

Edgartown Affordable Housing Committee Meeting Minutes
May 14, 2024 at 5:30 PM
Edgartown Town Hall

Members in Attendance: Chairman Mark Hess, Melissa Vincent, Casey O'Connor

Chairman Mark Hess called the meeting to order at 5:36 p.m.

Minutes: Mr. Chairman started with April 16, 2024 meeting minutes. Melissa Vincent motioned to approve April 16, 2024 meeting minutes. Casey O'Connor seconded the motion. All present voted in favor. Motion passed unanimously. Casey O'Connor motioned to approve April 25, 2024 meeting minutes. Mark Hess seconded the motion. Motion passed with one abstention.

Old Business: Chappaquiddick (Chappy) Lot Update – It was reported that Town Counsel received the executed deed release with noted condition. Town Counsel then spoke with the Heir Attorney to explain the deed release already states the interest goes to the Affordable Housing Committee directly. Town Counsel Lew sent an email stating the same and awaits the consent to release the condition. Once consent is received, Town Counsel Lew will proceed with getting clear title. It was announced that the Community One Stop Growth Funding Expression of Interest (EOI) was submitted on April 29th 2024 for the Chappy Lot project. The Community One Stop Growth Funding full application submission deadline date is June 5th, 2024.

Housing Heroes Update – The Housing Heroes Campaign is already half way through with over 3,000 mail outs to Edgartown Homeowners. A Landlord is currently working with Dukes County Regional Authority to get his tenants in the rental program. Edgartown Affordable Housing (EAH) Manager is watching closely to see if this Landlord will be the first Edgartown Housing Hero. Ms. Vincent said this is good news and maybe more landlords with very long term tenants will reach out and find out that they can get more and secure rent utilizing the rental program.

Meshacket Update – It was reported that Masshousing sent a letter stating they approved commitment of tax-exempt permanent loan in amount of \$4,349,000 and tax exempt equity bridge loan in an amount of \$10,700,000 for the Meshacket Commons housing development project. It was announced that Meshacket is still scheduled for this summer breaking ground.

Edgartown Gardens Discussion – This project is currently in the traffic study phase; then will proceed to Land Use Planning Committee (LUPC). The EAH Committee can state and submit a written concern(s) to MVC then. Mr. Chairman said he has to recuse himself from this as he is doing business with a member from the Edgartown Gardens. Ms. Vincent stated the numbers doesn't add up for the Affordable Units and her concern is that no one will qualify. Another concern was the Edgartown Gardens did not take into consideration any suggestions from this committee. In conclusion, the committee will have a written concern to present at the Martha's Vineyard Commission (MVC) Edgartown Gardens hearing. Mr. Chairman asked Mr. Meehan if he had anything to share with the Committee. Mr. Meehan said he is from Dark Woods and only here to listen in on the Edgartown Gardens discussion.

1 Magnolia Way (40B Resale) Lottery Update – It was reported that Citizens Housing And Planning Association (CHAPA) has not provided the name of the person who won the lottery only announced they have a winner.

MVC Update/Report (Laura Silber) – Mr. Chairman read the flyer stating Housing Secretary Augustus and his team will visit Martha's Vineyard (MV) on their Regional Listening Session June 4, 2024 from 3:00 PM to 5:00 PM. The Location is Martha's Vineyard High School Performing Arts Center. Ms. Silber written updated report was read, stating Wednesday May 22nd at 4 pm the Virtual Joint Affordable Housing Group (JAHG) meeting for the Affordable Housing Committees (AHCs) to update everyone on their initiatives, and to prepare for the Secretary's visit to MV. On May 30th Stuart Saginor: Community Preservation Committee (CPC) training workshop. The AHCs and Affordable Housing Trusts (AHTs) are

encouraged to attend, as part of the workshop will focus on maximizing partnership with housing committees and planning boards to leverage state funds to advance affordable housing projects. The Housing Needs Assessment, currently working on the last edit version. The aim is to put it out for a written comment period at the end of May.

New Business: Membership Update – Maria Ventura recently sent in her email request to be reappointed and awaits the Selectboard approval. The Honorable Former Judge Cornelius Moriarty resigned from both Affordable Housing Boards. Mr. Chairman requested that EAH Manager writes a thank you letter to Mr. Moriarty and Mr. O’Connor volunteered to help with this. The Committee members reminisced on Mr. Moriarty great service as a Committee member from being a team player that was the first member to finish stuffing Housing Heroes envelopes and stuffing more than any other member; then going as far as to creating both warrant articles that successfully got passed at April 2024 Town Meeting. All members present agreed that Mr. Moriarty is a great lost to this committee and his services will be highly missed.

New Prospects (Rebecca Mitchell, Justin Kush, & Jess Shapiro) – Mr. Kush introduced himself as the 35 years old who has been coming to the Martha’s Vineyard all his life. Recently built a home here and looks forward to serving the community in anyway. He started his career in finance and currently works at Salesforce. Mr. Chairman thanked Mr. Kush for his interest and suggested that Mr. Kush signs up to be an Edgartown voter first then inform the EAH Manager. Mr. Kush concurred.

Pimpneymouse Farm Potential Affordable Lot (Stephen Potter) – Mr. Potter introduced himself as a family member of the Pimpneymouse Farm. Explained that they are working on a project and realized there are several sub-standard lots that would not be utilized so they figured out Affordable Housing would be the best way to utilize them. Mr. Potter presented on screen five lots from Litchfield Road for consideration. There are two lots owned by Welch Family total estimated .25 acre. One lot owned by Harriet Hoar estimated .31 acre. Requesting that the Town of Edgartown contribute their lot estimated .08 acre. The potential fifth is a parcel owned by Lyman Family Trust estimated .16 acre. This is presently in probate; they have already initiated outreach and currently waiting on feedback as to the interest in contributing. The first four lots total estimate is 0.64 acre. Mr. Potter request is to partner up with Edgartown in combining these lots into one then using it for Affordable Housing, possibly two bedrooms. In order for this to work, he would need help in moving the project forward and need to know the next steps. During discussion, Ms. Vincent asked Mr. Smadbeck if he believes the Town of Edgartown would be willing to donate their piece of land to this Affordable Housing Project. Mr. Smadbeck responded, yes as this is a perfect use for the property. The discussion resulted with the following steps: (1) Mr. Potter will provide a survey first to the EAH Manager. (2) The Committee will bring the Survey to the Board of Health (BOH) and Matt Poole to find out if this concept is even feasible. (3) If doable the Committee will seek Town Counsel advice. The EAH Manager will provide Mr. Potter with a support letter from the Committee. The Committee thanked Mr. Potter for this concept and for being persistent. Mr. Potter added that he also spoke with Ms. Silber from MVC and she believes this concept can be a model for the future. Mr. Potter concluded, just in case this doesn’t work they will hand over their portion of lot to the Land Bank.

Affordable Housing Property Tax Exemption – It was reported that the State of Massachusetts already approved the Affordable Housing Property Tax Exemption and has left it to the Towns discretion to accept and utilize. The Committee discussed that such should be regulated so it is not abused bearing in mind the Tax Exemption has to be taken from somewhere. Mr. Smadbeck requested that this committee comes up the guidelines and be mindful that the Town Assessor also has to work on this. Then submit to the Selectboard as this has to be brought before the Town.

Correspondence: There was no correspondence.

Meeting was adjourned at 6:19 PM.

Respectfully Submitted,
Shanette DeLeon



Edgartown Affordable Housing Committee

- Chairman Mark Hess
- Casey O'Connor
- Melissa Vincent

6.11.24

Date of Approval