

Edgartown Affordable Housing Committee Meeting

Tuesday December 6, 2022 at 5:00 PM

Members in Attendance: Chairman Mark Hess, Jason Mazar-Kelly, Maria Ventura

Others Present: Juliet Mulinare, David Vigneault

Chairman Hess opened the meeting at 5:10 PM.

Minutes: Due to a lack of quorum the November 15, 2022 minutes could not be voted on.

The Chairman opted to move to New Business before Old Business to accommodate Mr. Vignault

New Business:

Avakian Resale: Chairman Hess started the conversation with background about the buy down program that was funded from the Field Club contributions. Chairman Hess then went on to say that he believes this is the first property in that program to go for resale and that David Vigneault will walk the committee through the next steps.

Mr. Vignault explained that as this house is 5 years (old) to the month since it was originally purchased, and the original buy-down price was \$205,000.00, the resale price, at three percent would now be \$254,820.00 at 100% AMI. Mr. Vignault informed the committee that he had just sent out some information on various resale prices at different AMI levels. Mr. Vignault discussed the idea that ownership really starts around 100% AMI and above and gave various reason why this is the case, as well as insight into the application processes. The Chairman interjected and stated that he would like to see Mr. Vigneault use his best judgement to what percentage should be offered, whether it's 100, 120 or up to 140% AMI, whatever is the easiest way to get the best candidates applying for the property. The Chairman emphasized ease and fairness of the process but also keeping in mind the carrying costs that are associated with this process. Mr. Vignault discussed the options for purchase and resale that the committee has as laid out in the deed rider. The Chairman stated that given that the owner has taken care of the property and followed the stipulations of the deed rider, it would make the most sense for the committee to relieve the owner from his obligations. The Chairman asked Mr. Vigneault about the time it would take from start to finish with the lottery process. Mr. Vignault replied that given that this isn't a 40B project the committee would decide on whether to advertise this in for 30, 45 or 60 days and what people are going to be able to accomplish during this time. Jason Mazar-Kelly made note that when speaking to Lucy Morisson and James Haggerty about the stabilization fund, Mr. Haggerty mentioned that they would be open to a request made to them from the stabilization fund and they were more open to funding requests than monetary allotments. Mr. Vignault added that it would be more of a transitional loan as it would be paid back one the transaction was completed. The Chairman suggested that the committee will go into this with the idea of purchasing the property and then going through the processes to award the property to new owners. Mr. Vigneault suggested that he would present a draft packet and

timeline over the next couple of weeks. The Chairman stated that he would like to see the property offered up to 140% AMI. Jason Mazar-Kelly suggested putting together a draft request for funding for this from the stabilization fund that could potentially be approved at the next meeting. The Chairman agreed and suggested a meeting with the Ms. Faria to discuss the next steps moving forward.

The Chairman stated that the discussion with Juliet Mulinare is now unnecessary as Ms. Faria will be returning to work after this week and thanked Ms. Mulinare for her willingness to step in. The Chairman stated that there were different things that needed to be worked through and that is all that he would like to say on the subject at this time.

Old Business:

- Discussion on STR Tax revenue with Town Admin., James Haggerty, Jason Mazar-Kelly, C.J. Moriarty and Lucy Morrison: Jason Mazar-Kelly stated that although he's aware there are not many members at the meeting he would like to give a little update about the conversation he had with James Haggerty right before the holidays, again, it's the town's recommendation to the trust to provide as many requests that the committee can that are less big picture and are more for specific purposes. The administration said that as long as the committee is providing specifics, they are willing to provide funding from the stabilization fund for the AHT and AHC to act on these projects. The administration is less willing to set an initial allocation to the trust from that stabilization fund where they are collecting the short term rental tax dollars on an annual basis, despite the percentage. Mr. Mazar-Kelly commented that he thought it was great that the administration is willing to support those requests, it's important that committee makes the requests. Mr. Mazar-Kelly thinks it would be helpful to have an allocation set there and that's an option the committee has to come up with a warrant which needs to happen prior to December 16th to be able to have an allocation for the coming year, that's something the committee can pursue but it's good to have an understanding of what is in the stabilization fund and how much is in it. There is 3.8 million in FY22, 2.4 in FY21. Though Mr. Haggerty explained that he needs to think through how this might work with some waste water developments, but he said he would be open to the potential of suggesting to the Selectboard and working with the town to move the short-term rental tax from 4% to 6%, which is the max, and then split the additional incremental 2% between waste water and affordable housing trust, which would be very positive. However, that is not something that will happen within this fiscal year based of their discussion. Chairman Hess stated that he sort-of understands where the administration is coming from but the argument he would really doesn't understand is that they don't really want to give the trust money until you have a project coming, but why can't the trust bank it? That is the one thing that is not clear, however the Chairman is grateful that they are on their way to working through that. It seems that they may be willing to commit a lot to affordable housing projects. The committee and trust will continue negotiations and conversations in regards to the STR tax revenues.

Juliet Mulinare commented that she was not exactly sure about the tax taking properties the Mr. Smadbeck was referring to in the trust meeting but she wanted to inform the committee that she is on the board for Habitat for Humanity and one of the things they are doing with Oak bluffs is they now have three different lots of town owned property that either has a cloudy title or is

unable to be financed for a loan by a bank because a bank needs a clear title. Habitat for Humanity finances its own projects so if the Town owns any pieces of land that have an odd situation then it's an option for the town to grant habitat the ability to build a house the Town would maintain ownership of the land and Habitat would have the house or whatever the arrangement is. This just popped up as a potential immediate way that the committee could identify some projects because Habitat would be able to capitalize on those lots when other people could not. Habitat has been doing well with this method and Ms. Mulinare would love to see some properties open up in Edgartown. The Chairman replied, absolutely and this ties back to the last meeting where by in large it is not practical to move demo delay homes because of cost, energy efficiency, etc. that needs to happen to have those home be functional for its inhabitants but there is the occasional home that can be moved and if there were tax lots, then we would have places to move viable homes. The Chairman also stated that there should be a significant fee for demoing a house, there should be a by-law of some kind. Ms. Mulinare added that if the committee is contemplating creating by-laws or policy changes and allocating funds, please get in touch with her in regards to the masterplan.

Demo Delays: Due to a lack of quorum there were no demo delays voted on.

The meeting was adjourned at 5:42 PM.

Respectfully submitted,

Arielle Faria