

**Edgartown Affordable Housing Committee Meeting Minutes**  
**September 19, 2023 at 5:00 PM**  
**Edgartown Town Hall**

*Members in Attendance:* Chairman Mark Hess, Vice-Chairman Jason Mazar-Kelly,  
Cornelius Moriarty, Casey O'Connor

Chairman Mark Hess called the meeting to order at 5:15 p.m.

**Minutes:** Jason Mazar-Kelly motioned to approve August 15, 2023 minutes. Cornelius Moriarty seconded. All present voted in favor and motion passed unanimously.

**Old Business:** Mr. Philippe Jordi from Island Housing Trust (IHT) requested a letter from this Committee in support of IHT three Island-wide projects that involves Veterans Housing in Oak Bluffs, Housing for School Workers and Age-restricted over 55 senior housing. The School Workers project is designated housing for the entire participating towns school employees; therefore this project most likely won't qualify for state funding. IHT will request a total of \$530,080 from Edgartown Community Preservation Committee (CPC), for these three projects. Cornelius Moriarty motioned for the Committee to write a support letter for IHT Island-wide project involving Veterans Housing, Housing for School Workers and Age-restricted over 55 senior housing. Jason Mazar-Kelly seconded. All present in favor and motion passed unanimously.

Meshacket - Mr. Chairman reported that the Edgartown Affordable Housing (EAH) Trust voted to approve request of \$750,000 from Community Preservation Committee (CPC) to fund Meshacket additional financial request. The vote was 2 yes and 1 abstain. Jason Mazar-Kelly motioned to support EAH Trust in funding Meshacket additional request of \$750,000; of which \$500,000 will be disbursed now from the Trust to Meshacket, then request \$750,000 from CPC for Meshacket Project upon receipt will replenish the Trust \$500,000 and provide Meshacket with the remaining \$250,000. Casey O'Connor seconded. Cornelius Moriarty abstained. Three members voted for the motion, one abstained. Motion passed. It was agreed to send Select board a formal letter to expedite the Meshacket Land Disposition Agreement (LDA).

Discussion of Proposed Town Meeting Warrant - Mr. Chairman praised Mr. Cornelius Moriarty for his diligent work on the following four items: (1) to raise the Short Term Rental (STR) tax from 4% to 6%; (2) to impose a community impact fee of 3%; (3) to establish a special purpose Affordable Housing account to be funded by STR tax revenue; (4) to see if the Town will allocate 33 1/3% of short term rental tax revenue to a special purpose affordable housing account. Mr. Chairman also spoke with Ms. Laura Silber from MVC about STR tax increase from 4% to 6% and she was adamant about this. It was suggested to ask from the 2% STR tax increase to get 1% goes to the Edgartown Affordable Housing Trust and the other 1% to the Town. It was also suggested to request the full 2% from the 6% STR tax. The action plan is to use these 4 items in a proposed warrant article after discussing everything proposed and finding out the particulars about these. Suggestion was made to reach out to Joe Rock the chief operator Waste Water Manager because housing and waste water management goes hand in hand. Cornelius Moriarty motioned to support all of the above 4 items and to formulate these points into a warrant article. Jason Mazar-Kelly seconded. All present in favor and motion passed.

Community Outreach - Mr. Chairman stated the letter is already approved by the Board of Selectmen. Update on Chappy 3 Acres Lot – EAH Manager provided update that Town Counsel did find an easement access from the back property, but was more concerned about being unable to find proper notification to the current heirs of the Chappy 3 Acres lot property, as the person originally served was not the correct Heir. Town Counsel is requesting approval to continue the process to get clear title by speaking with the Town Tax County Counsel to see if they have any documentation to prove the correct heir(s) were notified.

**New Business:** CPC Applications - Mr. Chairman went over the three CPC applications. Jason Mazar-Kelly motioned to approve the three applications to be sent to CPC, \$50,000 request for Edgartown Housing Heroes Project, \$50,000 request for Chappy Lot Project and \$750,000 request of additional funds for Meshacket project and to reimburse the Trust account. Casey O'Connor seconded. Motion carried. Edgartown Gardens - Mr. Chairman announced that Donaroma property on Main Street, the developers want to go through 40B and build 15 affordable units. Also over 55 housing, but it was explained to the developers that over 55 housing right now is not that compatible. Surprisingly the traffic study shows that it would cause less traffic in that area. The developers other proposal is to purchase the adjourned property to put more development and rehab 4 units off Fisher road plus add 4 more units. They are currently working with IHT and Dukes County Regional Housing Authority (DCRHA). Septic & Energy Funding Proposals – EAH Manager gave update that Mr. Conor Downing the Health Department Manager requested to spread the word that the American Rescue Plan Act (ARPA) funding approved by the federal government to the entire Martha's Vineyard of which Edgartown is awarded \$315,000 to improve restricted/affordable Septic systems. This funding can get approximately six (6) household septic down and currently the DCRHA only has one application. The question was asked how can the committee get these messages to the affordable housing clients, as the third parties that have their information is saying they can't provide it. Mr. Chairman said we have to find a way and get an Inventory list with contact information for all our housing clients. Resulted in Mr. O'Connor taking the paperwork and said he will go to all his neighbors and let them know about this since they all are in restricted/affordable housing. The EAH Manager will send it out to all the clients that she currently has contact information for.

**Correspondence:** - There is no correspondence.

Jason Mazar-Kelly motioned to adjourn meeting. Casey O'Connor seconded. Motion carried and meeting was adjourned at 5:45 PM.

Respectfully Submitted,  
Shanette Deleon



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Edgartown Affordable Housing Committee

10.24.23

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Date of Approval