

Edgartown Affordable Housing Committee
Meeting May 21st, 2014 at 3:30 PM
Conference Room – Town Hall Second Floor

Members in Attendance: Chairman Mark Hess, Vice-Chair Tim Rush, Christina Brown, Tom Soldini, Melissa Vincent, and Christine White

Members Absent: Joseph Roberts

Others in Attendance: Lucy Morrison, Assistant; David Vigneault, DCHRHA; and Susan Markwica

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

Christine White moved to approve the minutes from May 5th. Tim Rush seconded, Melissa Vincent abstained since she was not present at the last meeting. The minutes were unanimously approved with one abstention.

Kristy Rose, the administrative assistant to the Community Preservation Committee, received a request for \$65,000 to be put towards the housing project in Tisbury being funded by all the towns. The Committee was asked to review the paperwork before it was sent for approval. There will be a town local preference as a housing restriction, as applicable under all Affirmative Fair Housing laws. The Committee verified that all of the paperwork appeared to be correct.

Mark Hess read the letter drafted to Priscilla LeClerc requesting a traffic study on Meshacket Rd. Mark signed the letter.

The Committee discussed holding an open forum at some point at end of June or early September. The Committee put together a packet to be sent out to the community, and have available at the office for any interested persons. The packet includes: a cover letter, the preliminary site plan of the property, the current consensus of the building makeup, and potential areas of concern and interest. The Committee reviewed the contents. Christina Brown commented that the cover letter should include the office phone number and email. Tom Soldini suggested adding the word “proposed” before the scheme of each building, and adding “swimming place path” to the list of incursions from Meshacket Rd.

The packet will be sent to all of the residents on Cleavelandtown Rd; to Georgiana Greenough to be distributed to Island Grove residents; and to Jim Athearn at Morning Glory Farm. An electronic version will be available to download from the website. It was decided that a newspaper ad will be placed when it the date for the public meeting is definitive.

The current draft of the RFP was distributed. Tom Soldini proposed that the Committee members take time to review it, and have a thorough walkthrough of the document at the next meeting. It was also recommended that the RFP be shared with close advisors; ie. Jen O’Hanlon and MHP (the first review is free).

The RFP sub-committee has three requests for the Committee and the Trust:

1) To spend up to \$5,000 to hire a consultant to assist with RFP submission requirements, developing a list of potential developers, writing an evaluation of each proposal, and preparing questions for the developers. Christina Brown recommended KIA consulting, who performed the same services for the Morgan Woods RFP. Melissa Vincent was weary of working too closely with the same parameters as Morgan Woods. Christine White moved to approve the expenditure of up to \$5,000 for a consultant. Melissa Vincent seconded, and the expenditure was unanimously approved; the item will be brought up at the Trust meeting.

2) To conduct an ecological study, capped at a cost of \$7,000. This study would include the mapping of the site, description of the flora and fauna, and testimony before the MVC or any other necessary entity. Christina Brown recommended Wendy Culbert, a state certified biologist and botanist. This study would also clarify any disparity between map and field; so it is possible there will be more land available for the project. The ZBA and the MVC will ask for this report, and it will satisfy people who are concerned about environmental and ecological impact. Melissa Vincent moved to approve the expenditure of up to \$7,000 for an ecological study. Tim Rush seconded, and the expenditure was unanimously approved; the item will be brought up at the Trust meeting.

3) To ask Richard Barbini to put together a finalized building envelope of the site, including setbacks from road, Swimming Place Path, and the moth habitat. The costs have yet to be determined, but are estimated between \$2,000 and \$4,000. It was advised that the survey be conducted after the ecological study, in case there was a shift in the amount of land affected by the moth. Christine White moved to approve the expenditure, Tim Rush seconded. The motion was unanimously approved and will be brought up at the Trust meeting.

Mr. Soldini asked the Committee to think about what is required to finalize a timeline for the RFP process of sending it to bidders, building a schedule for responses, and putting together an evaluation team. The Committee will need architectural, engineering, construction, and financial advisors. The Trust will decide which accounts to draw these funds from CPC. CPC likes concrete project, present them with the specific contracts. The Committee asked David Vigneault for any comments. He stated that he liked how defined the program was, but with lots of room for responses. There is a clear rationale, and hopes for a broad range of responses from developers. He did not recommend mixed income, because the Housing Needs Assessment showed there is no need at the high end. Mr. Vigneault predicted a problem with the current breakdown of income brackets; having the flexibility to rent higher is great, but to require it causes problems. This situation has been aggravated by the economy over the last five years.

The Committee discussed options for the new Trust Member. Paul Moreau has been disqualified due to a conflict of interest since he serves on the Island Housing Trust. The other response received was from Sheylah Callen. The Committee decided to invite her to the June meetings to introduce herself, and to see if she is still interested in joining. A letter will be drafted for the next meeting.

The Committee discussed the letter to the Selectmen regarding the 6th Street lots. The letter was modified to include "Sixth Street" before any mention of the Step-Up Program. The first point was

moved to the end of the letter; and the use of a lottery system will be mentioned. Further research will be put into the covenants of the Boldwater and Meetinghouse developments for the wordage of point seven (amended point six), while amending the policies to be stricter than those set in the past. The Committee decided that standards for asset qualification need to be defined. The assistant will research state guidelines to determine parameters. Christina Brown moved to send the letter as amended. Tim Rush seconded. Tom Soldini was not in favor. The motion passed, 5-1.

Ms. Markwica was present to discuss her options as the owner of a Buy Down house. She has encountered a serious health issue, and has been advised to not live alone. She is present before the board to request the rental of her home for one year to someone who qualifies for affordable housing. In one year, if her health has not improved, she would like to sell the house as an affordable home. All of her requests are allowed in the covenant, provided a formal request to both the EAHC and DCRHA. There is already an approved candidate. There was a discussion of whether the home is considered a one or a two bedroom house, as that would greatly affect the amount that it is rented for. The Committee concluded that it is a one bedroom structure based on the input from the Board of Health. Christina Brown requested some documentation of the financials, David Vigneault said he will provide that information. Tom Soldini moved to approve the request. Tim Rush seconded; Mark Hess stated that there is no question that this is an appropriate way to handle this situation, and the motion was unanimously approved.

Committee reviewed the Belisle Mortgage release. This was a formality that fell through the cracks last fall. Christina Brown moved to authorize Mark Hess to sign for the Committee. Tom Soldini seconded, and the motion was unanimously approved. Mark will sign later, when a notary public is present.

The meeting was adjourned at 5:19 PM.

Respectfully Submitted,

Lucy Morrison