

Edgartown Affordable Housing Committee Meeting Minutes
December 12, 2023 at 5:30 PM
Edgartown Town Hall

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

Mr. Chairman called the meeting to order at 5:30 p.m. and announced the current board attendees Melissa Vincent, Cornelius Moriarty and Casey O'Connor.

Minutes: Mr. Chairman started with November 14, 2023 minutes. Cornelius Moriarty motioned to accept the November 14, 2023 minutes. Casey O'Connor seconded. All present voted in favor and motion carried.

Old Business: Town of Edgartown Warrant Article – Mr. Chairman explained the changes to the Warrant Articles where grammatical and did not change the main idea of what the Committee had voted on prior; therefore no need to revote. After the attending Committee member went over the revised warrant articles, Mr. Chairman asked each member their individual thoughts. All members agreed and said the warrant article is ready to be submitted prior to the upcoming deadline. Mr. O'Connor asked since Edgartown and Chilmark are the only two Towns that have not maximize their occupancy tax to 6%, does anyone know if Chilmark is planning to do so? The respond was yes. Mr. Chairman reiterate, it must be very clear at the Town meeting that this occupancy tax increase does not financially affects the Edgartown residence only the renters. Mr. Chairman thanked Mr. Cornelius Moriarty for his time and diligent work on this.

Meshacket Update - Mr. Chairman said good news Meshacket is scheduled to start March 2024 instead of April 2024.

Community Preservation Committee (CPC) Update – On December 5, 2023, Mr. Chairman presented at the CPC Public hearing request for \$750,000 for Meshacket Project, \$50,000 for the Edgartown Housing Heroes Campaign, and withdrew the Chappy lot project due to Title Issues. Mr. Chairman reported that CPC was kind enough to approve \$500,000 for Meshacket Project and \$50,000 for the Edgartown Housing Heroes. Mr. Chairman announced on April 9, 2024 both projects will go to the Town meeting, a Committee board member would need to attend as he would not be available.

Area Median Income Increase Update – Edgartown Affordable Housing (EAH) Manager reported Attorney Lew believes Attorney Michael already spoke with someone from Nantucket, so Attorney Lew will follow-up with Attorney Michael on this. It was mentioned to Attorney Lew that KP Law firm is the one who assisted Nantucket. Attorney Lew response was to follow-up with her contacts from KP Law but the Committee needs to be aware if all the above fails, the Committee will have to get on the spring town meeting to ask Edgartown to petition the State for an increase on the Trust Maximum Allowable.

Martha's Vineyard Commission (MVC) Update – EAH Manager read Ms. Silber written updates: (1) Save the Date January 11, 2024 at 6:30 PM Virtual Housing Action Task Force meeting with Senator Cyr and Representative Fernandes providing a Legislative briefing for MV Municipalities and the community Organizations on Governor proposed Affordable Homes Act. (2) The meeting with Nantucket Housing Director Tucker Holland and MVC about Edgartown and Oak Bluffs (OB) filing requests with Executive Office of Housing and Livable Communities (EOHLC) for Municipal Employee Preference mechanism.

In result, James Hagerty from Edgartown will provide information for approval. OB Select Board has filing approval on their December 12, 2023 meeting agenda that Ms. Silber is presenting. Mr. Holland and Ms. Silber have meeting scheduled with EOHLA for January 19, 2024. (3) Ms. Silber requested for Edgartown Affordable Housing Committee to vote to recommend to the Select Board that they submit support testimony for the Governor's Affordable Homes Act, particularly noting support for the Seasonal Communities Designation and the Local Option Transfer Fee. The First hearing on the bill is expected to be mid-January 2024; normally the legislature only gives a few days' notice on the hearing date. The CCMVHB is organizing community member testimony. (4) All the MV towns have now approved funding for updating the 2020 Housing Needs Assessment. The data update starts in this month. (5) The update to MVC 2014 Affordable Housing and Zoning Analysis (state grant funded) starting next week. Barrett Planning is doing the Analysis, and we expect to have analysis completed with model bylaws for the towns in March 2024. (6) Complete Neighborhoods Initiative Grant has been filed and waiting to hear back from Massachusetts Housing Partnership (MHP).

New Business: Zoning Bylaw Committee - Ms. Julia Livingston introduced herself as an individual leaving from Climate to Zoning Bylaw Committee. Ms. Livingston explained the 5 focal points of the Zoning Bylaw Committee (1) To make it easier to get permission for mixed used to develop small units or 2nd floors.(2) To accommodate more than one unit on a property like ADU (Accessible Dwelling Units) by Right, for example ADU for year round rentals. (3) Being strategic by aiming to use infill lots that already have sewer, bus routes, etc. (4) To revise Staff Apartment bylaw and remove special permit if a notarized document is filed with building inspector. (5) To revise Substandard Lot bylaw to allow building to have two dwelling units without special permit if notarized document filed with building inspector. Ms. Livingston closed with the Zoning Bylaw Committee is open to any suggestions the Affordable Housing Committee might have to share.

Walking Man Close Community Housing Development – Mr. Rob McCarron introduced himself as the Trustee and Fiduciary of Jean Cohen funds. His main responsibility is to effectively raise funds for the ill nephew of the deceased Jean Cohen. The ill nephew normally walked the streets a lot so that's how they came up with the name, Walking Man Close. This project is looking to have 10 community lots which are five vacant lots, the two lots with existing houses, one lot will still be left there and the other two lots are for the heirs of Jean Cohen. The five vacant lots will be sold with restriction such as No swimming pool, No huge garage, as the goal is to keep it affordable. This is reaching the group that is above Affordable but below current market rate. The Aim is to discourage seasonal investors from purchasing. No commercial investment purchase but targeting families like the teachers and police officers that are above Affordable but can't afford the market buying rate. Mr. McCarron requested support from the Committee for this unique offer for affordable housing (below market price) not Affordable housing (above the state Affordable rate).In response, Mr. Chairman said the board would have to review this more and would not be able to provide any answer now. Also, Mr. Chairman will attend the Walking Man Close presentation tomorrow to gather more information. Casey O'Connor said he would support this. Vice Chair said this is awesome but he agrees with Mr. Chairman to take more time to look at it. The question was asked to Mr. McCarron, what is the Committee endorsement for? Mr. McCarron responded an endorsement to be brought to the Board of Health, also the Planning and Zoning Board with hopes this will carry some weight. Currently trying to get on the municipal sewer but it doesn't look favorable. Mr. McCarron said due to his fiduciary duties his hands are tied in offering a lot of concession on this project. Mr. Chairman responded this would go on the next Committee meeting agenda, January 9, 2024.

Coalition to Create Martha's Vineyard Housing Bank (CCMVHB) - Mr. Brook Katzen from CCMVHB reported Governor Cyr bill that was executed has a section under Transfer fee that can create funding source for Affordable Housing. This bill process can take 5 to 6 stages. Mr. Katzen requested that the Committee and Select Board support this bill but emphasized on the personal support he seeks from the entire member providing individual letters. They have implemented software to make this support process easier. He can send an email link to everyone to send their support letters. Mr. Chairman said personally that's ok with him to get the link. Vice-Chair said that's a great idea. Mr. Katzen will provide the link through the EAH Manager.

5 Chasin Road Gifted Donation – Mr. Chairman reported that 5 Chasin Road Property was having issues getting electricity. So Doctor Chasin gifted a donation to have this resolved. Mr. Chairman suggested the Committee send a Thank You note to Dr. Chasin once the electrical project is completed.

AHC Document on Cloud base – The Vice-Chair, Jason Mazar-Kelly reported it is getting hard to keep track of all the documents and suggest that the Committee uses a Cloud base system to store the documents so all members have access. It was reported Adam the IT Manager said he can set this up with a password and will be able to delete or add access without any issues. All members present agreed and said this is good.

Edgartown Holiday Party Invitation - Mr. Chairman announced that all members and family are invited to the Town of Edgartown Holiday Party on Thursday, December 14, 2023 here at the Town Hall. The Holiday Party timeframe is from 4pm to 7pm.

Correspondence: 69 Kanomika Road (Demo Letter) – Melissa Vincent motioned to approve the demolition of 69 Kanomika Road property. Cornelius Moriarty seconded. All presented voted in favor and motion passed unanimously.

Cornelius Moriarty motioned to adjourn the meeting. Casey O'Connor seconded. Meeting was adjourned at 6:25 PM.

Respectfully Submitted,
Shanette Deleon



Edgartown Affordable Housing Committee



Date of Approval