

## **Edgartown Affordable Housing Committee Meeting**

**Tuesday March 30, 2021 at 5:00 PM**

Members in Attendance: Tim Rush, Christine White, Christina Brown

Minutes: The February 23, 2021 minutes will be reviewed at next meeting because of a lack of quorum.

New Business:

Coalition to Create the Martha's Vineyard Housing Bank (CCMVHB) Presentation: The administrator introduced her Co-chairwoman Juliette Fay and the Coalition Coordinator Laura Silber. Ms. Fay thanked the Committee for granting CCMVHB audience and explained that the Martha's Vineyard Land Bank was established by a grassroots effort 35 years ago and has enhanced the Island's conservation and public access to land ever since. Ms. Fay continued to say that the Land Bank has proven to be a model that works. Ms. Fay added that the Coalition's goal is to establish an island-wide Housing Bank in its image, the proceeds of which will directly address the affordable housing crisis. To do so, they must receive approval from all six towns, then pass a bill through the Massachusetts Legislature. Ms. Fay also stated that the Coalition established a "Town Committee" led by members of their Steering Committee to engage all island boards, organizations and the Community at large, to clarify the goals of the CCMVHB, address misinformation as well as questions and comments. Additionally, these Town Committee members would help with the legislative effort on the state level.

Ms. Fay turned the floor over to the Ms. Silber who stated that in 2005, the 6 MVY towns all passed resolutions to establish a regional housing bank, to be funded by a transfer fee on real estate transactions over a certain amount. Legislation was written and filed. In 2006, the bill was amended to include Nantucket, so that each island would have the ability to establish a transfer fee specifically to fund affordable housing. The bill made it pretty far in the legislature, but failed, due largely to lobbying pressure from the MA Association of Realtors. Ms. Silber stated, there was no second attempt made by MVY. Nantucket launched another attempt 6 years ago, filing via a Home Rule Petition. That bill has not passed the legislature.

Ms. Silber went on to say that in the meantime, Boston, Concord, Somerville, and Brookline have also all filed Home Rule Petitions for transfer fees to fund affordable housing. None of the petitions filed last session passed either on their own. So together with Nantucket, they formed the Transfer Fee Coalition ([www.realestatetransferfee.org](http://www.realestatetransferfee.org)) and wrote a consensus bill, filed this February by legislative sponsors Sen Joanne Comerford (Hampshire/Worcester/Franklin Counties) and Rep Mike Connolly (26<sup>th</sup> Middlesex/Somerville). This piece of state-level enabling legislation that would allow all municipalities in the Commonwealth to establish real estate transfer fees to fund affordable housing. CCMVHB has asked the TFC to include a provision to allow for regional housing banks, to serve the island needs -- they expect this will be included in the bill as it would also serve rural areas in Western MA so the sponsors are amenable.

<https://malegislature.gov/Bills/192/SD565>

<https://malegislature.gov/Bills/192/HD1911>

Our own Representative Dylan Fernandes, and Dorchester's Representative Liz Malia, originally legislative members of the Transfer Fee Coalition (TFC), left the TFC to file an alternate piece of transfer fee legislation, with slightly different provisions, to provide an alternative to the legislature and broaden the conversation around transfer-fee-funded affordable housing. Their bill includes a provision for regional housing banks: <https://malegislature.gov/Bills/192/HD3764>

Senator Julian Cyr has also filed a seasonal-communities housing bill with a transfer fee component in it. <https://malegislature.gov/Bills/192/SD1567>

Ms. Silber continues to say that their best bet at establishing a regional housing bank on MVY would be if one of the pieces of state level enabling legislation passes. The state-wide effort has energy behind it, and Boston's entry into the transfer fee conversation makes it a much larger topic in the legislature. To that end, in addition to working toward resolutions in all 6 towns here on island, CCMVHB is active in supporting the state level effort, and will educate the island community in how to assist.

Tim Rush asked if the transfer fee would be imposed upon the buyer or seller, Christina Brown interjected that if the model was based on the land bank it would be the buyer. Ms. Silber replied that it would depend on what legislation is passed at the state level. Mr. Rush asked Ms. Silber how much would the transfer fee be to which Ms. Silber replied, up to two percent.

Tim Rush thanked the Coalition members for their engagement with the Committee and asked to be kept in the loop with any developments.

Mr. Rush moved the order of the agenda so that the Meshacket RFP Consultants could make their presentation next.

Old Business: Meshacket RFP Review:

Ann Silverman and Kate Casa gave an overview of the Draft Meshacket RFP that was sent to Committee members by the administrator the previous week. Kate Casa went over the Comparative Criteria with the Committee members present to make sure that recommendations from the Committee had been included and were accurately represented. Christina Brown asked the consultants about what was most advantageous when considering AMI (area median income) levels for the ownership properties. Ms. Brown expressed concern with including a heavier weighted consideration for developers proposing fifty percent or more at one hundred percent AMI for the ownership units to which the administrator and the consultant explained the reasoning behind this was for the purposes of using CPC funds which would only be available to units available to people under 100% AMI. Christina replied that she understood and remembered speaking about it in the last RFP discussion. The consultants discussed a loose time line that was dependent upon the review of Town Counsel and the Select Board. If the time line stayed course, the projected release of the RFP would be April 30, 2021. Tim Rush thanked the consultants for their time and expertise.

The Committee briefly discussed considerations for a new Committee member and an appointment from Edgartown to the Dukes County Regional Housing Authority's Board. The Committee discussed strategy of attracting broader representation.

28 Jason Drive/Electrician Proposal: The administrator presented the proposal from Wagner electric for smoke/Co2 detectors wiring and installation in the amount of \$850.00 The Trust previously voted for the bill to be paid up to \$900.00 upon receipt of the final invoice.

Correspondence: Demo Delays: The Committee reviewed a demo delay for 49 Curtis Ln and 11 Katama Dr. that the Committee was passed on.

The meeting was adjourned at 6:15 PM.

Respectfully submitted,

Arielle Faria