

Edgartown Affordable Housing Committee Meeting Minutes
March 12, 2024 at 5:30 PM
Remote Only/Zoom

Members in Attendance: Chairman Mark Hess, Cornelius Moriarty, Casey O'Connor and Maria Ventura

Chairman Mark Hess called the meeting to order at 5:30 p.m.

Minutes: Cornelius Moriarty made a motion to approve the February 13, 2024 Meeting Minutes. Casey O'Connor seconded. All present voted in favor and motion passed unanimously.

Old Business: Proposed Warrant Article (Public Meeting) Update – There were no attendance from the public at the Affordable Housing Committee public hearing, but a Lodging Association member provided positive email feedback.

Housing Heroes Update – It was reported the second phase of "Housing Heroes" campaign just started. This phase the mail-outs would be sent to all Edgartown homeowners who resided on Martha's Vineyard Island. Mr. Chairman said he is hopeful to get a Housing Hero from this phase. During discussion, the questions were asked; where will the subsidized funds for the Rental Program to meet the Landlord standards come from? Will this come from the Town of Edgartown? This discussion ended with the need to be a process to get to the subsidized number.

Chappy Lot (Town Counsel Update) – It was reported, Town Counsel confirmed that the Heir got the deed release document and currently waiting on their attorney. The Heir Attorney was on vacation and the Heir will follow-up this week with their attorney.

Meshacket (Town Counsel Update) – It was reported, Meshacket Team has already signed the Land Disposition Agreement (LDA) and currently pending the Select Board Members signature. The LDA is scheduled to be presented to the Select Board during their meeting, next Monday on March 18, 2024.

Laura Silber Update/Report (MVC) – (1) Ms. Silber reported that the Housing Needs Analysis is on schedule for completion at the end of June 2024. It's a 100 page document that is more than expected. They would like to get a preliminary draft and sent out to the towns for review, in case there is extrapolation the towns want that Martha's Vineyard Commission (MVC) would not include. The plan is to first send out the back up that the Affordable Housing want for their Town meetings. Mr. Chairman asked will this be the same cost? Ms. Silber said yes because MVC will do formatting internally. Mr. Chairman responded that's great; it's better to get it done properly rather than quickly; so the extended date is fine by him. (2) Municipal Workforce Housing Update- Ms. Silber met with (EOHLC) Executive Office of Housing and Livable Communities last week and they got a commitment from EOHLC office to get their Town Counsel to look at Colorado and California precedence to see if there is anything that can be implemented to the State of Massachusetts. (3) Housing Action Task Meeting- Ms. Silber mentioned, the Housing Needs Analysis is not ready and it's needed for the Housing Action Task Meeting. Instead, they will have Joint Affordable Housing Group meeting on March 28th, 2024. All members are invited and the document will be sent to the Edgartown Affordable Housing Manager for distribution.

New Business: Climate Committee – Mr. Chairman introduced both Julia Livingston and Jennifer Blum from the Climate Committee. Ms. Livingston started by stating the Climate department is reaching out to the leaders of the other departments to figure out the climate concerns and what is needed. Ms. Livingston asked the question, what climate action(s) being taken currently by the Affordable Housing? Chairman Hess responded, the Committee is aware and has reached out to most of their partnering homeowners about the Cape Light Compact efficiency offers. Having funds in the budget to do efficiency rehab buy-downs, like the one done last year in Chappy.

Chairman Hess expounded that although it is a shame that Meshacket project has taken so long, he is pleased that in the last few years they have made huge efficiency advancement in development into this one project. This is to meet the standards and responsibility. Ms. Livingston gave the example of sewer versus septic as town sewer does not allow nitrogen flow into the Island's ponds and aquifer but septic does. Then Ms. Livingston asked another question; Is Meshacket and the other Affordable Housing projects all on town sewer? Chairman Hess replied, Yes Meshacket will be on Town sewer but he doesn't know how many of their partnering homeowner properties are on septic. Ms. Blum and Livingston asked about the following climate issues (1) Reduced use of fossil fuels. (2) Reused the existing buildings and minimizing disturbance of otherwise undisturbed land. (3) Sewer connection or Innovative Alternative (IA) Septic Systems added to 1500 gallon septic tanks. (4) Reduced reliance on private automobiles by location placement near public transportation and town centers. Ms. Silber responded that the MVC looks at all of these issues when reviewing proposed housing developments. Julia noted that not all housing construction goes before the MVC. Chairman Hess added that huge advancement has been made in the multi-family dwelling for example Meshacket Project. Ms. Livingston explained that she also Chairs' the Edgartown Bylaw Review Committee and they are proposing a warrant zoning bylaw to increase multi-family units from four to six units at April's Town meeting. Ms. Silber announced that Cape Light Compact is currently looking for 40 more residences that are deed restricted for Affordable Housing and/or income qualified to apply for their Cape & Vineyard Electrification Offer (CVEO) program. This program is little to no cost for installing heat pumps, electric water heaters, solar power, etc. Ms. Julia Livingston and Ms. Jennifer Blum ended with a request to keep a line of open communication between the Climate Committee and Affordable Housing Committee.


Workforce Housing Plan (Michael Kim) – Mr. Kim presented his Workforce Housing Plan slides. Mentioned the designs were conjointly with MIT School of Architectural Program. He is currently working with MHP to do summer program that will address analysis for publicly owned land on the Island. Mr. Kim stated his colleague Commissioner, Jeffrey Agnoli shared that he was working with the planning of Town of Edgartown Owned sites and there were over 100 sites. Mr. Kim expounded, that he cited a 2023 MV Workforce Housing Study as well as his visits to California where schools are building housing for staff on their own properties. Mr. Kim shared his two (2) prototype floor plans which could be built on land already owned by Island businesses and/or town land parcels. Edgartown currently owns several sites which are potentially lots for this. The workforce housing prototypes presented would not generate enough profit for developers, so business owners could construct them at no net cost. Mr. Kim has already spoken some mortgage lenders regarding construction loans and already received construction cost estimates from Right Angle Builders for the two workforce housing prototypes: Prototype A features a two and a half story structure which appears to be a single family home, but provides five (5) 500 square feet units for year round habitation. Current construction cost estimate: \$1,244,000. Ideas mentioned was the Charter School utilizing Prototype A for teachers on their property. MV Hospital, doing the same for their year round employees. Prototype B features a seasonal one story 1300 square feet structure which would be classified as a single family home, and provide 4 bedrooms. This prototype opens into a shared living space including kitchen and bathroom facilities for habitation by seasonal workforce. Current construction cost estimate: \$268,000. An idea mentioned was the Island Gymnastic utilizing Prototype B for summer gymnastic coaches on their land. Edgartown and the other down-island towns like Vineyard Haven and Oak Bluffs already allow these types of dwellings; however, the up-island towns currently do not. Businesses in each of the six island towns have been contacted to assess their need and interest, and so far interest is keen to build on their land. So, Mr. Kim would like to study more buildable lots as there might be grants for these. In conclusion, Michael Kim requested a support letter from the Committee to the MVC, as he seeks the petition from all six towns to make his work with (MHP) Massachusetts Housing Partnership much easier.

Chairman Hess thanked Michael Kim for his presentation and said it looks productive with good solutions to a difficult problem. There were no stated question(s) and/or concern(s). Cornelius Moriarty made a motion for the Committee to send a support letter to MVC in favor of Mr. Kim Workforce Housing Plan project. Casey O'Connor seconded. All present voted in favor and motion passed unanimously.

Correspondence: There is no correspondence.

Meeting was adjourned at 6:47 PM.

Respectfully Submitted,
Shanette Deleon



Edgartown Affordable Housing Committee

Jason Mazar-Kelly

4/22/24

Date of Approval