

Edgartown Affordable Housing Committee Meeting

Tuesday September 22, 2020 at 5:00 PM

Members in Attendance: Mark Hess, Tim Rush, Melissa Vincent, Nancy Trimper, Christine White, Maria Ventura

Mark Hess opened the meeting at 5:00 PM

Minutes:

Maria Ventura made a motion to accept the August 18, 2020 minutes. Nancy Trimper seconded and the motion passed unanimously with two abstentions.

Old Business:

The administrator informed the Committee that she had forwarded the revised deed rider for 28 Jason Drive to everyone for their review and as soon as the Committee votes to approve the document she and Dukes County Regional Housing Authority will be able to move forward with advertising for the property. Nancy Trimper informed the administrator that she had spoken to David Vigneault and he would be contacting the administrator to finish edits on the information packet with her. The administrator will be in contact with Mr. Vigneault. The Chairman expressed that he believed there to be adequate interest in the property and hopefully a quick turn-around in the process so someone can move in before the Winter.

The Chairman moved a presentation from Philippe Jordi of Island Housing Trust to the next time slot as there were technical difficulties.

Philippe Jordi, was joined by Kate DeVane and Kevin McGrath of Island autism group and also Keith McGuire from Island Housing Trust to speak about a project they are collaborating on. Mr. Jordi stated that the two organizations have come together to apply to the CPC and ask for the Committee's support. They will be putting in a request to the Edgartown CPC Committee. The total island wide request is for \$600,000.00 towards an \$800,000.00 purchase of 7.5 acres in West Tisbury off of Lambert's Cove Rd. which is being done in conjunction with the Land Bank, purchasing a separate but 10-acre piece of property. Island Housing Trust will purchase the property and then lease all but 2 acres of the land to the Island Autism group. Island Housing Trust would then develop housing for adults with Autism and Autism related disorders on the two-acre piece of property. Mr. Jordi states that this is the acquisition faze and they are looking for funding from all six towns. Melissa Vincent inquired to how they came up with the monetary break-down for each town. Mr. Jordi explained that they used a formula that they've used in the past where the hosting town pays about a third of the costs and the other two-thirds portioned based on the 50/50 formula. Chairman Hess asked what amount of units were going to be built for the project. To which Mr. Jordi replied, no more than eight and no more than eighteen bedrooms. Chairman Hess then asked what the need for housing was for this demographic, to which Ms. Devane replied that there is a huge need in every town, there could be an estimated 200 adults that need housing. Ms. DeVane continued to speak about the background of the project and Island autism group. Vice-Chairman Rush introduced himself as the Committee representative on the CPC Committee and suggested that the applicants show up at the meetings and be prepared to speak on the application for any clarifications. Additionally, he informed the applicants that there are very few

funds available in the CPC right now and that there is a slim chance of getting what is needed because of the pandemic but he believes it's a great cause and concept. Chairman Hess added he believes it is a great proposal and idea and that the idea today is for the Affordable Housing Committee to construct a letter of support to the CPC and that Mr. Jordi often is working on great projects. The Chairman went on to congratulate Mr. Jordi for his work and that it sounds like a very noble effort and although money is tight it would not hurt to put in the application with the AHC's support. Christine White added that she works with Kevin McGrath at the High school and she is very familiar and active with some of the activities that go on with the kids and other autistic individuals and that she supports the project one hundred percent as she cannot say enough about the work they do. Ms. White made a motion to support a letter on behalf of the Edgartown Affordable Housing Committee in support of the CPC Funding request. Maria Ventura seconded and all present members supported the motions with a vote in the form of "Aye". The motion passed unanimously.

Mr. Jordi introduced Karen Tewey of Harbor Homes to present her request for Committee support with the Harbor Homes application to the CPC. Additionally, Mr. Jordi invited the Committee to tour Scott's Grove to help the members see for themselves the success they had with the town of West Tisbury. Melissa Vincent asked if the Committee had received the proposal from Harbor Homes and Ms. Tewey replied that the Committee probably had not. Ms. Vincent expressed concern about reviewing and supporting a proposal that they had not seen yet. Ms. Tewey replied that she would leave it to the discretion of the Committee on how to proceed. Ms. Vincent replied that she would be willing to listen to what she has to say, she just doesn't have anything in front of her to refer to. Ms. Tewey then proceeds to say that she will speak briefly. Ms. Tewey explains that the Committee wrote a letter of support for Harbor Homes and that Harbor Homes as they prepared to put together funding for the purchase of their first home. Since then, they have become a 501c3 non-profit and purchased their first home in February of this year which became operational in June of this year. The home houses six men in Vineyard Haven and is an incredibly successful program. The current application is for a home for women. This would be a congregate house for very low-income residents under 30% AMI that are either considered homeless or facing homelessness. It is the same program as presented last year, only this time they've been running a successful program and they are in good financial standing. The proposal will look almost identical to last year's only it will be for women. Melissa Vincent asked how much Harbor Homes is looking at for funding this time. Ms. Tewey replied that the other towns have been contributing for the last two years and they were able to purchase the current home with no mortgage. Harbor Homes is looking for a total of \$254,000.00 from Edgartown as they have not contributed over the last two years. If Edgartown was willing the town could pay that over a two-year period but that contribution would help significantly to purchase a house at \$800,000.00. Ms. Tewey also mentioned being approached by two property owners in Edgartown that would work for this project so there is a high possibility the property would be in Edgartown. The administrator asked if Ms. Tewey could forward her the proposal so that she could send it to the Committee members. Ms. Tewey replied she would send it the next day. Christine White asked if Ms. Tewey said the current home (that Harbor Homes purchased) did not have a mortgage. Ms. Tewey replied that they (Harbor Homes) owns the home outright however IHT granted a land lease to them so it remains an affordable property. The same will be true for the new proposal. After a brief discussion Ms. Tewey thanked the Committee for being flexible and will look forward to hearing from the Committee after the formal proposal review and vote to support.

Chairman Hess moved back to Nicole Gazailles home equity line of credit request. The Chairman stated that while the Committee doesn't see these often, it is something they have granted in the past and he does not see this as a big issue. Ms. Gazailles explains that she has been in the house twenty years now and has no plans to move, she is just trying to do maintenance on the house to keep it in working order. Melissa Vincent asked how much the original mortgage was and what amount is the home equity line of credit. Ms. Gazzaille said that her original mortgage amount was \$300,000.00 and the equity line of credit would be for \$75,000.00. Melissa replied that Ms. Gazaille would then have \$375,000.00 all in, to which Ms. Gazaille replied yes. Tim Rush asked what Ms. Gazaille's house was worth and Ms. Gazaille replied it was appraised for around 650,000.00. Mr. Rush then asked Ms. Gazaille how long the mortgage would be and she replied that it would be a 15 yr, that she had refinanced when she got married and has paid on it for two years already. The line of credit is for 10 years interest only and 20 years repay. Ms. Gazaille stated that the bank she is working with is Cape Cod. Mark Hess asked if these seem like manageable amount for her which replied in the affirmative. Tim Rush asked if she worked for the call center to which she replied yes, 22 years. Melissa Vincent asked what the affordable restriction was on Ms. Gazaille's deed agreement. The administrator replied she believed it was a hold on the land to which Ms. Gazaille replied that there is a 30 year hold on the entire property. Melissa Vincent explains to Ms. Gazaille that the bank has to send over a subordination of mortgage to the administrator and then the administrator will have it signed by the Chairman and a Selectman. The Committee unanimously voted in favor of Ms. Gazaille's request for a home equity line of credit.

The Chairman then went back to the agenda and asked the Committee what days they could meet in the month of October. The next meeting will be held on October 6, 2020 and October 20, 2020 for the Trust also.

The Chairman moved to High Street on the agenda and referenced an email sent to the Committee explaining the situation currently at 50 High Street and 65 Pease's Point Way. The Chairman states that the spirit of the agreement is not being upheld. The Chairman discussed no one being in Laurel Zettl's home and there being a car with Virginia license plates there that is rarely moved. As for Linda Cryer's property there are many different cars there weekly but not Ms. Cryer. The Chairman suggests taking a direct approach and constructing a letter through town counsel. The Committee discussed the last meetings held with the home owners.

The Committee decided to finish the meeting before the end of the agenda because of technical difficulties the meeting was adjourned at 6:15 PM.

Respectfully submitted,

Arielle Faria