

Edgartown Affordable Housing Committee Meeting Minutes June 27 2013

Members Present:

Mark Hess, Janet Hathaway, Tim Rush, Christina Brown, Joseph Roberts, Christine White

Members Absent: Melissa Vincent, Sharon Purdy

Others Present: Susan Markwica, Margaret Serpa, Jennifer Morgan, Deanna Deese Tom Soldini
Lorraine Roberts

Meeting opened at 4pm

Minutes from May 28 2013 were approved as written.

Sixth Street Lots Margaret stated that from the Selectmen's perspective they would like to see the old youth lot concept brought back where the property is not severely restricted. Applicants must still be qualified and the restrictions would only be for 10 years. Mark asked if this is being considered as a policy to be used across the board. Margaret stated no but that this is their initial position for these particular lots. People can build what they can afford and the lots can be back on the tax roles. The idea is for the Trust to cover these initial costs and be reimbursed upon sale of the lots. Price and longevity (deed restriction) are the biggest issues that need to be discussed. A motion was made to use Field Club Funds for establishing the road, bringing in Town water, and surveys done placing concrete bounds with the understanding that the Trust will be reimbursed upon sale of these lots. Motion was seconded and passed unanimously. The work will be started in late September.

Meshacket Mark discussed the Committee's next step will be to have Dick Barbini take the preliminary plan to the National Heritage of Endangered Species for review. After that process an RFP for architects to provide design concepts will be issued. Mark stated that they would like the Selectmen's approval of the action the Committee is undertaking. A letter stating the Committee's intent will be written and sent to the Selectmen.

Morgan Woods Deanna Deese, TCB Property Manager for Morgan Woods, came before the Committee to provide an update and progress report. It was reported that all the same residents have been utilizing the CPC funding. John McCanamus had requested that these tenants try to match their grant funding with their own funds. A financial workshop was planned but has not yet occurred. All units are currently fully occupied. Rents have had a 2 to 3 % increase for market and tax rate units. A capital needs assessment has been done. The roof will be in need of repair as well as replacements of appliances. The Committee asked questions and discussed the length of vacancy and reasons for tenants leaving the units. Committee Member Joseph Roberts stated that he is a spokesperson for disabled Island residents and read a letter he received from a Morgan Woods tenant whose husband is disabled. The letter represented dissatisfaction with the new management stating they are not responsive to

tenant issues, "thefts in the neighborhood are up and the community has become sterile and is dying." Deanna stated that she did not know how to address the letter because she did not know who it was from. Mark stated that the Committee has not received any complaints from any of the tenants or neighborhood for some time and if anyone has an issue they should come forward and ask for help. Deanna stated that she is fair and has a reputation of integrity and honesty. The Committee discussed ways in which better communication can occur between management and tenants with their representatives.

290 The Boulevard Mark announced that a request to fund a broken water heater at the residence came from TRI Director Melissa Vincent. Heather Ann Slayton a Buy Down program recipient has already utilized the \$15,000 of rehab funds for other needed repairs at the time of purchase. TRI has only been able to fund the recently failed septic system. The hot water heater was in proper working order at the time of inspection. After discussion the Committee felt they could not support this request or recommend that the Trust fund it. Motion was made seconded and passed with 5 and 1 abstention to regretfully decline the request.

5 Acorn Circle Donald Casey's request for approval on a refinance of his mortgage up to \$260,000.00 It was confirmed that all delinquent association dues were paid and the refinance amount was within the resale guidelines of the deed restriction. Motion was made seconded and passed unanimously to approve the Mortgage Refinance for Donald Casey.

Correspondence A letter from Harold Zadeh was sent to the Board of Health complaining of loud and disruptive tenants at 28 Jason Drive. Jennifer Morgan, owner of the newly built house via a special permit, came before the Committee and apologized for the situation. The Committee discussed with Jennifer that she was in violation of the deed restriction by not living in the house. Jennifer stated that she is making every effort to move in and gave the 3 boys a very strict lease. Mark asked Jennifer what date she could be moved in by. After discussion the date of July 15 was agreed upon by Ms Morgan and the Committee. Motion was made, seconded and passed unanimously that Jennifer must occupy fulltime her property no later than July 15, 2013. A letter will be sent to Lenny Jason, BOH, ZBA and the Zadehs regarding this matter.

New Business The Planning Board has referred to the MV Commission an application to build 10 apartments, known as the "lofts" located at the post office area buildings for year round residents. No unit is proposed as affordable but the applicant will be donating \$35,000.00 to affordable housing. A letter will be sent to the commission as the hearing date approaches Next meeting was scheduled for July 11 at 4:30. Meeting adjourned at 6:20 pm.

Respectfully Submitted
Sibel Suman