January 10, 2023

Hello Lynne,
I will be away during the time of the next ZBA meeting but I have 4 questions I would like presented and answered at the meeting.

1. Topsfield has a need for affordable housing for seniors with limited income.
My understanding is that 11 people are on the waiting list at Littlebrook Village.
How many of the 11 applicants will qualify for acceptance into Emerson Housing project assuming the limited income requirements are met?

2. Little Brook Village has low income limits but no asset (savings) limits. However  income from assets is used to determine rent. Is there an asset ( savings) limit that applies to the Emerson Housing Project? If so what is that limit? Could it possibly be zero?

3. Will current Topsfield low income residents that financially qualify get priority over out of town residents or will a percentage of units be prioritized for them, again assuming income and asset limits are met?

4. This development is concerning insofar as there will be a huge ongoing financial impact on the COA as well as Fire and Police.
Is any financial assistance or grant from Caleb or the State being proposed to help mitigate the ongoing financial burden to the town or do taxpayers need to shoulder these increased costs?

I do not see this project as favorable to the town of Topsfield’s low income seniors if the asset limit is zero. That would mean one can have absolutely no money in the bank to qualify. If there were a reasonably low asset limit set then it would seem like a reasonable project and would garner more support from residents.

Thank you,

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