

Edgartown Affordable Housing Committee Meeting

Tuesday December 7, 2021 at 5:00 PM

Members in Attendance: Mark Hess, Tim Rush, Christina Brown, Christine White, Jason Mazar-Kelly

Chairman Hess opened the meeting at 5:00 PM.

Minutes: Christine White moved to approve the November 16, 2021 minutes. Christina Brown seconded the motion and the motion passed unanimously.

Old Business:

Chasin/Litchfield lot update: The administrator explained that David Vigneault of Dukes County Regional Housing Authority (DCRHA) was on vacation and that she was hoping to have a date that the advertisements would go out but she was unable to obtain that information in time for the meeting. The administrator will notify the Committee when she has received further information from Mr. Vigneault.

Meshacket Project: The administrator informed the Committee that she met with the team of developers for the Meshacket project from Island Housing Trust and Affirmative Investments to go over the process move the project forward within the town departments and MVC. The administrator believes that so far, things look good. There is a Wastewater Commission meeting being held January 20, 2022 at 3:00 PM to ask for a flow capacity increase from 70 bedrooms to 80 bedrooms. The administrator noted that Select Board member Art Smadbeck requested that AHC members attend this meeting to help support the developers with their request.

Chairman Hess mentioned that he spoke to someone who lives in Island Grove about Meshacket who had a lot of questions about the project and is generally in support of the project. The resident's only concern is the flow of traffic. The Chairman did not seem to think that it would be much of an issue in the off season or that would be any more congested than it already is during the summer season. The Chairman went on to say however that it could be discussed with the planning board when it comes to them, if the road between island grove and Meshacket (essentially Cleveland town Road) and made it one way from Meshacket through Island Grove, that could stop a lot of the traffic issues. Chairman Hess noted that he was unsure if something like that was possible but it could potentially alleviate some traffic flow issues. The administrator added that the developers plan to discuss this topic with the abutters to get an idea of their concerns and suggestions before anything is formally proposed. There was further discussion of traffic paths in the area.

Process and roles for moving the municipal housing position forward: The administrator commented that Melissa Vincent will speak on behalf of the AHC at the Personnel Board meeting, equipped with everything put together over the past few months such as the job title and description, similar positions in other municipalities etc. After the meeting she will report back to the Committee about the process. The administrator then explained the potential trajectory of the process. The Chairman thanked Melissa Vincent for agreeing to attend the meeting on the

Committees behalf. Christine asked the administrator that in researching the positions in the other towns and cities, had the administrator come across any of the municipalities used grant funding to pay the administrative salaries. The administrator replied yes, one town used 75% of the funding from the town's general fund and the remaining 25% came from CPC funding, Additionally, Nantucket's Housing Director position was originally funded by Nantucket's Community Foundation for the first year before the general fund took over funding the position.

The Chairman commented that the Committee's main point to create this position is that the scope of the work that's now required for this position and the needs for have exceeded well beyond what a Committee like this, that meets periodically can accomplish. Additionally, a municipal housing manager needs to have more authority, with Committee input, on a day to day basis to perform the tasks that are necessary for the position.

New Business:

Morgan Woods: The Chairman brought it to the attention of the Committee that the Committee needs to schedule a meeting with TCB, either the manager of Morgan Woods and or their representatives in the near future to discuss several items. First, the Chairman is concerned about the occupancy levels there as he has heard from a few different people that some units are jammed full of people there. The Chairman personally rode through the complex at around 6:30 am and he was shocked to see the amount of vehicles parked in the complex which led him to believe there may indeed be an occupancy issue. On a positive note, Chairman Hess goes on to say, that the grounds were in great condition, the garbage cans were not overflowing, the paint on the buildings were in excellent shape, the playground was tidy and the landscaping was properly taken care of. However, there were many commercial vehicles and a couple of abandoned cars and the Chairman requested that the administrator look into obtaining these policies. Tim Rush asked the Chairman, if there is a municipal housing person would compliance be under their purview. The Chairman answered yes and there was more discussion on the topic. The Chairman concluded that monitoring could definitely work more to monitor these types of situations. The Chairman would like to meet with TCB twice a year. The administrator will set something up with the property manager and their supervisor.

The Chairman mentioned the Housing Bank and that the organization to create the housing bank has been making it's rounds to the various town Selectboards to get input on the draft of the warrant article that would create a Martha's Vineyard Housing Bank. The Chairman asked for an update from the administrator. The administrator replied that the organization was doing what the Chairman had explained, taking the time to get the input of all of the island towns to perfect the legal documents is an important process and the effort has been productive and will continue until the towns are satisfied with the document.

Projects and goals for 2022: The administrator mentioned the tax lots that the Committee acquired at town meeting a couple of years back and that when Chasin is complete the Committee could work on plans for those. The administrator also mentioned the article that she sent to the Committee on the indeed programs in Colorado and would like the Committee to review the article as it has many great ideas for a community such as the Vineyard.

Next meeting dates: Trust meeting in December 28, 2021, January 25, 2022, February 22, 2022.

Correspondence: Demo Delays: The Committee, discussed with Jason Mazar-Kelly how demo delays tend to work and why the Committee doesn't consider it feasible to repurpose these houses.

Christine White made a motion to pass on 90 School Street, 8 Trapps Pond Rd. and 32 Martha's Rd. Jason Mazar-Kelly seconded and the motion passed unanimously.

The meeting was adjourned at 6:04 PM.

Respectfully submitted,

Arielle Faria