

Edgartown Affordable Housing Committee Meeting

Tuesday September 13th, 2022 at 5:00 PM

Members in Attendance: Chairman Mark Hess, Jason Mazar-Kelly, Christina Brown, Maria Ventura, C.J. Moriarty

Others Present: Arielle Faria, Affordable Housing Manager

Chairman Hess opened the meeting at 5:00 PM.

Minutes: C.J. Moriarty made a motion to approve the August 16th, 2022 minutes. Maria Ventura seconded the motion and the motion passed unanimously.

Old Business:

Meshacket Project: Community meeting and MVC hearing review: Chairman Hess expressed that he was disappointed that he was unable to attend the hearing but Mr. Mazar-Kelly and Ms. Faria were able to attend. The Chairman went on to say that it is his understanding that things went very well and there wasn't any public comment, however, it is still open for public comment. Ms. Faria stated that this information was correct and the meeting was pretty straight forward, there were questions asked and answered and everything went very smoothly. Ms. Faria added that Mr. Mazar-Kelly spoke on behalf of the committee, expressing support and commenting on all the work that was done ahead of time to make it as smooth of a process as possible. Ms. Faria stated that there are still some questions that the developers will need to answer such as solutions for the overages in nitrogen load as well as some safety concerns on Meshacket Road, though that aspect is really the responsibility of the Town. Ms Faria also stated that Bill Chapman would be working with the engineer to iron out some water related issues. The next hearing will be held September 22, 2022. The Chairman reiterated that one of the reasons this has taken some time is because there was a lot of effort put into the RFP to work out a lot of the details such as speaking with the MVC, abutters and neighborhood at large to iron out potential problems. The Chairman stated that the Committee's hard work has paid off, working out all the details has made this a smooth process.

Quammox West update: Ms. Faria informed the committee she selected Vineyard Land Surveying and Engineering to work on the site plans for the property. The other company suggested was unavailable to do the work in a timely manner. Therefore Ms. Faria engaged VLSE and she should be hearing from them in a few weeks.

Navigator Homes/MVH Project updates: Ms. Faria stated that she viewed the video recorded by the MVC at their latest hearing for Navigator Homes and their affordability aspects are still incomplete. Ms. Faria read the current affordability proposal, which can be found on the MVC website. Ms. Faria stated that she hopes there will be more added at the next hearing.

CPC Rep. from AHC: Ms. Faria stated that Maria Ventura had shown interest in being on the CPC last meeting and the Chairman had suggested C.J. Moriarty. Ms. Faria suggested revisiting this and making a final decision. Chairman Hess suggested that Maria have the first choice as she's been on the Committee longer and the Chairman asked if Ms. Ventura had an opportunity

to speak with Tim Rush to find out what the position entailed. Ms. Ventura stated that she had not had the opportunity to speak with Mr. Rush but she had spoken to others that suggested the time and tasks would not be overwhelming. However, Ms. Ventura stated that she would not mind to relinquish the position to Mr. Moriarty if he was interested. Mr. Moriarty accepted the position and the Chairman stated that Ms. Ventura was very gracious in handing the position over to Mr. Moriarty and that with Mr. Moriarty's legal mind and experience he would be great for the position. Ms. Ventura made a motion to recommend C.J. Moriarty to the CPC. Jason Mazar-Kelly seconded the motion and the motion passed unanimously.

Trust AMI progress: Ms. Faria stated that she had been in touch with Isabella Lew of Reynolds, Rappaport, Kaplan and Hackney and she has been in touch with Tucker Holland, the Director of Municipal housing on Nantucket, to discuss the processes they took to change their AMI. Ms. Lew stated that she would like to double check that increasing spending authority to 200% AMI is not contrary to statutory authority as MGL c. 44, s 55C is not quite clear on its definitions. Ms. Lew will ask another attorney from her firm for his opinion, however he was out this week so she will follow up with him next week.

New Business:

Chairman Hess announced that Christine White has resigned from the AHC and the AHT for no other reason than she has served her time and there are a lot of other things she is working on as well as other boards she was a recipient of an affordable home site and dedicated many years to the Committee and Trust to give back to the community. The Chairman stated that she has certainly done her time and has done it well. The Trust and the Committee will send Mrs. White a letter of appreciation for her long standing dedication to the position and to recognize the fact she has assisted in the placement of many people into affordable housing situations over the years. The committee will thank her for her time and efforts and wish her well in her future endeavors.

Master Plan Affordable Housing Conversation: Ms. Faria introduced Juliet Mulinare and Lucy Morrison to speak about the masterplan and how it will incorporate goals for housing affordability in the future. Ms. Mulinare thanked the committee for their interest in the Masterplan and its ongoing process. Ms. Mulinare informed the committee that there was another public workshop in June, the consultants came to the island and they met with a number of boards, department heads and superintendents and they received some good information. The consultants spent the rest of the summer drafting the first edition of the plan which Ms. Mulinare has personally received but hasn't yet made public because there are some things that need to be worked on before they present it for public opinion. Ms. Mulinare went on to say that the affordable housing chapter was not really what she would like to see coming out of the Masterplan, fortunately she has Lucy Morrison and Ms. Faria to help with this aspect and they plan to get together and try to clean the document up and make sure that it is information that is productive and accurate as well as a reflection of the hard work that the AHC has already done in the past ten years. Ms. Mulinare would like to highlight the projects that the Town has completed in addition to looking to the future. Ms. Mulinare would like to take the opportunity in front of the AHC to alert the Committee that in the next few weeks she'll be sending the AHC a lot of the

information to look through and add feedback as she would like to make this representative of the AHC and the Affordable Housing Department. Chairman Hess commented that he applauds the Master Plan Committee for what they are doing, the aspects that he has seen have been impressive and he is aware they are trying to do the maximum plan that they can but by in large it is impressive. The Chairman added that the people on the Masterplan Committee are terrific also.

Discussion: Response to STR tax revenue letter to SB: Ms. Faria informed the AHC that the Town Administrator replied to the letter from the AHC saying he acknowledges receipt of our letter, the MV Times made him aware it was coming when they interviewed him about the subject last week and Mr. Hagerty has Bcc'ed the Selectboard and FAC Chair, if either chooses to make it an agenda item in the near future he will let Ms. Faria know. Ms. Faria stated that the email was sent to her on August 19th and she has not heard anything since. The Chairman commented that the AHC has done their part and they will wait to see where it goes.

MVC new "Island Housing Planner" position open: Ms. Faria explained that this was informational to make the AHC aware that the MVC created a new housing exclusive position that will help with many of the challenges and tasks that housing committees, individual towns and the Island at large have faced over the past few years. Ms. Faria encouraged the AHC to take a look at the job description that is up on the MVC website. If the committee has any referrals, to please send them to the MVC. Chairman Hess asked if Lucy Morrison could tell the Committee about the technicalities of the position, is it in the MVC's budget and are they asking for more money from the towns or is it a position that can create within their budget, is it mid-level salary or high-level and how does the MVC see that. Ms. Morrison replied that she is not aware of where the MVC is at with money but as Christine Flynn is no longer with the MVC, Ms. Morrison believes that the majority of the salary will be coming from that, however, if there is more money needed it gets complicated. Ms. Morrison went on to say that the MVC gets allocated money from the towns every year and there is grant money coming in which is how the MVC has been paying for a couple of the new positions, such as the energy planner and the emergency manager. The Chairman commented that he has always believed the island needs a position of this kind that really encompasses and coordinates with all the towns to solidify some of these projects and help out with the red tape, the state and federal regulations which is one of the reason the AHC went to the Town to request a town position like a housing planner or a housing executive.

Demo Delays: 9 Lessen Way, 68 North Water Street, 45 Curtis Lane, 57 Norton Orchard
Jason Mazar-Kelly commented that in the Masterplan meeting the previous day and asked for his and Ms. Faria's input, one thing that he brought up was something the AHC had discussed in the past, that one of the reasons it is difficult to accept one of these demo delays is because we don't have a plot of land to put it on so he had offered to Ms. Mulinare that this should be an important consideration. Mr. Mazar-Kelly went on to say that while funding is important to have in order to execute projects, land is an asset to the AHC in order to utilize these demo delays. The Chairman added that the AHC had discussed a fee for demoing a house and he wondered if that had been looked into yet. Ms. Faria replied that she had not had a chance to look into that yet but she would make inquiries when she had a chance. C.J. Moriarty asked if anyone has checked if the Town has surplus land. Ms. Faria replied that yes, the Town does have some surplus land and the

AHC is occasionally gifted this land and some of it is feasible to build on and some of it is not. The AHC can also initiate conversations about land that isn't being used, it just requires a bit more research. Ms. Faria went on to say that there is usually a yearly report of potential viable land for affordable housing. Chairman Hess commented that moving houses onto another property far exceeds the cost of putting up a new structure that's energy efficient, uses great green building materials, especially if you have to move the structure twice...to a storage facility and then a private lot, this far exceeds building a new place. The Chairman went on to say that moving the house isn't difficult it is just expensive. Ms. Mulinare commented that the Masterplan Committee asked the same questions and Paulo DeOliveira put together a list of Town owned parcels some of which are a decent size and could be utilized and some are smaller but as part of the Masterplan process they are going to take a good look at that list and try to categorize it. Ms. Mulinare stated that she would be happy to share their findings. Maria Ventura made a motion to pass on all of the demo delays. Jason Mazar-Kelly seconded and the motion passed unanimously.

The next meeting will be held 10/18/2022. (Postponed until 10/25/22)

The meeting was adjourned at 5:40 PM.

Respectfully submitted,

Arielle Faria