

Edgartown Affordable Housing Committee Meeting

Tuesday November 15, 2022 at 5:00 PM

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

Others Present: Arielle Faria, Affordable Housing Manager

Chairman Hess opened the meeting at 5:00 PM.

Minutes: Maria Ventura made a motion to accept the September 13, 2022 and October 25, 2022

Old Business:

Meshacket Project Update:

Chairman Hess informed the committee that on Thursday, commissioners determined that the dire need for affordable housing on the Island overrode potential project impacts on the environment and traffic in the area and they were happy to move the Meshacket Commons project forward. Chairman Hess went on to mention that Joan Malkin Chairperson of the MVC was quoted saying "It's a real pleasure when a project comes in that has been thought out quite thoroughly," This project was a pleasure to hear, and I want to thank the applicants...good luck and build well." Chairman expressed his gratitude to everyone for their participation in bringing this project to fruition and their dedication to seeing it all the way through.

Quammox West update: Ms. Faria informed the committee that she spoke with Vineyard Land Surveying and Engineering and they explained that they are nearly complete with Field surveying, design and drafting for the preparation of a septic and well plan. They are now working on the soil testing and application preparation and submittal to the Board of Health which Ms. Faria explained was just a matter of scheduling. Ms. Caldwell has been informed and they are hoping it will all be wrapped up in the next couple of weeks.

Navigator Homes/MVH Project update: Ms. Faria stated that she submitted a letter into record, to the MVC, with assistance from Melissa Vincent stating:

The Edgartown Affordable Housing Committee would like further clarification on the affordability aspects of the Martha's Vineyard Hospital-Navigator Homes application. It is the understanding of the Committee that the affordability contribution of project will be the workforce housing itself. The Committee understands this to be a benefit to the employees of Martha's Vineyard Hospital but does not seem adequate for the larger community. To this point, the Committee would like a better understanding of what steps the applicants are taking to consider the affordability factors of the Navigator Homes themselves. How will they accommodate low to moderate income Island residents and how are the applicants ensuring affordability for their workforce housing? The Edgartown Affordable Housing Committee thanks the Martha's Vineyard Commission for their continued support towards affordable housing efforts.

Ms. Faria stated that there is a decision on this project slated for later in the week.

JAHG and All Island Planning Board discussion about STR's and STR Tax revenues:

Ms. Faria explained that the All Island Planning Board discussion mainly focused on the regulation of STR's so that the impact on the island's housing market is not as extreme as it has been. Planning Boards will develop thoughts and questions to be formed into a cohesive scope of work by the MVC Staff for end of November, early December. The AIPB will host another working session December 14th to review and finalize the scope of the study. In the mean-time MVC Staff will continue to research and provide information to the Towns PB's and then generate their questions and comments, as well as seek interest from consultant groups to conduct a study, and understand cost ranges and timing. There will be another all island planning board meeting scheduled for December 14th.

At the JAHG meeting there was discussion of what the Town's should propose for a percentage of the STR tax revenues. OB is requesting 10%, West Tisbury and Chilmark are advocating for 75%. Ms. Faria's suggestions would be to propose no less than 20% a year. The Committee can put together a warrant article and ask James Hagerty to put it on the Town warrant. If the SB choose not to, the AHC should be prepared to propose it themselves.

There was a robust discussion on this topic by committee members and the conclusion was to have further discussions after the meeting with James Hagerty on the topic as well as preparing a warrant article that would designate STR tax revenues to the Trust annually. Potentially, committee members will look to the MVC housing planner for further data on STR regulation.

HBRC Update: Ms. Faria stated that the Housing Bank Review Committee has put together recommendations to the Selectboards to review and are starting to make their rounds to discuss their recommendations. From there, the Selectboards can make their own revisions and then they will send them to the state legislature. The first SB they are presenting to is Chilmark, which is happening at the same time as this meeting. Ms. Faria will ensure the committee members are kept up to date on their progress.

New Business:

Housing to Protect Cape Cod Summit summary:

Ms. Faria stated that by all accounts the Summit was a great success, in large part due to the overwhelming support from the attendees. Speakers discussed both the economic and community impact of not having enough adequate and suitable housing. Ms. Faria offered the opinion that parts of the Cape are a bit behind where the islands are both in market rate home price and in initiatives to change zoning and address waste water issues.

Many housing advocates expressed that more action is needed from individuals and our towns. The speakers emphasized that there is no magic bullet or one solution and not one

organization or entity can solve this on their own. They stated that intentional action is necessary, requiring each of us to be engaged in order to ensure success.

The speakers expressed that they have spent years preserving the *place* of Cape Cod, now it is time to do the same for the *people* of Cape Cod. Ms. Faria expressed a connection to that on the island as well. HPCC hopes to join forces with affordable housing advocates and demonstrate their values through local zoning and housing policies. One thing that Ms. Faria thought was particularly useful was that they had advocacy training which focused on training to teach folks how to make their voice heard and feel comfortable civically engaging in their own town, particularly at town meetings. Ms. Faria stated that she didn't really think about the fact that so many are unaware of the procedure on addressing the moderator or presenting their own concerns, making amendments etc. Ms. Faria thinks it would be great to have advocacy training 101 on the island to potentially have people feel more comfortable participating in their town meetings or any other town associated committee and board meetings.

Chairman Hess made a motion to reimburse Ms. Faria for attending the Summit for a dollar amount no more than \$500.00. CJ Moriarty seconded and the motion passed unanimously.

Demo Delays: The Committee voted unanimously to pass on 15 Mullen's Way but decided to wait on 89 Turkeyland Cove Road until they could examine the home further. There was further discussion about finding solutions for reuse of these properties.

The meeting was adjourned at 5:42 PM.

Executive Session:

Pursuant to MGL C 30A § 21: Purpose 1. To discuss the reputation, character, physical condition or mental health, rather than professional competence, of an individual, or to discuss the discipline or dismissal of, or complaints or charges brought against, a public officer, employee, staff member or individual

Respectfully submitted,

Arielle Faria