

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

Date: August 12th, 2021

7:30 am

Location: Meeting Room A

Attendees: Don Greenough, Charlie Allen, Judy Field, Stacey Pedrick, Binni Hackett, Michael Jones

Guests: Clark Ziegler

Staff: Caja Johnson

Call to Order: Quorum established for Ipswich Housing Partnership but not for the AHTFB

Meeting called to order at 7:36 am

Citizen's queries: none

HOME Funds

Charlie suggests 2019 HOME funds be available to Agawam Village Rehabilitation project. Don agrees. Caja reports on her meeting with Kate McGuire (Ipswich Housing Authority). Charlie suggests the 2020/2021 funding be allocated to more affordable housing.

CDP

Don opens CDP discussion (reflecting on socioeconomically diverse community, age friendly community). Ipswich may need some larger affordable housing projects. Restructuring the first time home buyers program, hiring a full time housing coordinator and/or a full time grant person could be beneficial. Caja reports there is work to fulfill a 40-hour position. Clark Ziegler reports the CDP looks great, is not lacking, and the plan is detailed. He also states the Bruni project is only on the SHI for a year. Charlie states we need to keep doing everything we can do to produce housing. Caja reports we have entered Safe Harbor Through Production. Don reports he will attend Town meeting for a discussion. Clark discusses 40R. Caja brings up the possibility of restricting multifamily units ½ mile from train station to affordable. Caja suggests further conversation surrounding CPA, 40R, ARP funds, and 40S.

Harborlight

Charlie reports HL is ready to sign. He suggests a steering committee. Charlie, Mike, and Don volunteer to be on the steering committee.

Updates

Caja reports 98 Central is still vacant. Binni reports she is shocked the unit is still empty. Don suggests reaching out to John Muldoon to put an Ad in the local news. Judy supports this and adds that we utilize social media. Mike reports 79 Central Street just sold recently for ~\$281, 600. Charlie asks if it's possible for an applicant to utilize the first time home buyers program. Caja agrees. Don states the Ipswichma.gov/housing website needs some updating. Binni suggests using catchy phrases and pictures in Ads. Stacey supports this by adding "own this for \$xx a month" as an example of a catchy phrase. Don suggests we summarize and break down the financials for folks in hopes of gaining more interest.

Action Inc.

Don reports their community work is impressive. Caja reports Jim had some questions that were answered via email as an Action Inc. representative was not available to attend the meeting today.

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New Business – Don opens discussion surrounding the “Stop Bruni” signs as well as open seats on the Housing Partnership.

Meeting Adjourned 8:40am

Adopted: