson. He reports there may be an opportunity at 2-4 Winter Street to potentially receive HOME funds. Player inquires about exactly where the funds will be spent. Warner explains that once we commit the funds to an eligible project, the funds would be used to create more affordable housing and/or buy down the affordability, etc. Schaaf suggests 15 Market Street and some home improvement opportunities. Gardner provides some financial information surrounding a home ownership renovation opportunity. Johnson reports North Shore HOME Consortium has shifted their primary goal toward the creation of affordable rental units at this time.

New Business: Johnson reports on Safe Harbor through Production, Subsidized Housing Inventory, and clarifies recent news report on the Essex Pastures project. Greenough gives background information about some of the wonderful work that the Ipswich Partnership and Gathr Owner Scott Glosserman have done. Greenough also mentions community funds that may be available. Schaaf weighs in with some funding opportunities as well.

Meeting Adjourned 08:44am