

Edgartown Affordable Housing Committee Meeting Minutes

Wednesday, February 19, 2014 3:30 PM

Members Present: Chairman Mark Hess, Co-Chair Tim Rush, Tom Soldini, Christina Brown, Christine White

Members Absent: Joseph White, Melissa Vincent

Staff in Attendance: Lucy Morrison, Administrative Assistant

Chairman Mark Hess called the meeting to order at 3:34 PM.

Tom Soldini moved to approve minutes from January 15th as written. Christine White seconded, and the minutes were unanimously approved.

The requirements for applicants requesting special permits from the ZBA for substandard lots as affordable homesites were discussed. It was voted that the DCRHA will henceforth perform an additional objective income verification in conjunction with the Committee's income verification. An income and asset level up to 140% AMI will qualify. An Edgartown residency requirement of three years was instated to show a commitment to island living.

A resale covenant was established in perpetuity for the initial price of the house plus a 5% increase per year, not including any improvements made to the home. A house sold under the affordable housing program will have an occupancy requirement of 50 weeks; the home can be rented for the remaining two weeks per year.

The Board discussed instating a cap on the amount of time for work to be completed. A reasonable limit of one year to develop and finish a structure was debated. It was determined that while this is in our interest, it is more of a Board of Health and Building Inspector issue, and thus not in our purview. The Committee always has the interest of making sure that projects are completed in a timely fashion with respect for neighbors. It was determined that direct communication with applicants would be the best way to handle this situation.

The new guidelines for qualifications listed in bylaw 11.20.3.a are:

- 1) Income and asset verified at or below 140% AMI by EAHC and DCRHA.
- 2) Residency requirement of at least 3 years within the Town of Edgartown.
- 3) Property stays in the affordable program in perpetuity; resale may occur at cost plus 5% per year owned.
- 4) Owner/Applicant must use the home as a primary residence, and may only rent the property for two weeks per year.

Tim Rush made a motion to accept points as given. Christine White seconded, and the motion was unanimously approved.

Christina Brown left the meeting at 4 PM to attend an MVC Finance Meeting.

The Board discussed the application of Kathleen Farrell. Her intentions seem sincere, but she hasn't lived on island for even a full year. Mark Hess leaned toward approval. Christine White agrees, with certain conditions added, specifically the third item on the new guidelines for acceptance.

The Committee felt that the two parties involved (Kathleen Farrell and Evelyn Macomber) are acting in good faith, but were concerned about her short length of residency on island. The applicant has been a resident of MV for five months at time of application. This application was received before the new guidelines were created, and thusly the three year requirement was not in effect for this applicant.

The application was approved. Christine White moved to submit the application to the ZBA with certain conditions as stated. Tim Rush seconded, and the motion was unanimously approved. The assistant will draft a letter to the ZBA, the Selectmen, and to Ms. Farrell for the next meeting.

Mark presented the latest Meshacket Project Concept. He suggested taking our basic recommendations to developers and architects for feedback. Tom Soldini distributed the Morgan Woods waiting list as a scope of the economic demographic most needing assistance by the Meshacket Project. Open public meetings will be held after some design work is received back from consultants, and after the RFP process. The Board inquired about asking Jen O'Hanlon, the Edgartown Procurement Officer, to attend the next meeting. David Vigneault, and/or another consultant, may also be asked to assist. Christine White moved to expedite the RFP process. Tim Rush seconded and the motion was unanimously approved.

The Committee discussed the future of the 6th street lots. The Board will begin to develop a set of recommendations for the Town. The Town has a difference in opinion on the demographic that should be targeted. The Committee will conduct a thorough review of the step-up program before formulating an opinion about the purpose of these lots. The assistant will research the history of step-up program, beginning with the March 2013 minutes.

The next Committee meetings were scheduled for March 5th and 19th at 3:30 PM. The Housing Trust will meet on March 19th at 5 PM.

The meeting was adjourned at 4:46 PM.

Respectfully Submitted,

Lucy Morrison