

RE: Mimi question 1

Attached is a spreadsheet with the breakdowns for Edgartown's Chapter 40B Subsidized Housing Inventory. Please note, there is a strong possibility that Jenny Lane (10 homeownership units) and Chappaquiddick affordable housing units (3 homeownership units) just like many resident homesite lots may not be added to the state's Chapter 40B Subsidized Housing Inventory. There are two primary reasons why these projects may not be counted towards Edgartown's Chapter 40B Inventory. The projects may not meet the state's income requirements to be counted towards the state's Chapter 40B Inventory. The state recognizes affordable housing units for individuals earning 80% or less than the Area Median Income to be counted towards the Chapter 40B Inventory. (There have been some exceptions to this rule.) The other reason why these projects may not be counted by the state relates to residency requirements. If any affordable housing project requires applicants to have lived within a certain town for a specified number of years to be eligible for a unit - that project will not be officially recognized by the state. The state and federal governments deem durational Residency Requirements unconstitutional.

In 2001, the state amended the Comprehensive Permit Law. One of the amendments was to allow an entire rental projects to be counted towards the state's Chapter 40B inventory even if only 25% of the total units were designated for those earning 80% or less than the area median income. For this reason the entire Pennywise Path Project will be counted towards Edgartown's Chapter 40B Inventory.

Thanks,Christine

DHCD's Chapter 40B Subsidized Housing Inventory by Town, Updated on 3/1/05

	2000 Census Yr-Round Units	% Subsidized 2000 Base	Chapter 40B Units	Units Needed for .75% Annual Target*	Units Needed for 2% Annual Target**	Units Needed to Reach 10%
Aquinnah	155	26.50%	41	0	0	0
Chilmark	406	0.07%	3	3	8	38
Edgartown	1,718	1.40%	24	13	34	148
Gosnold	49	0.00%	0	0	1	5
Oak Bluffs	1,677	7.40%	124	13	34	44
Tisbury	1,755	5.80%	101	13	35	75
West Tisbury	1,081	2.10%	23	8	22	65
MV	6,792		316	50	133	370
Dukes County	6,841		316	50	134	375

Note: * .75 % Annual Chapter 40B Target if community has a DHCD certified housing plan.

** 2% Annual Chapter 40B Target for communities without a DHCD certified housing plan.

	2000 Census Yr-Round Units	% Subsidized 2000 Base	Chapter 40B Units	More Units Needed to Reach 10%
Edgartown	1,718	1.40%	24	148
Pennywise Path	1,718	4.90%	84	88