



TOWN OF IPSWICH

IPSWICH, MASSACHUSETTS 01938

Affordable Housing Trust Fund Board &
Ipswich Housing Partnership Joint Meeting
Meeting Minutes
September 14, 2023 7:30 am
Meeting Room C

Ipswich Housing Partnership Attendees: Charlie Allen, John Doonan, Carl Gardner, Michael Jones, Stacey Pedrick, Ken Redford, Patsy Valcour, Jim Warner

Affordable housing Trust Fund Board Attendees: Jim Warner, Michael Jones, Sarah Player, Michael Schaaf

Other/Guests: Carl Nysten

Staff: Mark Godin

Call to Order: Quorum established for the IHP+AHTFB at 7:30 am.

Citizen Queries: None

Vote to approve Minutes of 8/10/23 Meeting: The 8/10/23 Meeting minutes were unanimously approved by both the IHP and AHTFB.

Property Updates:

69 S. Main St. Gardner provided his own informal feedback of the conditions of the property and building. There are 2 units on first and second levels and also a 3rd floor unit. There is also a detached building on the lot. Warner thought there could be benefits to having a developer like Harborlight assess the feasibility of an affordability project on the site.

2 Washington St. Discussion of this property was postponed with a plan to hold a separate meeting of the AHTFB on Tuesday, Sept 19th at 7:30 AM. The agenda for this meeting will be posted later today.

5 Peatfield St. There was brief discussion of an EBSCO building at 5 Peatfield St. that is currently vacant. The windows would likely need to be replaced and there would be significant rehab costs, so the site would be low probability for an affordable project.

21 Leslie Rd. Allen reported that the RFP was approved by the state and posted publicly. Responses are due by Oct 25th. Doonan requested that the RFP be sent to all members of the IHP and AHTFB and Allen agreed to do so. It was also mentioned that Kate McGuire will be leaving her position as Executive Director of the IHA.

161 Topsfield Rd. Doonan reported that the assessment of wetlands delineation is still pending.

14 Lafayette Rd. Allen reported that he spoke with Drew Marc-Aurele and learned that the rents for his units are already below 50% of AMI rents. Most of the units are 1 bedroom. Since these rents are already very affordable, there would be little to gain by pursuing an affordability agreement. Marc-Aurele also gave reasons that he would not want to have a long term affordability attached to the properties, including potential future sale. The group concurred that maintaining ongoing contact with him would be important in the event that any of the properties are put on the market in the future.

126-128 High St. Godin reported that the owner of this property, Lou Rubino, had approached the Town regarding an interest to make one of the units (currently under construction) affordable instead of making a PIL of approx. \$114K. The unit will be a condo in a mixed use building. He was also interested to see gauge the Town's interest in converting the commercial portion of the building into affordable units. It was determined that the full market price of the condo would be in the low \$700Ks and an affordable price at 80% AMI would be in the low \$300Ks. Even with the offset of a \$114K PIL payment, the price gap would be too great. In addition, the property is zoned HB and the existing units (including the one under construction) are the max units for the site (7). A zoning change would need to be pursued in order to increase the number of units in the existing commercial space. This would be a lengthy process and not within the timeframe of the owner, so the feasibility of this site for affordable housing is low.

Housing Inventory data – report on multi-family dwellings.

Godin presented several updated reports that are the inventory of buildings with greater than 4 units and additional reports for 2 Family and 3 Family dwellings. Allen asked about obtaining the contact information for the and where the tax bills are sent. Doonan stated he could help obtain this information but it may already be available in the existing data table. The reports for 2 Family and 3 Family were not reviewed.

New Business: Schaaf announced an upcoming event hosted by Harborlight Homes. The event is "Hope Knocks" and will be held at True North Ale Co. in Ipswich on Oct. 12th 6-9 PM.

Next Meeting: The next meeting is scheduled for Thurs. October 12th at 7:30 AM.

Meeting Adjourned at 9:00 am.

Minutes prepared by Mark Godin

Minutes adopted: October 12, 2023