



# TOWN OF IPSWICH

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## IPSWICH, MASSACHUSETTS 01938

Department of Planning and Development

25 Green Street

Ipswich, Ma 01938

Affordable Housing Trust Fund Board

Meeting Minutes

June 30<sup>th</sup>, 2022

Meeting Room C

**Attendees:** James Warner, Michael Schaaf, Michael Jones,

**Guests:** none

**Staff:** Caja Johnson

**Call to Order:** Quorum established for the AHTFB

**Meeting called to order:** 7:44am

**Citizens Queries:** none

**Adopted Minutes:** none

**First Time Home Buyers Down Payment Assistance (Saif and Alazzawi family):** Warner opens up discussion with some background information about the first time home buyer assistance program, as the application is presented to board members. Johnson states she has reviewed the application and determined that this family is income eligible. Jones and Warner recall previous meetings where increases to loan amounts for this program were agreed upon. Schaaf states he does not support this program, as he believes the affordable units at Primrose Farm will ultimately be sold to income qualified families, regardless of whether they are assisted by the First Time Home Buyer program. Consequently, in his opinion the AHTFB is not accomplishing anything by funding this program, and is not utilizing its funds appropriately. Warner and Jones disagree. Johnson explain the programs positive impact on the community, it's potential, and success. Warner recounts the problems associated with selling 98 Central Street, where multiple income qualified buyers withdrew offers, because the actual margin between mortgage and income is too slim to make it worthwhile.

A brief discussion around appropriate amount, suggested increasing the amount and forgiving the loan after 10 years. Jones motions to offer \$20,000 to the applicant contingent upon them being eligible, selected lottery finalists, loan documents completed, and program policy guidelines implemented. Warner, seconds. Discussion: Schaaf states he agrees that this family needs the funds and in this one case he agrees, but disagrees in principle and states he won't support in the future. All those in favor: Warner, yes. Jones, yes. Schaaf, yes. Unanimous

**New Business:** Warner reports meeting with Patsy Valcour, Ipswich Housing Partnership and Ipswich Refugee Program member and Rick Silverman, local property owner interested in creating affordable housing. Warner states a barrier could be zoning but a variance could be possible. Subsequent to the meeting, Valcour informed that Silverman had an offer he couldn't refuse and has decided to accept. The property is no longer available.

**Meeting Adjourned** 8:12am