

October 21, 2008

Affordable Housing Trust
Meeting 2
Minutes

Attendees:

Members of the Trust: George Sibley, Chair, Michael Luster, Vice-Chair, Betsy Works, Ruth Pino, Mary John Boylan, Sarah Buck, CD Director.

Others:

Glenn Gibbs for the Affordable Housing Trust, Ipswich MA

Mr. Sibley calls the meeting to order at 4:10 p.m.

Discussion with Mr. Gibbs

Members discuss with Mr. Gibbs the ways in which the AHT functions in Ipswich. Their AHT has five members and has been established for 3 and ½ years, reauthorized ago in 2007 under the new state regulations for affordable housing trusts. Their funding comes from contributions from developers under the inclusionary housing bylaw that requires an affordable unit for every ten market rate units. They required \$10,000/unit (now revised to up to \$25,000/unit) for a payment in lieu of providing an affordable unit. The trust has approximately \$300,000 in its account.

Mr. Gibbs spoke of the zoning tools that they use in Ipswich. There is a provision that if a subdivision was created under smaller lot allowances, that owners in that subdivision can now subdivide under a special permit but must make at least 10% of the houses affordable (with an option to make a payment into trust fund if the total size of development is under 10 units).

Members asked where the Ipswich AHT has spent its funds. Mr. Gibbs replied that the Trust has only funded one project so far, a three unit site – duplex with carriage house that they are converting into housing. The project received \$150,000 for three units: \$70,000 from a HOME Consortium grant and \$80,000 from the Ipswich AHT. The carriage house was to sell for \$151,000. Members asked about management of the project. Mr. Gibbs said the North Shore AHT was designated as the project manager, but due to unforeseen circumstances, the town has had to take on some of the management responsibility, which has been challenging. Ipswich has a local preference for a housing lottery for sale of the home. The Ipswich AHT funds a 15 hr/wk Housing Coordinator who tracks the town's subsidized housing inventory, administers deed restrictions, resale provisions, etcetera.

Ipswich has had several affordable housing projects beyond what the AHT has funded.

1. Three homes were built by Habitat for Humanity (HFH) on Route 133. The Town took the land by tax title, selling it to HFH for \$9,000. The project was permitted as a friendly 40B. When the homes sell, HFH was intended to take ownership and resell. As it turns out, other commitments have prevented HFH from pursuing their option to buy and resell, so the Town is now exercising its option to purchase one of the homes and will oversee the resale of the dwelling.

2. The former Memorial Hall, located next to existing affordable elderly housing (Oak Hill) was sold to Oak Hill for \$1. Again a friendly 40B permit was used to build 7 new units of affordable elderly housing. The funding came from other sources than the AHT, including the HOME Consortium.
3. The former Whipple Annex, located next to Ipswich Town Hall, was sold to NSHT for \$1. Again a friendly 40B permit was used to build 10 new units of affordable elderly housing. The funding came from other sources than the AHT, including the HOME Consortium and CDBG funds.

The Ipswich AHT works closely with their Housing Partnership. Two members of the Trust are required to be from the Partnership. Mr. Gibbs stated that he feels you need a body that sets housing policy. Mr. Gibbs distributed a leaflet: "Nine steps to increased housing affordability in your community: lessons learned in Ipswich."

Other Business:

Minutes of 9-18-08 were approved, 5-0.

Ms. Buck distributed the letter sent to Lever Development requesting the funds due the Trust.

Ms. Buck distributed an inquiry from the Gloucester Development Team and Community Builders Inc. regarding a local funding match for their proposed capital reinvestment in the 80 unit 100% affordable elderly apartments at Central Grammar Apartments. The GDT and CBI are pursuing state and federal funding for a multi-million dollar reinvestment in the property. Trust members requested that GDT and CBI attend the next meeting of the Trust to discuss potential funding.

Ms. Buck distributed the National League of Cities pamphlet on Affordable Housing Trust Funds from Ms. Works.

Mr. Luster distributed information from the City of Salem: the Goals and Objectives of the AHT Fund Board, the annual report FY07, and the list of trust members from the website.

Meeting adjourned 5:05 p.m.

Approved 11-18-08