

Edgartown Affordable Housing Committee Meeting December 10, 2014 at 3:30 PM

*Members in Attendance: Mark Hess, Tim Rush, Christina Brown, Joseph Roberts, Chris White, and Alternate Dean Rosenthal*

*Others in Attendance: Michael Donaroma and Margaret Serpa*

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

Tim Rush moved to approve the minutes from November 5<sup>th</sup> as written. Christina Brown seconded, Dean Rosenthal and Christine White abstained. The minutes were unanimously approved, 4-0 with two abstentions.

The Committee welcomed the newly appointed alternate member at large, Dean Rosenthal.

Mark Hess presented updates for the Meshacket project. There has been a 20% reduction in the bedroom count, from 52 bedrooms to 42. The tentative new plan suggests two buildings of eight one-bedroom apartments. Two buildings would be designated as senior housing. There would be four three-bedroom units, and also three lots to serve as resident homesites. Mark Hess suggested the Committee find a planner or an architect who would not be involved with the final project, so as not to conflict with the RFP process, to create a visual presentation of the plan. Christine White suggested looking into having condominiums instead of single-family homes in the area where the lots would be. It has also been suggested by a regional authority that the entire project be a senior development. This idea will be pursued by contacting Island Elderly Housing as a consultant. Christina Brown mentioned that the new plan serves a wide variety of the housing needs; but stated that it could be difficult to find funding, and that the RFP process could become complicated. There was also a discussion on whether the town, a regional body, or the recipient owns the land in the resident homesite cases; the assistant will try to find an answer.

Selectmen Margaret Serpa and Michael Donaroma entered the meeting. Mark Hess thanked them for taking the time to attend. He presented the re-evaluated Meshacket plan and explained the mix of rental, senior housing, and ownership opportunities. The Committee requested feedback on the direction of the project. Mr. Donaroma commented that the plan is more diversified and is more balanced than the previous plan. The Selectmen suggested proceeding with the mixed use concept, and recommended that the Committee hire an architect or planner to complete some design work for visual appeal. Margaret Serpa recommended that the construction of the Meshacket project be done in phases, and to begin with the ownership lots. Mark Hess agreed with the phase concept, but not necessarily the order.

The Committee discussed the 6<sup>th</sup> Street lots with the Selectmen. It has become apparent that the Committee is divided on the topic. In general, the Committee is opposed to town land being given without restrictions and has been unsure whether the conceptual vision of these lots falls under the goals of affordable housing. At the meeting on October 15<sup>th</sup>, the Selectmen asked the Committee for recommendations of applicant qualifications and criteria. Mark Hess emphasized that the Committee deals with many separate systems of affordable housing, with different guidelines, qualifications, and

restrictions. The Committee is trying to streamline the process to develop a cohesive standard used for all practices. The original recommendations for the 6<sup>th</sup> Street lots have been pared down to three main restrictions:

- 1) The recipients will be chosen from a lottery system after proper advertisement,
- 2) The applicants are limited to 140% AMI or less, and
- 3) The applicants must be pre-qualified by a bank for a mortgage.

The Committee also offered that a special permit be available to allow for co-signers and family gifts to support the purchase of the lots and/or homes. The resale covenants still need to be decided upon. The Committee could institute some sort of formula to monitor and scale the covenants over time. The Committee offered to contribute to the installation of utilities, like water, sewer and electricity.

The Selectmen emphasized that the recipient of the lots should have some equity in their homes. The Selectmen also emphasized the importance of family inheritance and suggested a mechanism to allow the home to remain in the family after a death.

The Committee suggested building modular homes on the lots before they are sold. The you-build concept is difficult to enforce and hard to accomplish; modular homes are much less expensive. If the same company is used for all three lots, there may be some sort of discount as well. It would also be possible for the recipients to be selected before the homes are built, so that the future homeowners can have some input on the design and construction of the home.

Mark Hess speculated that solid plans for both projects could be ready by March. The Selectmen then exited the meeting.

The CPC request of \$223,000 for studies and additional Meshacket project preparation was approved to be sent on to the Annual Town Meeting. The Committee thanked Tim Rush for his contribution to the CPC.

The Selectmen appear to be happy with the direction of the Meshacket project, and Mark Hess proposed preparing a one page synopsis of the goals of the Meshacket project to be given to an architect or planner to provide visuals for potential design schemes. The architect or planner could be paid out of the Field Club funds.

The assistant mentioned the zoning bylaw analysis that was presented at the last meeting. Mark Hess suggested tabling the bylaw amendments until the spring. The deadline to make any changes to be presented at the Annual Town Meeting is fast approaching. Mr. Temple had suggested forming a sub-committee to work on the bylaws; Joseph Roberts volunteered. The sub-committee will thoroughly review the suggest amendments and put together a well thought out schedule with the Planning Board for 2015.

The Committee reviewed the contract for the assistant that will expire on December 31<sup>st</sup>. Christine White moved to increase the hourly salary by one dollar, to \$19 per hour. Joseph Roberts seconded, and

the motion passed unanimously, 6-0. The assistant will prepare a new contract and letter of approval for the Trust meeting on December 17<sup>th</sup>.

Mark Hess reviewed project goals for 2015:

- Developments with Meshacket: more public forums, preparation for the Annual Town Meeting
- Sixth Street Lots
- Edgartown Lofts project
- Houlahan subdivision
- Inventory
- Annual Statement
- Budgeting
- Morgan Woods Financials
- Regular meetings with the Selectmen
- Tax Title Lots
- Susan Clark, Red Archer LLC, sewer easement
- Zoning bylaw amendments

The meetings for December 17<sup>th</sup> were re-scheduled. The Town Holiday Party coincides with the usual times. The Trust will meet at 3:30 PM instead of 5:00; and the Committee will meet at 3:45 PM. All members are invited and encouraged to attend the Holiday Party.

The Committee will discuss the formation of a sub-committee for the 6<sup>th</sup> Street lots, and language for the Meshacket synopsis at the next meeting on the 17<sup>th</sup>.

The meeting was adjourned at 5:07 PM.

Respectfully Submitted,  
Lucy Morrison  
Assistant