

## **Edgartown Affordable Housing Committee Meeting**

**Tuesday May 3, 2022 at 5:00 PM**

Members in Attendance: Chairman Mark Hess, Maria Ventura, Jason Mazar-Kelly, Christine White, Melissa Vincent

Others Present: Arielle Faria (Municipal Housing Manager), David Vigneault (DCRHA),

Chairman Hess opened the meeting at 5:00 PM.

Minutes: Christine White moved to approve the March 29, 2022 minutes. Jason Mazar-Kelly seconded the motion and the motion passed unanimously.

Chairman Hess congratulated Arielle Faria for her five years of service to the Affordable Housing Committee and her dedication to the work. Ms. Faria thanked the Chairman and Committee expressing it was a pleasure to do the work.

The Chairman also announced that Tim Rush decided to resign from the AHC and AHT after 23 years of service. The Chairman went on to say that Mr. Rush made a vast contribution to affordable housing efforts and that he constructed a letter and sent it to the Committee, Mr. Rush and the newspaper speaking about his contributions and thanking Mr. Rush for his service.

Old Business:

Quammox West Discussion:

The administrator explained that the Quammox West lottery had taken place April 30, 2022 and an applicant was selected to continue to the financing process. Although it was suggested that it would not be necessary for the AHC to commit funds to the execution of a septic, well and site plan, after speaking with a representative from MV Bank, it is apparent that in order for any applicant to qualify for a construction loan, the site plans would need to be completed and therefore this expense would have to come out of pocket from the applicant with no guarantee of financing. David Vigneault reiterated Ms. Faria's points stating that the construction loan application requires a very complete building plan with estimates of every phase, from a contractor of note so that they're hard estimates. Mr. Vigneault went on to say that the Bank requires a building plan inclusive of permitting and the costs that go into permitting at this point are largely the plot plan inclusive of septic, well and any associational aspects of it. The Chasin family trust has development review so they too will be looking at site plan and building plans. Where the applicant is stuck right now is the bank cannot do a construction loan absent of the costs and plans for septic and well. Christine White asked for clarification that the applicant must get a permit before she can qualify for a construction loan. David Vigneault replied that yes the applicant would need a septic plan done and well placement before the bank can complete the terms with her. Christine White asked what the plans would cost. Chairman Hess replied that he was wondering the same thing but if it is something like \$20,000.00 he believes the Committee should fund it. The Chairman stated that he thinks to survey it, get a septic plan and construction plans would be between \$10-20k. Christine White asked if it would be paid back and the Chairman replied that he did not believe it was necessary as it's a perpetually affordable property, the Committee is making an investment in it, the land was given to the AHC and he believes it is well within the rights and philosophy of the AHC to

assist in this because it is a permanently affordable property. There was further discussion of the processes that would be necessary for an applicant to receive a construction loan. Christine White made a motion to pay for the site plans, septic and water plans for the Chasin/Quammox West property as long as said costs do not exceed \$20,000.00. Melissa Vincent seconded and the motion passed unanimously.

Town Meeting/Ballot Vote Discussion: Ms. Faria updated the Committee on the progress that the effort to create the Martha's Vineyard Housing Bank has made throughout the island. Ms. Faria stated that Edgartown, West Tisbury, Chilmark and Oak Bluffs have voted at town meeting and at the ballot in favor of sending the Housing Bank legislation to the state legislator. Tisbury has voted in favor at their town meeting and are holding their ballot vote May 24<sup>th</sup>, Aquinnah will hold their town meeting vote May 10<sup>th</sup> and ballot vote on May 12<sup>th</sup>.

Meshacket Project Update: Ms. Faria informed the committee of various correspondence she has had with IHT/AI. Ms. Faria stated that it was her understanding the Developers would be submitting their application to the ZBA in the very near future and that the ZBA would be forwarding their application to the MVC.

Field Club/Boat House payment: Ms. Faria informed the committee that she received the \$25,000 payment from the Field Club which leaves their balance at \$50,000.00

Navigator Program/ Letter from AHC:

Melissa Vincent stated that she had done some research into the Navigator program as it has been presented so far and she believes that the AHC needs to have this program on their radar and continue to follow its progress. Ms. Vincent went over the discussion with Lucy Morrison in the last AHC meeting, read the proposal that was put before the planning board and the MVC and could not find any affordable aspects to the proposal. Ms. Vincent went on to say the proposal stated that there would be multiple year-round rental properties, therefore the project would help the island have more opportunities for year-round rentals because MVH would not need to use the ones they are currently renting. Ms. Vincent stated that there are two different aspects of the proposal for housing, Navigator Homes and Martha's Vineyard Hospital. MVH is doing the housing for their work force employees or "others", Navigator Homes is set up for elderly people to come and leave in a congregate housing opportunity. Ms. Vincent states that neither Navigator Homes nor the MVH housing have anything in place regarding income restrictions or the ability for people year-round on Martha's Vineyard to be people who will receive the housing. Ms. Vincent is concerned the proposal doesn't address income levels where a lab tech or CNA could afford to live in the MVH housing nor does it address any other affordability factors in Navigator Homes. There was discussion amongst the committee of past situations similar to this where affordability became an issue. Chairman Hess agreed to have Ms. Vincent and Ms. Faria compose a letter for the AHC's approval. Ms. Vincent advised the Committee to start keeping a watchful eye on larger projects to make sure these issues are addressed early in these processes.

New Business:

Membership: Chairman Hess reiterated that because of Tim Rush's resignation that there is an opening on the Committee and the position will be advertised in the papers as well as the town website. From there, the Selectman will review submissions and choose a new committee member.

Short-Term Rental Tax: Ms. Faria discussed with the committee members the need to start conversations with the Town Administrator and Selectboard what potential contributions will be made in the future to the Affordable Housing Trust. Melissa Vincent mentioned that in a town meeting a few years ago, a town official said that there would be a working committee that would determine how STR funds would be distributed and specifically, how much of those funds would be used for affordable housing. Ms. Vincent is not aware whether or not this committee has been created. Ms. Faria requested that the committee start to think of the ways they could lend their voice to a discussion of the allocation of funds as short term rentals are having a dire effect on the availability of rentals, year-round and otherwise. Chairman Hess suggested the committee start by sending a letter to the Town Administrator stating the committee's interests and desire for involvement in the discussions regarding STR revenue distribution.

Correspondence: Demo Delays: There were no new demo delays.

The meeting was adjourned at 6:16 PM.

Respectfully submitted,

Arielle Faria