

Edgartown Affordable Housing Committee Meeting Minutes

March 19, 2014 at 3:30 PM

Members in Attendance: Chairman Mark Hess, Christina Brown, Joseph Roberts, Tom Soldini, Melissa Vincent, Christine White

Others in Attendance: Lucy Morrison, Jen O'Hanlon, Sean Murphy

Chairman Mark Hess opened the meeting at 3:30 PM.

Christine White moved to approve the minutes from March 5th as amended. Tom Soldini seconded, and the amended minutes were unanimously approved.

Jen O'Hanlon, the Town Procurement Officer, was introduced to the Committee. Mr. Soldini and Ms. O'Hanlon have reviewed the Morgan Woods RFP extensively to determine the scope it can be used towards the Meshacket RFP. Ms. O'Hanlon recommended consulting with the Attorney General and the Inspector General. DCHD also has an Affirmative Fair Housing Market Plan that needs to be incorporated.

Ms. O'Hanlon posed the option that the Committee could present a lesser version of the RFP to three chosen parties, instead of to the general public; the Committee decided to avoid that option and continue working on a full RFP to be sent out to the general public. Ms. O'Hanlon will continue to be available to consult and review with the Committee at critical moments. She will also be in touch with the Inspector General about current RFP formats.

A letter to the Morgan Woods Administration addressing the Property Manager position was written. Christina Brown moved to send the letter as written. Christine White seconded, and the motion was unanimously approved.

Sean Murphy, the attorney for Charles Hajjar of Edgartown Lofts, came to speak on behalf of the project. The project consists of 10 units (one one-bedroom, eight two-bedrooms, and one three-bedroom apartments) proposed above the Edgartown post office for use as workforce housing. The applicant has agreed to a 12 month lease restriction, but is not interested in any affordability clause restrictions. The market will control the price of the rentals. The Committee expressed concern about businesses leasing the apartments, to have units for summer workers; the rent is paid year-round, but the units are only occupied in the summer months. The MVC will be holding a public hearing for this project on April 3rd at 7 PM. The Committee was urged to attend.

A letter to the MVC was drafted expressing the concerns of the Committee on the Edgartown Lofts project. Melissa Vincent moved to send the letter as amended. Christine White seconded. Tom Soldini abstained on principle; Christina Brown also abstained as a recipient of the letter. The motion passed, 4-0 with 2 abstentions.

Christina Brown encouraged a traffic study for the Meshacket project, since it will mostly likely be necessary. It will also be advantageous for the abutters. The goal is to have a complete RFP by May.

The Committee discussed the parameters to set for choosing a developer: a partner to organize bedrooms amongst the units, and break down the financials in terms of cost and income levels of residents. The ideal developer will design, develop and manage the site; the Committee is seeking architectural, development and management plans. It has been recommended that an outside consultant assist in choosing a developer, once proposals are received.

Melissa Vincent reviewed the key points from the meeting with Philippe Jordi. Funding Meshacket could be difficult. A focus on elderly housing has been looked upon favorably by the DCHD. Mr. Jordi mentioned green houses as an alternative to an elderly building, but managed care requires different types of permits. All permits must be in place before applying for funding.

The next Committee meetings were scheduled for April 2nd and the 16th at 3:30 PM.

Mark Hess made a motion to adjourn, Christine White seconded. The Committee meeting was adjourned at 4:54 PM.

Respectfully Submitted,

Lucy Morrison