

Edgartown Affordable Housing Committee Meeting

Tuesday December 3, 2019 at 5:00 PM

Members in Attendance: Chairman Mark Hess, Tim Rush, Nancy Trimper, Maria Ventura, Christine White, Christina Brown

Chairman Hess opened the meeting at 5:00 PM

Minutes: The minutes from November 19, 2019 were reviewed and approved with two abstentions from Tim Rush and Christina Brown.

Old Business:

Rebecca Beeson Minnich: Ms. Minnich introduced herself to the Committee and explained the details of the process of her original purchase of the land at 8 Treetop Road in 2000 for \$25,000.00 from the town of Edgartown. Ms. Minnich explained that her former husband, then boyfriend and herself, erected a modular home there shortly after. Ms. Minnich married Paul Beeson in 2004 and then added him onto her deed in 2011. Ms. Minnich's divorce was finalized on November 26, 2019 where she agreed to pay Mr. Beeson a settlement of \$300,000. In order to make this payment she will need to refinance the house, Ms. Minnich's mother offered to financially help in the process which is why she can afford to do this. Ms. Minnich has been pre-approved for a mortgage that will buy out the existing mortgage of \$230,000.00 and would give Mr. Beeson the \$300,000.00 settlement, Ms. Minnich's mother will cover additional expenses. Tim Rush asked Ms. Minnich how much her property was appraised for which she replied \$720,000.00. Mr. Rush then asked if that was the amount that Ms. Minnich paid taxes on, which she replied that she deed not because the deed states that the property will only be worth half the equity between the 20th and 30th year of her deed, until the deed restriction is lifted. With this in mind, she pays taxes on around \$545,000.00. Mr. Rush asked how many mortgages are on the house, which she replied just one. Mr. Rush asked if she had refinanced on the property and she replied yes, the assistant asked if that brought her mortgage to \$250,000.00, which she replied yes. Ms. Minnich added that they added on rooms when their children were born. Chairman Hess asked if it was her intention to stay in her house and she replied that it is. Tim Rush asked what the new mortgage amount will be and Ms. Minnich replied approximately a little over \$400,000.00. Chairman Hess asked what condition the house was in, would it need a new heating system or roof or any such thing as that. Ms. Minnich replied that only some cosmetic things needed to be fixed. The administrator asked Ms. Minnich if she was aware that if she were to sell the property before the 30 years were up, she would owe the town a disposition payment, which she replied yes. Mr. Rush asked if Ms. Minnich planned to live there 50 weeks of the year and she replied she planned to stay there 52 weeks of the year. Nancy Trimper mentioned to Ms. Minnich that the particular arrangement could put her at risk during the nine-year period before her deed restriction expires. Ms. Minnich replied that she was aware but it was a risk she is willing to take. Tim Rush made a motion that the Committee approves, as presented today, of the settlement made between Ms. Minnich and Mr. Beeson. The Committee approves the transfer from Beeson and Minnich to Minnich with the same restrictions that were made in 2000 on the original deed. With the understanding that Minnich is fully aware of any consequences of an early sale. Christina Brown seconded the motion and the motion passed unanimously.

The administrator informed the Committee that she received a letter of notification from CHAPA and Diane Couture informing the Committee that the Condo at Fairway village will be put on the market

for resale. The administrator read the letter aloud to the Committee. The lottery process will be handled by DCRHA.

The administrator presented a letter, from town counsel, that makes a formal offer to Jennifer Morgan from the Committee to purchase her home at 28 Jason Drive. The Chairman expressed his satisfaction with the letter and the Committee read through it thoroughly. Tim Rush made a motion to approve the letter written by town council on the Committee's behalf to purchase 28 Jason Drive. Maria Ventura seconded and the motion passed unanimously.

The administrator spoke to the Committee about a conversation she had with Lisa Morrison to clarify the position that the Committee has in the process of qualifying a potential buyer for an undersized/substandard lot. Ms. Morrison replied that the only role the Committee plays in the process is affordability monitor to income qualify the applicant. The Committee's name will not be on the deed. The administrator then mentioned a discussion she had with David Vigneault regarding these undersized lots and the law that gives them the right to be awarded affordably to middle-income residents. Mr. Vigneault says that the housing covenant they are using to give this process legality still specifies affordability in perpetuity. He sent an email to the Committee explaining this point and attached the covenant for the Committee's review. The administrator will send the e-mail to the Committee and will invite the administrator and Chairman of the ZBA to a future meeting in the new year. Christina Brown asked the administrator to research the section in the zoning by-law that gives the Zoning Board of Appeals the right to decide or not decide and how they decide on awarding an undersized lot and how it relates to affordable guidelines.

Christine White spoke to the Committee about the Committee working on ideas for the potential housing bank. Ms. White explained that they are currently proposing that a half percent would be put on a seller's million dollar or more home sale. Nantucket already has this sort of thing in place. This was discussed amongst the Committee.

New Business:

The Committee discussed having Morgan Woods back to discuss how things are working with management there and if their new maintenance contractors were working out form them. The administrator will be in touch with the management at Morgan Woods to schedule their attendance at a future meeting.

The administrator made the Committee aware that Christine Flynn called her about updating the inventory. The administrator expressed that she had not yet had time to address this but would do so in the near future.

The administrator informed the Committee that she is still waiting for the landlease and LDA from town counsel but unfortunately town counsel has been very busy with the inventory issues currently so hopefully they will be able to hand that over to us soon.

Demo Delays: The Committee passed on 8 Kittsfield Circle.

Correspondence: There was no new correspondence

The meeting was adjourned at 6:11 PM.

Respectfully Submitted,
Arielle Faria