

Edgartown Affordable Housing Committee Meeting May 7th, 2014 at 3:30 PM

Members Present: Mark Hess Chairman, Christine White, Joseph Roberts, Christina Brown, Tim Rush, Tom Soldini

Members Absent: Melissa Vincent

Chairman Mark Hess called the meeting to order at 3:30 PM.

Tom Soldini moved to approve the minutes from April 16th. Tim Rush seconded; Christina Brown and Christine White abstained since they were not present at the last meeting. The motion was unanimously approved with two abstentions.

Mark apologized for not being present at the Annual Town Meeting. It was made clear that the Edgartown voters do not know enough about the Meshacket project. The Committee discussed options for having a public meeting in June before the summer season hits. It would allow the Committee to answer questions and address anticipated issues from the community. A professionally drawn plan and a dynamic presentation of ideas would open up communication so the public can feel included and give opinions on concepts. The Committee would also receive specific feedback on potential issues from concerned neighbors. Tom Soldini recommended crystallizing the covenants before involving the public. He also strongly suggested consulting with Richard Barbini to get concrete setbacks from the frost bottom, moth habitat, Swimmingplace Path, etc. Mr. Soldini advocated for continuing to focus on finalizing the RFP and getting it out to professionals. For the next meeting Mark Hess will have prepared a packet with covenants, anticipated issues, a breakdown of the buildings and income levels, and a cover letter to be sent out to the public; especially direct abutters, Island Grove and the residents of Cleavelandtown Rd.

Tom Soldini updated the Committee on the work of the RFP sub-committee. Some aspects of the document will need more time and information to be updated, but it is anticipated that a rough draft will be ready for the Committee's review by the next meeting. Christina Brown mentioned a conversation with Priscilla LeClerc, the traffic planner for the MVC, for a free initial consultation on traffic. Mark Hess moved to draft a letter to Priscilla LeClerc for the initial traffic study. Christina Brown seconded, and the motion was unanimously approved. The RFP sub-committee may recommend expenditures for additional archeological and ecological studies at the next meeting.

The goal is to keep the RFP as flexible as possible; but have some specific limitations so it won't be skewed to the income bracket that is easiest for the developer to accommodate. The Committee would like the project to serve a broad spectrum of income brackets.

The Committee discussed the 6th Street Lots. This project will give three bona fide island residents a chance to buy a home that they can grow into and up with. The Committee voted to approve the concept brought up by the Board of Selectmen. The Committee will draft a letter with the following recommendations:

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15 -20 year deed restriction

- 1st time homebuyers and step-up people (prior house goes back to original contract)
- Edgartown resident/worker 3 years
- 140% AMI limit
- Asset limit
- DCRHA verified
- Owner occupied/primary residence
- A restriction on the size of house that can be built, so that it can be resold into the program
- If multiple applicants, chosen by a lottery system

The assistant will research the procedure for restricting the construction of a large house, beginning with the covenants and restrictions on Boldwater and Meetinghouse developments.

The Committee refused to fund any bridge loans.

The Edgartown Water department asked for \$200 for a cost estimate to install town water on the 6th Street Lots. The Committee approved this purchase. We'll pay to put roads, water and sewer, and get reimbursed when the lots are sold.

The Affordable Housing Trust remains short a member from the Committee. Tom Soldini moved to nominate Joseph Roberts. Christina Brown seconded, and the motion was unanimously approved. Paul Moreau applied to be on the Trust as an at-large member.

A letter from Phillippe Jordi was read inviting members of the Committee to attend a site visit at the new Sepiessa apartments on May 28th. The Committee was interested and will try to attend.

Kathy Farrell, an applicant for a substandard lot as an affordable homesite, will be having an informal meeting with the Board of Health on May 13. She has requested a presence from the Committee in case her affordability status comes into question. The assistant will attend with a copy of her approval letter.

A resident in a Buy-Down house on Chappaquiddick is having health issues, and may need to move to receive proper care. The resident is looking into the possibility of renting the house to an affordable verified tenant. Christina Brown moved to review the Buy-Down program restrictions to see if there is an accommodation for this extenuating and unusual circumstance. Christine White seconded, and the motion was unanimously approved.

The meeting was adjourned at 4:58 PM.

Respectfully Submitted,

Lucy Morrison