

## **Edgartown Affordable Housing Committee Meeting**

**Tuesday March 29, 2022 at 5:00 PM**

Members in Attendance: Chairman Mark Hess, Tim Rush, Maria Ventura, Jason Mazar-Kelly

Others Present: David Vigneault (DCRHA), Lucy Morrison (EDG Planning Board)

Chairman Hess opened the meeting at 5:00 PM.

Minutes: Tim Rush moved to approve the February 15, 2022 minutes. Maria Ventura seconded the motion and the motion passed unanimously.

Old Business:

Meshacket Project Update:

The administrator explained that she sent the committee members the new site plans from IHT/AI and the proposal that was sent to NHESP. The administrator requested for Lucy Morrison to speak about her walk through the property with the developers. Ms. Morrison responded that the developers seemed really positive and excited about the property and they had a fair amount of questions that came up that Ms. Morrison could pretty easily answer. More specifically there was a question about the buffer between Meshacket Road and Old Meshacket Road and the developers inquired to whether there was any flexibility there. Ms. Morrison explained that was a part of a Town Meeting vote when the property was transferred so it is not really flexible but she had no problems explaining to them what was and wasn't possible and it was overall a positive experience. Ms. Morrison went on to say that Wendy Colbert did an interesting ecological study where she discovered that the parcel of land is really only suitable for one species of moth, even though there are 10 different species that were supposed to be in the area. Ms. Colbert identified definitive pockets of suitable environments for the moths but there really is only one that would be developed upon and the developers can move around it but are still finding out how critical it would be to do so. There will be ongoing discussion with Jesse Leddick to see what is possible.

Navigator Program/ Letter from AHC:

Ms. Morrison stated that the administrator had inquired to her about the affordability aspect of the proposal from the Hospital and she let the administrator know that they have not quite gotten into that yet but it is coming up. There will be a lot of questions about it from the MVC, they (MVH) have not responded to the MVC yet. Ms. Morrison added their (MVH) standard practice right now is to rent homes at Market rate and then subsidize their employees rent, however, it is not known how much or how frequently so hopefully the MVC will get more concrete answers on that in the near future. Ms. Morrison also added that if the AHC wanted a presentation of the proposal that a representative of MVH would be happy to arrange that with the committee.

Quammox West Update: David Vigneault of the Dukes County Regional Housing Authority addressed the committee about the upcoming Quammox West property lottery. Mr. Vigneault stated that there were 15 completed applications. There is one application over asset and they will be given notice and an opportunity to appeal. Mr. Vigneault also stated that there were 4 or 5 municipal employees in the

completed applications, which was good news to all. Mr. Vigneault would like to contact the Chasin's to tell them where we are in the process and to ask them what their review will look like and what their expectations may be. The lottery will be held on April 19, 2022 in person at the Town Hall. Mr. Vigneault thanked the committee for supplying the opportunity even though it has been a complicated process.

Town Meeting/Ballot Vote, speakers/supporters: The administrator stated that the Town Meeting will be held on April 12<sup>th</sup> at 7:00 PM, the Chairman will still be away and the vote for the housing bank will be up for discussion at town meeting as well as on the ballot on April 14<sup>th</sup>. The administrator requested that a representative from the committee express the committee's support and endorsement of the transfer fee and the housing bank structure. Chairman Hess apologized for not being able to be present and supports Melissa Vincent to speak on the committee's behalf. The administrator will follow-up with committee members to see who is available to speak.

Field Club/Boat House payments: The administrator informed the committee that she had not yet received the December payment from the Field Club/Boat House and sent an email requesting payment from the appropriate parties. The administrator will follow-up with them and let the committee know what their plan will be.

#### New Business:

Vineyard Conservation Society Housing Statement: The administrator suggested that the committee take a look at the statement and form their own opinions to whether these statements are attainable and consider discussing it further in the future. Mr. Vigneault gave his opinion of the VCS statement for the committee to consider, stating that it is a statement that everyone can get behind and he appreciates that the recommendations are for all new housing including affordable housing but he would like to hear the companion piece for existing housing and especially riparian owners as far as the fragility of the ponds. Mr. Vigneault expressed reservation with the idea of Smart Growth as it suggests that folks will live down island and take busses to their jobs and that is a no go on the island. There is a subtext to that thinking and to apply that kind of thinking to affordable housing efforts is to get seriously close to some notion of the other, renters vs. owners, lower income or certain ethnicities. Mr. Vigneault expressed respect for VCS but he is concerned about the timing. Jason Mazar-Kelly asked Mr. Vigneault if he heard folks challenging the housing bank or different models of affordable housing because of the VCS statements and if they've compelled people to push back against doing more affordable housing. Mr. Mazar-Kelly expressed concern that there would be more "not in my back yard" mentalities with emphasizing down island development and though a lot of the thoughts in the statement are good, maybe they were just not fully thought through in that manner and potentially maybe the committee or other affordable housing advocates should reach out to them to have them consider these concerns. Mr. Vigneault commented that he had not spoken directly with anyone as of yet but he was concerned about the timing and it did seem deliberate in that way. There was further discussion about conversations with VCS and how to address the subject in the future.

Edgartown Climate Action Plan: The administrator informed the committee that she attended the Zoom meeting presentation for the Edgartown Climate Action Plan which she believed to be valuable goals but questioned how all of it would be attainable, particularly if factoring in housing insecurity. The administrator commented that she had written a question to this effect in the chat and was awaiting a response. The administrator also stated that when she received the presentation she would forward it to committee members.

Correspondence: Demo Delays: The committee voted to pass on 9 Sutton Way, 17 Muscoday Ln., 7 Green Hollow Way, 7 Starbuck Neck Road because of their construction.

The meeting was adjourned at 5:52PM.

Respectfully submitted,

Arielle Faria