

## **Edgartown Affordable Housing Committee Meeting**

**Tuesday August 16<sup>th</sup>, 2022 at 5:00 PM**

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

Others Present: Arielle Faria, Affordable Housing Manager

Chairman Hess opened the meeting at 5:00 PM.

Minutes: Jason Mazar-Kelly made a motion to approve the July 19<sup>th</sup>, 2022 minutes. Maria Ventura seconded the motion and the motion passed unanimously.

Old Business:

Meshacket Commons upcoming MVC hearing: Ms. Faria explained to the committee that the developers (IHT & IA) had a preliminary meeting with the MVC that went well. The MVC has scheduled a staff/applicant zoom meeting for July 22<sup>nd</sup> at 5:30 PM and are requesting that an AHC member speak a little about the history of the project during the presentation. The Chairman replied that he would make himself available to speak on behalf of the Committee.

Trust AMI Increase: Ms. Faria informed the committee that she has been in touch with David Vigneault of Dukes County Regional Housing Authority and Philippe Jordi to discuss the potential of increasing the Edgartown Affordable Housing Trust to serve up to an AMI of 200%. The general consensus is that it makes sense to serve as many residents as possible with housing insecurity, especially those that support the infrastructure of the island and often are in the mid to upper range of the AMI chart. The only thing to keep in mind is that there will always be a focus on those in the AMI range that are in greatest need. Ms. Faria mentioned that she had spoken with Isabelle Lew at Reynolds, Rappaport, Kaplan and Hackney and they are working on researching if and how the AMI increase can happen and they plan to speak with Tucker Holland on Nantucket to understand what processes they followed to achieve this for their Trust. The Chairman commented that there was a brief discussion about it at the Trust meeting and there didn't seem to be any opposition to the idea there. Melissa Vincent asked Ms. Faria if there was data from the Kuehn's way lottery process and did it make sense to change the name of the Committee/ Trust if the Committees are serving an AMI higher than 80%. Ms. Faria replied that she would be happy to acquire the data and had plans to do so already but the idea is to continue to provide the most opportunities for the AMI range that is in greatest need, like the Quamnox West lottery. However, there will be more need for ownership opportunities in the upper AMI ranges and this is an opportunity to be able to service those that help to support the infrastructure of the island. Ms. Faria also stated that the Committee had already voted to change the name however, Ms. Faria is continuing the conversation with Isabelle Lew to be sure that the process happens properly and does not affect anything or anyone that we are currently serving. Ms. Faria reiterated that the process is still only research and once there is adequate information, then solid decisions can be made.

Navigator Homes/MVH Project: Ms. Faria informed the committee that she had watched the last MVC meeting for the Navigator project and sent the link along to all committee members. Ms. Faria went on to explain that there was an initial overview of the project presented by Alex Elvin at the MVC followed by a more detailed presentation by the applicants. Ms. Faria stated that the affordability aspect has not

yet been submitted by the applicant yet. Melissa Vincent stated that the applicant understands that there is a required affordability aspect to this and originally the applicant's attorney stated that the applicant thought they would meet the guidelines because they would be giving up rental properties around the island. Ms. Vincent went on to state that the committee is aware that is insufficient for the MVC's guidelines as it pertains to the affordability aspect and her concern is that she would also like to see what their affordability factor is going to be, not just pertaining to affordable housing but with the places they are creating as well. Ms. Faria stated that there was a breakdown of the various income levels and subsidies for tenants of the nursing home in their presentation however, she did not have a physical copy of that information. Ms. Faria added that she believes that they are still working on the affordability aspect and the applicants are aware that there is an expectation for them to present something in the near future. Ms. Faria recommended waiting until they have submitted their affordability aspects before commenting on the project.

Quammox West: Ms. Faria explained to the committee that she had been in touch with Doug Hoehn and his associates and it was projected that they would not finish be able to complete the work suggested until late fall. Ms. Faria discussed this with the potential homeowner and received quote from another firm that would be able to finish it sooner. Melissa Vincent suggested getting a quote from a firm she works with that might be able to turn it around faster and for a lower cost. Ms. Faria agreed to get a quote from that firm before accepting the proposal from Vineyard Surveyor's. Melissa Vincent made a motion to approve up to a \$6,000.00 bid prior to 10 weeks otherwise the committee will engage Vineyard Surveyor's.

#### New Business:

Wastewater Dept./Master Plan suggestions: There was a brief discussion about the letter that was sent to the Master Plan Committee and cc'd to the AHC. Ms. Faria informed the Committee that C.J. Moriarty inquired to whether or not any surveying had been done in regards to town departments to understand their housing needs and since it hasn't happened, if that's something worth pursuing. Melissa Vincent asked if that was something that HR might be able to do. Ms. Faria will inquire to Ms. Lucas to work on this. Ms. Faria will also get in touch with Juliet Mulinare to get her perspective as it relates to the Master Plan.

Room Occupancy and Short-Term Rental Local Option Tax revenues for Dukes County (Draft from Christine Flynn, MVC): The committee discussed the STR Tax and hopes that a committee will be formed to address the need for a portion of these funds to go towards affordable housing efforts. Melissa Vincent made a motion to accept the letter as written and send it to the town administrator and the Selectboard. Jason Mazar-Kelly seconded and the motion passed unanimously.

-CPC Rep. from AHC: Ms. Faria asked the committee who they would like to refer to the position on the CPC representative from the AHC. Chairman Hess would like to recommend CJ Moriarty for representative. Ms. Faria will get in touch with Mr. Moriarty to see if he is available to do this. Maria Ventura volunteered to speak with Ms. Faria about potentially being the representative.

#### Correspondence:

Melissa Vincent voted to pass on the 55 Slough Cove Road. Maria Ventura seconded and the motion passed unanimously.

The next meeting will be held 9/13/2022.

The meeting was adjourned at 5:44 PM.

Respectfully submitted,

Arielle Faria