

Edgartown Affordable Housing Committee Meeting Minutes
October 24, 2023 at 5:00 PM
Edgartown Town Hall

Members in Attendance: Chairman Mark Hess, Vice-Chairman Jason Mazar-Kelly, Maria Ventura, Cornelius Moriarty, Melissa Vincent

Mr. Chairman called the meeting to order at 5:07 p.m.

Minutes: Mr. Chairman started with September 19, 2023 and October 3, 2023 minutes. Jason Mazar-Kelly motioned to accept both September 19, 2023 and October 3, 2023 minutes. Cornelius Moriarty seconded. All present voted in favor and motion carried.

Old Business: Town of Edgartown Warrant Article - The Committee discussed the following three topics as possibility for the proposed warrant articles. (1) To see if the Town will vote to authorize an increase in the Short Term Rental Tax from 4% to 6%. This increase of Room tax is something other towns like Chilmark and Aquinnah are working on doing the same. A suggestion was made to ask the Town for the full additional 2% increase specifically for the Affordable Housing, as this would be ideal. There was an estimation this additional fund requested amount would be about 1.8 to 2 million dollars. (2) To see if the Town vote to authorize the imposition of a community impact fee in the amount of 3% and on the transfer of occupancy in Short Term Rentals that are professionally managed. Ms. Silber from (MVC) Martha's Vineyard Commission explained that Small Towns can bring in Impact fees from \$8,000 to \$100,000. Also www.gov.us can give free assessment on this. It was mentioned the Committee must explain thoroughly to get Community Impact fees. Suggestion was made to look into Short Term Rental (STR) compliance. The response was it would cost more to look into the compliance this is because the penalty is too high for those who don't comply so they won't be a lot of people not complying. It was mentioned that the transfer fee and impact fee was a little complex to monitor and might come across as complicated so the Committee should just omit these from the proposed warrant article for now. Nevertheless, the Committee should take advantage of the free assessment and see what results pertains to Edgartown. (3) To see if the town will vote to authorize an Affordable Housing stabilization fund in the amount of \$500,000. Suggestion was made to ask for the \$500,000 in this warrant article as a first request then in the 2nd year the Committee can ask for a larger amount after showing how successfully the Edgartown Affordable Housing(EAH) have utilized these funds. Another suggestion was to ask for more than \$500,000 so that the Committee can have funds to support infrastructure like wastewater. It was mentioned that the correct name is Room Tax and that includes STR and Hotels taxes, hence another reason why it would be safer to ask for \$500,000. Also not to request as a Stabilized funds as the Committee needs the funds to go into the EAH Trust account for easier access to be more effective and efficient. In result the Committee will formulate a warrant proposed article for the Town to vote an increase in the Room Tax from 4% to 6%, and request authorize funds of \$500,000 to Affordable Housing Trust Account in order to assist the following programs, Housing Heroes, Buy-Down, Rehab and maintenance of existing Affordable Town owned properties, Energy upgrades and programs for Affordable properties, Additional rental subsidies, Design & Installation of natural buffers & landscapes of current and future properties. Question was asked, what's the due date for the Towns Warrant Articles? Response it's December 16, 2023 but the Committee should try to get it done by next month and run it by James Hagerty (Town Director) first. Mr. Moriarty, Mr. Hess and EAH Manager will all work together in getting this warrant article proposition done for the next meeting. The EAH Manager will request that Mr. Hagerty present the Town Financing at the next Committee meeting on November 14, 2023.

It was announced that the Select Board voted yes to have MVC apply on behalf of Edgartown for the MHP Complete Neighborhood Initiative Program. Ms. Laura Silber from MVC stated she needed the following from Edgartown in order to proceed with the regional application. Needs a point person to be the contact such as Shanette Deleon (EAH Manager); Mr. Chairman responded absolutely. Needs for Edgartown to come up with a short list of approved 3 to 4 top priorities and send the approved ones to Ms. Silber by October 31st, 2023. After discussion the Committee finalized 3 top priorities that will be recommended to the Select Board for approval by October 31st. The top 3 priorities the Committee suggested are: (1) Title searches/legal advise; (2) Buy Down Program Scalability; (3) Use of undersized/non-conforming/tax lots and modular homes/ADUs/Septic. Ms. Silber gave brief update on the Housing Bond Bill will be beneficial to Seasonal Community like Martha's Vineyard with municipality employees housing, better 40B rules, and higher Area Median Income (AMIs). Although the transfer fee will be paid for by the Seller and we didn't get everything we wanted, we still got most of what was requested. For the Accessory Dwelling Unit (ADU) by right will take control from other towns. Ms. Silber is trying to get the Towns to say although ADU essential property rights to the homeowners to avoid the STR issues the Towns can restrict this. It was announced that The Resource Inc. (TRI) is looking to partner with Island Housing Trust (IHT) for Homeowners on the Island doing ADUs. So they might come to EAH Trust for funding.

CPC Recap - Jason Mazar-Kelly and EAH Manager presented Meshacket, Edgartown Housing Heroes and Chappy lot at the CPC meeting on October 17, 2023.

Meshacket Update – Mr. Chairman spoke with David Ennis from Meshacket Team and he reported currently in bond process with the State and April 2024 is scheduled for ground breaking.

Edgartown Housing Heroes – It was decided that David Vigneault from Dukes County Regional Housing Authority (DCRHA) should advise in writing prior to sending out the Edgartown Housing Heroes letter.

Chappy Lot Project - The Committee agreed with the Trust decisions to move forward with getting the correct Heirs served a notice for the Chappy lot.

New Business: The Committee agreed with the Trust decisions to move forward on the following: by contacting Attorney Ron to have both Attorney Michael Goldsmith and Attorney Isabelle Lew work together in coming up with ways to increase the AMI; to subsidize \$10,000 to the DCRHA Rental Program for the Landlord that brought his two tenants.

2024 Housing Need Assessment – It was suggested that this is an expensive and timely task, so suggestion was made to do an internal municipality survey for now. Ms. Silber announced that there is a grant she can request for to get the updated housing need assessment done but MVC would need a letter from the Committee to move forward. It was discussed that the Housing Assessment is better especially if MVC can get a grant for it. Jason Mazar-Kelly made a motion for the Committee to send a letter to MVC requesting a 2024 Housing Need Assessment. Cornelius Moriarty seconded. All present voted in favor and motion passed unanimously. Ms. Silber asked if the Housing Production Plan was going to be in the Edgartown Master Plan, as this is required for 40B Safe Harbor and to get more than 25% from the private market as Nantucket is currently doing. Mr. Chairman told EAH Manager to make sure to confirm this with Juliet who is working on the Master Plan.

Board Member Disclosure – Mr. Chairman announced at the Trust meeting Jason Mazar-Kelly disclosed he will be joining IHT. To mitigate Mr. Mazar-Kelly will not be able to serve the Trust Board, but will continue to serve the Committee. Mr. Mazar Kelly is not allowed around any IHT discussions. The question was asked, when does Mr. Mazar-Kelly start his opportunity with the IHT? Mr. Mazar-Kelly answered, it could be as soon as him going home and signing the IHT contract. Mr. Chairman continued, stating Melissa Vincent is willing to fall in as the replacement Trust member. Maria Ventura is now the Chair for the Trust. Christine White has formally retired from the Committee then Mr. Chairman asked do the Committee want to replace her now. It was discussed and agreed upon that the Committee will sit on Ms. White replacement for a little.

Correspondence: MV Land Bank Commission – It was discussed the explanations in MV Land Bank Commission letter was fine. Also if we need something the Land Bank Commission has open meetings. 83 Pine Street Demo Letter – Committee went over the property and why it is costly and problematic to rehab. It was mentioned, the better plan would be to get a modular company to put these down. Jason Mazar-Kelly motioned to approve the demolition of 83 Pine Street property. Cornelius Moriarty seconded. All presented voted in favor and motion passed unanimously.

The meeting was adjourned at 6:19 PM.

Respectfully Submitted,
Shanette Deleon



Edgartown Affordable Housing Committee

11.14.23

Date of Approval