

Edgartown Affordable Housing Committee Meeting Minutes
February 13, 2024 at 5:30 PM
Edgartown Town Hall

Members in Attendance: Vice-Chairman Jason Mazar-Kelly, Melissa Vincent, Casey O'Connor and Maria Ventura

Vice-Chairman Jason Mazar-Kelly called the meeting to order at 5:38 p.m. and announced the current board attendees Melissa Vincent, Maria Ventura and Casey O'Connor.

Minutes: Vice-Chairman Jason Mazar-Kelly started with January 9, 2024 minutes. There were no questions and/or comments. Casey O'Connor motioned to approve the January 9, 2024 minutes. Melissa Vincent seconded. All present voted in favor and motion passed.

Old Business: Proposed Warrant Article (Budget Hearing Update & Public Meeting Set-up) – Affordable Housing (A.H) Manager reported that she and the Chair, Mark Hess attended the January 24, 2024. The list of questions from the Budget hearing and Mr. Chairman update were shared with all the Committee members. A.H Manager read the main questions, Question #1. Why the increase from 4% to 6% with \$13 million in Free Cash? Question #1a. What are the specific purpose(s) and/or reason(s) to offset this 2% increase? Mr. Vice-Chairman response was, while there is that amount in free cash flow, a part of the intention behind the increase from 4% to 6% is to align with Massachusetts State request in term of being able to provide funding and getting the Housing Bank legislation to pass through there. Anytime we can show that we are utilizing full state funding options and still not meeting our housing inventory needs it will back the Housing Bank that much more and makes it easier for state funding to come through. This goes for a lot of other things like if the State wants to match funding; they will verify if we are utilizing the resources that was already given to us by the State and that we are participating there. Question #1b. How will this affect Short Term Rental (STR) and Hotels with advantages versus disadvantages? Mr. Vice-Chairman replied, based on the Cape Cod Island Association of Realtors study it shows no impact from having the numbers increase. The Cape Cod and Islands are fairly comparable economy and this information Laura Silber also has. Ms. Laura stated if the Committee would like a government affair person from the Cape Cod Island Association of Realtors who can provide information for public meetings and she can make the introduction. Mr. Vice-Chair responded that would be great. A.H Manager read Mr. Chairman update, stating the proposed Article #2 was amended from requesting \$500,000 to \$160,000. Reason being at the Budget Hearing there were concerns about how the expenditure will be approved which is still being looked into. The Town can validate to fund our general operation expenses of approximately \$160,000. For proposed Article #1 requesting increase from 4% to 6% will amend the starting period to be November 1, 2024 instead of July 1, 2024. This is to avoid massive confusion and in effort to be more fair. The Committee needs to do one public hearing with two advertisements and choose a date in March 2024. After discussion, it was decided that (1) A.H Manager will draft a list of the Budget Hearing questions with answers to supply at the public hearing. (2) In order to properly explain the purpose of the funds, A.H. Manager must create a breakdown of the 140% (AMI) versus the 99% (AMI) to demonstrate the financial plan of filling the subsidy gap and accomplishing successful Housing Heroes Campaign. (3) To schedule public hearing for March 11, 2024 at 5:30 pm. The A.H. Manager will confirm with Town Administrator to ensure the town hall first floor conference room is available at that time, since the Select Board has there 4p.m meeting same day.

Housing Heroes Update – A.H. Manager reported we currently got 12 responses and 57 returned mails. Mr. Vice-Chair explained for the public knowledge, that the Housing Heroes Rental campaign got responses from some Edgartown Homeowners that are interested in renting their property in Edgartown; but working with a gap between the market price and the rental program price. The Committee is hoping to get an increase in maximum allowable area medium income (AMI) in order to fund and serve more rentals.

Chappy Lot (Town Counsel Update) - A.H Manager reported that Town Counsel mailed the deed release document to the heir and awaits the executed document. Once this is completed the next step is to get clear title. Then the Committee can resume to the land survey step of this project.

Meshacket (Town Counsel Update) - A.H Manager reported that Town Counsel email states the developers have agreed that foreclosure will not wipe out the affordability restrictions. The LDA looks favorable and waiting on the Town and Select Board approval. The document was already sent to the Select Board for vote and sign-off.

Area Medium Income (AMI) Maximum Allowable Increase Update - A.H Manager reported, Town Counsel has not heard back from Attorney Vicky Marsh of KP Law so the report is same as last meeting. Mr. Vice-Chairman asked Ms. Silber since she is from the Commission's office; if she knew of any updates from other towns or legality of how they are updating AMI? Ms. Silber replied, all the other towns are using the same legal counsel as this Committee so they basically are in similar positions. But the Town of Tisbury is trying to match their declaration of Trust with their Affordable Housing mission statement and David Doneski of KP Law is their legal counsel. This Committee can reach out to the Tisbury about this. In result, A.H. Manager must follow-up with Tisbury Affordable Housing on this.

Edgartown Gardens Update— Christ Scott presented and started by thanking the Committee for this opportunity to give a quick update. In summary, this is a 40B project at site at Donaroma Nursery. This is an age restricted 55+ and just a perfect location for such a project. The research shows that Dukes County seniors are growing faster than rest of Massachusetts; by 2030 an estimation increase to 46% of residents will be senior in Dukes County. The plan moved through engineering process, traffic, neighborhood impact, and wastewater studies so ready to file with Massachusetts Housing Partnership (MHP). Currently the plan is to propose to MHP 64 units with 25% which is 16 units as Affordable deed restricted. The future plans to go to Martha's Vineyard Commission (MVC) and Edgartown Zoning Board to get their concerns also. Ms. Vincent asked if the 55+ comes into play since they are not looking to put in 3 bedrooms. Mr. Scott responded yes, they can achieve more units if not including the 3 bedrooms and focusing on seniors. Ms. Vincent encourage the developers to look more into the 80% versus 50% because based on her experience the 50% AMI group are better for rentals while the 80% groups better for homeownership and this is because the lenders normally fund the 80% over the 50% groups. Also she doesn't believe any of the municipal employees will qualify if it's 50% and lower. Mr. Scott highlighted that the units will start as a rental then phase out to ownership. Ms. Vincent said we don't want results of displaced rentals that can't afford to phase out into. Mr. Scott said the developers also don't want that and have discussed the option of rent to own but haven't decided on how to achieve it. Mr. O'Connor asked what's the benefit to development for the 50% components, it is the tie in with the bedrooms. Mr. Scott responded yes. Mr. O'Connor also agreed with Ms. Vincent that 50% is way too low and wanted to know if this was ever done on the Island before. Ms. Silber said she has never heard of or know of anything like this on the Island but something new like rent to own is a good idea. Ms. Silber remind the Committee that if the entire project gets approved as subsidized housing inventory (SHI) rentals once the ownership goes over 80% it goes off the SHI. Mrs. Deleon asked, why did the numbers decrease from 66 units to 64 and from 17 to 13 deed restricted units? Mr. Scott said he will have to get back with that answer.

Laura Silber Update/Report (MVC) – Ms. Silber gave her status updates on the following: (1) Housing Needs Assessment is wrapping up the data and hope to see rough draft by early next week; then completed version early March 2024. The preliminary shows MV having a net loss of 850 units with only 38% year-round units. This will require looking into housing preservation and functionality. (2) The update to the 2014 Affordable Community and Zoning Analysis by planner Judith Barrett. Ms. Barrett invites all the town boards to bring top priority housing zoning concerns at the Joint Affordable Housing Group (JAHG) meeting on 2/21/24, in order to have a priority list to dig into. This will be like an encyclopedia of the MV Towns Zoning. The more MVC hears from the towns the better this program. (3) Complete Neighborhood Initiative program state currently doesn't have a target when the application process will be completed, because Ms. Christine McDore was sick and out of office. Ms. Laura will follow-up end of this month. (4) Housing Production Plan. Ms. Silber already applied with the State for the Efficiency and Regional Agency Grant. If we don't get this grand she has already start looking for other grants we can apply for. The goal is not to do this for the town but to shepherd it and do it with the towns. This way the town will feel like this is their plans. The Affordable Housing should start working with the Planning Board on this. (5) Municipal Employee Housing currently working on the seasonal designation, the Affordable Homes Act and working with Senator Cyr on this. The filings from Nantucket, Edgartown, OB and Aquinnah has led to the Dukes County voted to formally submitting a support letter to EOHLIC asking that they advance the rest of these towns. Ms. Silber and Nantucket are working together on document to file with Executive Office of Housing Livable Communities (EOHLIC).

New Business: Workforce Housing Plan (Michael Kim) – A.H Manager reported that Mr. Kim referred November 2023 Vineyard Gazette article on his Workforce Housing Plan Pitched. Also stated he would not be able to attend this meeting due to a meeting conflict. Mr. Vice-Chair tabled this item to the next meeting.

Meeting House Road Project – A.H Managed read Mr. Chairman updated “this is the project next to Meshacket.” Mr. Chairman just wanted to inform the Committee that the Meeting House Road Project is revised into forming a larger component of Affordable potential. Mr. Vice-Chair said this is helpful because this proposal has been out for some time. We have to balance out everything including wastewater issue as multi-unit seems to be more feasible versus the larger single family house.

Proposed Zoom Only Meeting Dates (3/12/24; 4/16/24 & 5/14/24) - Mr. Vice-Chair asked if everyone is still good on the March 12, 2024, which is after the March 11, 2024. Also, April 16, 2024 and May 14, 2024. All concurred.

Correspondence: There is no correspondence.

Maria Ventura motioned to adjourn the meeting. Melissa Vincent seconded. Meeting was adjourned at 7:00 PM.

Respectfully Submitted,
Shanette Deleon



Edgartown Affordable Housing Committee

3/12/2024

Date of Approval