

Edgartown Affordable Housing Committee Meeting

Tuesday May 17, 2022 at 5:00 PM

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

Others Present: Arielle Faria, Affordable Housing Manager, Craig Nicholson, David Ennis, Madeline Kelly representatives of Affirmative Investments, Philippe Jordi, Derrill Brazzy of Island Housing Trust and Paul Attermann, Jason Krull of Union Studios.

Chairman Hess opened the meeting at 5:00 PM.

Minutes: Christine White made a motion to approve the May 3, 2022 minutes with one amendment, Melissa Vincent's name will be added as the amendment. Jason Mazar-Kelly seconded the motion and the motion passed unanimously with one abstention.

Old Business:

Meshacket Project Update:

Craig Nicholson of Affirmative Investments introduced those present from Affirmative Investments, Island Housing Trust and Union Studios that will assist in the presentation of the updates to the Meshacket Commons site plan and overall design as well as the status of applications and approvals. Mr. Nicholson stated that some of their understanding of the site has changed from when they submitted the RFP response and were awarded site at the end of last year and he believes they have really worked with the site and have had great support with the Town to come up with something that they think will be a great community of year-round affordable housing for families within Edgartown and the Vineyard. Paul Atteman spoke about the general site plan, layout and how it was quite a bit different from their original submission in response to the RFP but the overall stats are very similar. Mr. Atterman stated that the development group has worked very extensively with MESA and Mr. Bazy and others to really understand what the constraints and opportunities are at the site; it's opened up an opportunity to create a neighborhood setting. The pedestrian and vehicular network were really critical to the design team, they've managed to simplify the amount of buildings, the types of buildings and work on a solar orientation to help with electrical production for the project. Jason Krull gave a brief description of the existing conditions plan. There was a rare species habitat assessment completed by Wendy and Robert Colbert and the findings in the report indicated that there were some scattered scrub brush coastal wetlands, a key part of this report determined that the edge of the frost bottom is off site about 50 ft. to the east of the subject property. On the proposed site plan, the lease area (6.76 acres), the development consists of 8 multi-unit buildings, 2 private ownership multi-family unit buildings and a community building. To minimize the impervious cover, stabilized stone dust paths are proposed throughout the property and solar powered bollards will provide site lighting. The flow of the traffic is going to be with a single curb cut entrance, two-way traffic and will provide 70 parking spaces on-site. The site will be connected to both municipal water and sewer and they are proposing underground electric from Meshacket Road. For the storm water practices, they followed the design of the coastal water management through green infrastructure with the MA Dept. of Environmental Protection storm water regulations. They're using a series of bio retention areas to pretreat the surface runoff areas, followed

by some underground infiltration chambers. The roof areas are also picked up by underground infiltration areas before they are discharged over land onsite. The site proposes just over an acre of lawn and maintained landscaping with another acre of no mow grasses. Mr. Krull then described the landscape plan that was displayed and the committee asked for clarification on what some of the plan was depicting. Melissa Vincent asked about a play area (as there was one in the original proposal) and Mr. Nicholson replied that it's still possible to put a play area in a couple of potential spaces. Jason Mazar-Kelly asked about community and/or private gardening spaces and if they had been discussed. Mr. Krull replied that they had not discussed gardening spaces but there are indeed places that those could go. There was discussion about making sure there was some planning ahead of time to address drainage and water sources for gardens. Christina Brown asked the development team who will be managing the property. Craig Nicholson replied that TCB will be handling the property management and they will have an office in the community building and turned the discussion back over to Mr. Attemann. Mr. Attemann explained that the two ownership properties are duplexes with 2 bedrooms and 3 bedroom units. Mr. Attemann described the design concepts for the four buildings that will have 3 rental units in them and four buildings that will have 6 rental units in them. Melissa Vincent asked if all of the units have washer dryer hook-ups in them. Mr. Nicholson replied that there are hook-ups in the ownership units and the fully accessible rental units and community laundry for everyone else. Ms. Vincent asked how many units will have washer and dryer hook-ups in them. Mr. Nicholson replied 6 total. Ms. Vincent then asked how many total bedrooms were in the complex to which Mr. Nicholson replied, 78. Ms. Vincent then commented that this would mean that the ratio of washer and dryer units to the amount of people living there would most definitely lead to disaster. Ms. Vincent stated that she doesn't believe it is necessary to provide washers and dryers but there should at least be hook-ups in each unit and explained that in her experience it becomes a hardship to those living in the units to not have adequate access to laundry. There was extensive discussion on this subject. Chairman Hess concluded that it is important to the Committee that at least 2/3 of the units have hookups in their units or something comparable if that isn't possible. Melissa Vincent stated that her preference is that every unit have a washer and dryer. There was further discussion about the Committee's expectations. Derrill Bazy reassured the Committee that they will come up with a plan that takes into consideration the Committee's position. There was discussion about funding and possible income levels associated with the units. Chairman Hess expressed that he was impressed with the presentation and the effort and time that has gone into the project thus far and that the Committee will continue to listen to and communicate with the development team as the project progresses.

Quammox West update: The Chairman informed the committee that the Trust approved funding for the work that needs to be done by Doug Hoen for the site plans, septic, water and staking. Chairman Hess also congratulated Mr. Mazar-Kelly on being appointed as Chairman of the Affordable Housing Trust. Ms. Faria reiterated that the applicant will take care of the costs for the design of the home.

Short-term rental tax revenue disbursements: Ms. Faria stated that she is still doing some research into what is happening with the STR tax revenues and the Selectboard's plans for those funds as it relates to funds being dedicated to affordable housing. Ms. Faria will continue to work on this as time allows.

Navigator/MVH proposal letter: Ms. Faria is going to connect with Melissa Vincent to work on this.

DHCD Subsidized Housing Inventory: Ms. Faria informed the committee that she received a letter from DHCD asking her to verify that their subsidized housing inventory list was correct and it was. DHCD

stated in the letter that the Town is currently at 3.7% but of course that will change once Meshacket is completed.

New Business:

The Chairman requested that committee members consider who will appear before the MVC to support the Meshacket project when the developers appear before the Commission. Additionally, the Chairman would like to consider putting together a subcommittee for that purpose. Ms. Faria stated that she will obviously be a part of the support for the developers and the project.

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

The meeting was adjourned at 6:36 PM.

Respectfully submitted,

Arielle Faria