

**Edgartown Affordable Housing Committee Meeting Minutes**  
**January 9, 2024 at 5:30 PM**  
**Edgartown Town Hall**

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

Mr. Chairman called the meeting to order at 5:39 p.m. and announced the current board attendees Jason Mazar-Kelly, Melissa Vincent, and Casey O'Connor.

**Minutes:** Mr. Chairman started with December 12, 2023 minutes. Jason Mazar-Kelly motioned to accept the December 12, 2023 minutes. Melissa Vincent seconded. All present voted in favor and motion carried.

**Old Business:** Town of Edgartown Warrant Article update – The Edgartown Affordable Housing (EAH) Manager announced the warrant articles were submitted and a representative from the Committee should be present at the April 9, 2024 Town Meeting. Vice-Chair Jason Mazar-Kelly responded he will attend. Mr. Chairman thanked Vice-Chair for volunteering to attend, since he will be away. Mr. Chairman stated at the next February meeting they will discuss the warrant article public meeting setup which may be held around March 2024. Vice-Chair explained that March would be better than February, end of school break.

Housing Heroes Update – EAH Manager reported over 1100 mail out to all the Edgartown Short Term Rental Homeowners and thanked the Committee members. Resulted in 10 responses but believe this is low response due to the holiday season. Mr. David Vigneault from Dukes County Regional Authority (DCRHA) added the responses are mostly interested until they hear the rental pay-out price. Suggested (1) Mrs. Deleon should partially inform the responder prior to sending to Ms. Terri. Mr. Vigneault will provide a one page summary document to Mrs. Deleon by the end of the week, with hope after the holiday season we will get more responders. (2) In order to increase the rental pay-out price, Mr. Vigneault suggestion Edgartown creates something like Oak Bluff (OB) 120% Pilot program that is above the 100% CPC cap and the additional (above CPC Cap) payout comes directly from the town (Edgartown or Affordable Housing Committee). Mark Leonard from OB has good pitch on this and the program is successful. This program will have to go through warrant article and Town Meeting approval because it is above the CPC cap. A Pilot program like this would be good for the Housing Heroes program. (3) Mr. Vigneault suggested moving the current rental income level from 80% to 100%. To plan for next year CPC funding moving from 80% to 100%; funds approximately from \$114,000 to 118,000. The question was asked, what's the Landlord total for 2, 3 and 4 bedrooms at the 80%? Mr. Vigneault responded, approximately \$2,100 for 2 bedrooms; \$2,500 for 3 bedrooms and \$2,800 for 4 bedrooms all without utilities. Ms. Vincent said this is a good idea to raise the rental amount for the landlords would be more attractive if we want to get more landlords. Due to the current rate most landlords will not accept the current low rental payout. Mr. Mazar-Kelly asked, have Mr. Vigneault been in a program from the Renter side. For example, if the Tenant finds a landlord and rental is \$4,000 monthly but the tenant can only afford \$3,000; is there a subsidy program that is available to assist the tenant pay the additional \$1,000? Mr. Vigneault response, No, there is no such program currently the funding is not available. A Town would have to fund a subsidy program, for example a Town subsidy funds for their municipal employees. Mr. Chairman thanked Mr. Vigneault for his good suggestions on Housing Heroes. Mr. David final announcement was he spoke with CHAPA about the resale of magnolia way studio and CHAPA is working with the gentleman and parents on this. Also explained to the Committee the correct phrase should be maximum allowable increase not AMI increase, as this can be misinterpreted.

Chappy Lot update – EAH Manager reported good news as town counsel Lew found the correct heir that is willing to sign the deed release document. Town Counsel Lew has provided a detailed letter for the Committee review prior to sending it out with the Deed Release. This is good news and looking forward to get back on track with the Chappy lot project. Mr. Chairman responded this is good and inquired for any questions. There was no question.

Meshacket Update – It was reported town counsel Burke got an email from opposing counsel Caroline Flanders explaining the argument for Meshacket having the affordable restrictions wiped out by foreclosure in certain circumstances, as this can be a problem for the developer to obtain funding. Town counsel Burke is currently out sick but once returned will ask opposing counsel if it's a definite that without the foreclosure canceling the restriction the Meshacket project would not be funded? Also, town counsel Burke will explain in an email for the Committee and Select Board's consideration what the protections would be if this provision is included and which of the other projects opposing counsel referred that uses their foreclosure language is similar to Meshacket project. Once town counsel gets a respond the Committee and Select Board will have to make a decision. Mr. Chairman explained the Committee wants to protect the Affordable Housing, but if we had to we can put the foreclosure language on some properties not all but this would have to be based off town counsel ending result. Town Counsel will also need to look at how common this practice is from other projects similar to Meshacket.

Walking Man Close Community Housing Development – Mr. Chairman reported going to a meeting with Robert, from Walking Man Close project. Mr. Robert is the trustee of an estate that provides and takes care of a sick beneficiary. The people at the MVC thought the proposal was good and Mr. Robert was very articulate about answering question about the proposal. They spoke about perpetuity, deed restriction that Mr. Rob was open to. It was mentioned the income they're asking for at 240% income approximately \$318,000 per year. It's a great idea but doesn't benefit our Affordable areas that we are serving unless we are going to get a 120 to 140% lot out of this. Mr. Robert also did Mary Farm project in West Tisbury. Since Mr. Robert doesn't meet any of MVC Affordable criteria, Ms. Silber asked if he thought of offering a lot for the Habitat since its approximately \$250,000 per lot, where the EAH Committee assist Habitat in purchasing a lot. In response, the questions were asked, why does EAH Committee have to buy-down the lot to be Affordable? Why don't MVC just restrict it to be Affordable so it doesn't come from EAH Committee pocket? Ms. Silber explained that MVC has the discretion to waive certain requirements if there are added benefits to what the applicant proposes. The market value of the lots is really exponentially higher than the offer price. Mr. Rob is offering a private development to create a product that the MVC can't do currently do with public funds. Due to the significance of this, there is a viable chance that the level of 10 lots will outweigh going after the Affordable, but this is a decision the MVC board will have to make. Another idea is to add ADU with year-round restriction as this would benefit both owner and renters that reside here. Ms. Silber doesn't believe Mr. Rob has figured out the ADU as yet.

Martha's Vineyard Commission (MVC) Update – Ms. Silber provided the following updates: (1) This Thursday on January 11, 2024, is the Legislative briefing on the Affordable Homes Act that Senator Cyr will be hosting. The venue moved to OB Town Hall a larger venue because the Secretary of Chief policy is coming in person to this meeting. Ms. Silber wants to know who will attend from this Committee via hybrid meeting. In response, Ms. Vincent will be there in person, Mrs. DeLeon will be online and maybe Mr. Chairman for online. (2) Testimony for the Affordable Homes Act for January 18, 2024 hearing. It is really important to get testimonies up as this Committee already voted to request that the Select Board provide a testimony letter but now Ms. Silber request that the Committee also provide a testimony letter. Jason Mazar-Kelly made a motion for the Committee to submit a testimony letter on behalf of the Affordable Homes Act. Casey O'Connor seconded. All present voted in favor, motion carried.

(3) Executive Office of Housing Livable Communities (EOHLC) met with Ms. Silber, Philippe Jordi and Tucker Holland from Nantucket prior to holiday. The EOHLC request a two page briefing for the Secretary of Housing on this particular issue. The goal is get this document to EOHLC in next two to three weeks then from there to set up another meeting with EOHLC, Mr. Jordi and Mr. Holland to get this elevated to the next level. (4) Housing Need Assessment update, Karen Sunnarborg is working on this and expected to be completed by the end of the month. So far it shows the Island net loss of over 850 rental units. This assessment will also show the need across all income levels and this will be able for us to quantify the level of challenges.

**New Business:** Annual Report. Mr. Chairman mentioned the Annual Report is due January 12, 2024, in a few days. He already discussed this with Ms. Deleon who will edit the old report and submit. Housing Place-mate Program – Kai introduced herself as the CEO of lease to local that operates the Housing Place-mate program. The question was asked, what is the difference between this and DCRHA? Ms. Kai response, the difference between this program and DCRHA is targeting the missing middle 100% to 150% AMI that it serves although it can go above or below. It is for local employees housing. The similarity would be to provide the consulting, administration, marketing and messaging for getting the program guidelines and incentive structure. They get the tenants qualified for the landlord and have the program to make it efficient; also to convert from Short-term rentals to year-round rentals. It was explained to Ms. Kai that the Committee already have the DCRHA that does the same thing and currently working on raising the Landlord payouts in order to get more year-round rentals. Mr. Chairman expressed the Committee has her information and will follow-up with her when needs be.

**Correspondence:** Ms. Vincent expressed, she looked at the demo properties and unfortunately there is nothing that can be done with any of them and don't have room for them. Melissa Vincent made a motion to accept the demolition for the five properties (44 Green Hollow Way, 4 Plover Circle, 138 Cowbay Rd, 20 Oakdale Dr. and 2 Lexington Edgartown) from the January 9, 2024 Agenda. Casey O'Connor seconded. All present voted in favor and motion carried.

Mr. Chairman announced the next meeting will be held remotely on Tuesday, February 13, 2024.

Melissa Vincent motioned to adjourn the meeting. Casey O'Connor seconded. Meeting was adjourned at 6:41 PM.

Respectfully Submitted,  
Shanette Deleon



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Edgartown Affordable Housing Committee

Jason Mazar-Kelly, Vice Chairman

2/18/24

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Date of Approval