

Edgartown Affordable Housing Committee Meeting Minutes Wednesday, June 4, 2014 at 3:30 PM

Members in Attendance: Chairman Mark Hess, Christina Brown, Tim Rush, and Tom Soldini
Staff in Attendance: Lucy Morrison, Assistant

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

The Committee reviewed the minutes from the previous meeting. Tom Soldini moved to approve the minutes from May 21st as written. Tim Rush seconded and the motion passed unanimously, 4-0.

The letter to the Selectmen regarding the 6th Street Lots was proofed. Point #2, relating to asset verification, and point #6, regarding restrictions of construction on the site, are still being researched and clarified by the assistant. Christina Brown recommended specifying in point #7 that the 6th Street Step-Up program candidates/participants must also adhere to the previously mentioned criteria, points #1 through 6. She also recommended that the lottery system, mentioned in point #8, add "overseen by the DCRHA." Mark Hess moved to make those changes to the letter. Christina Brown seconded and the motion was unanimously approved. Financing for the installation of town water to the lots will be sourced from the Field Club funds, and then reimbursed when the lots are sold.

Mark Hess informed the Committee that Trust approved the three requests for expenditures. A letter has been drafted to the Selectmen and is pending their final approval. The sub-committee will start the contracting process at their next meeting.

The Planning Board will be holding a public hearing for the Edgartown Lofts on June 17 at 6:15 PM. The Committee was urged to attend. The Committee reviewed the MVC conditions of year-round leases, the property cannot be sold for 10 years, and the two persons per bedroom restriction. The major concerns about parking remain.

At the last Planning Board meeting on May 20, the Board showed interest in the financial accounts of Morgan Woods. The Planning Board offered their support with that process, if necessary. This will be pursued further in the fall.

The letter to the abutters of the Meshacket project was finalized. The map and list of abutters was reviewed and approved by the Committee. Christina Brown will work with the assistant to develop a map of houses and GIS terrain settings.

The Committee reviewed the RFP draft. The following points were discussed:

- The income distribution for the project. Currently 60% of the project serving 80% area median income or below, 25% between 81% and 110%, and the remaining 15% of the project serving 140% AMI or below. But these numbers are flexible depending on available funding.
- The lease of the land to the developer for 99 years.

- The environmental study conducted before the RFP is sent out. Christina Brown mentioned that the MVC will provide data about the present traffic.
- The addition of underground utilities to the design components.
- Zoning bylaw 14 regarding special ways needs to be added.
- Tim Rush noticed that a 40B compliance is mentioned, but 40B is only for 80% area median income and below. The assistant will research.
- The addition of mentioning renewable resources to the site design.
- Providing an office for a manager. Mark Hess recommended requiring a tenant to be hired as a liaison and paid a stipend.
- Changing “walking path” to “Old Meshacket Rd.”
- Inserting a mention of garbage facilities and bus stop. There is no VTA on Meshacket Rd, but maybe some other form of public transportation will become available.
- Storing boats, equipment, and pet policy. Used in the contract, not the RFP.
- The breakdown of bedrooms was changed to 14 one-bedrooms and 12 two-bedroom apartments.
- Net Cash Flow is different from profit.
- The initial lease payment went from \$20,000 to \$30,000 to account for inflation; and the developer must bring utilities into the site from the property line.
- Site design- the Committee will install the utilities (sewer, water, electricity and the curb cut) to an access point. The developer will be responsible for internal installation and roads.
- There will be help with the evaluation of proposals, since a consultant will have been hired.
- The list of forms required was reviewed. They will be checked to ensure that they’re still correct.

Tom Soldini stated that the subcommittee will work on the document more, but a September deadline seems reasonable. After the public meeting and feedback is received, the Committee will have another walkthrough to polish before it is sent out, perhaps by October 1st.

Mark Hess reminded the Committee to review the contract for the assistant and the operating budget for fiscal year 2015. These topics will be discussed in-depth at the next meeting.

The meetings for July and August were scheduled: July 23 at 3:30 PM, and the Trust at 5:00 PM. August 13 at 3:30 PM, and the Trust at 5:00 PM.

Christina Brown moved to adjourn. Tom Soldini seconded, and the meeting was adjourned at 5:00 PM.

Respectfully Submitted,

Lucy Morrison