

**Edgartown Affordable Housing Trust Meeting Minutes**  
**April 16, 2024 at 5:00 PM**  
**Remote Only/Zoom**

*Members in Attendance: Chair Maria Ventura, Melissa Vincent, Arthur Smadbeck*

Madam Chair Maria Ventura called the meeting to order at 5:04 PM.

**Minutes:** Madam Chair started with March 12, 2024 meeting minutes. Arthur Smadbeck made a motion to approve March 12, 2024 meeting minutes. Melissa Vincent seconded. All present voted in favor and motion passed unanimously.

**Bills:** Madam Chair presented the first bill total of \$2,260.75 to Reynolds, Rappaport, Kaplan & Hackney LLC for Meshacket, and Chappy legal February services. Arthur Smadbeck made a motion to pay the \$2,260.75 to Reynolds, Rappaport, Kaplan & Hackney LLC. Melissa Vincent seconded. All present voted in favor and motion passed unanimously. Second bill total of \$240.00 to daRosa's for Edgartown Affordable Housing Committee Envelopes. Arthur Smadbeck made a motion to pay the \$240.00 to daRosa. Melissa Vincent seconded. All present voted in favor and motion passed unanimously. The third bill total \$12.09 to Staples for address labels. Arthur Smadbeck made a motion to pay \$12.09 to Staples. Melissa Vincent seconded. All present voted in favor and motion passed unanimously. The fourth bill total \$100.00 to Vineyard Gazette for the Public Hearing Notice publication. Arthur Smadbeck made a motion to pay the \$100.00 to Vineyard Gazette. Melissa Vincent seconded. All present voted in favor and motion passed unanimously.

**Financial Reports:** Munis Report shows good standing. It was reported that the \$25,000 from Boathouse was received and will show up on the next munis report.

**Old Business:** AMI/Maximum Allowable Increase/Amending Trust Update (Town Counsel Isabelle Lew) – Attorney Lew read the Trust Bylaws twice for clarity and explained that the Trust has two decisions (1) To Amend the Trust and interpret the Statutes such as to be tied to Community Preservation Committee (CPC) definition. Bearing in mind, this amendment must go through Town vote. (2) To request from the State a Home Rule Petition to change the Trust. The approximate timeframe is from one to two years without petition against it. Attorney Lew explained she doesn't see any reason not to amend the Trust to a higher maximum allowable and simultaneously work on the Home Rule Petition; just to be covered with a safety net. West Tisbury is doing this and Oak Bluffs just got Town vote approval for their Select Board to move forward. Ms. Vincent asked, if the Town votes to approve the amended Trust to an increased amount and for the Select Board to proceed with the Home Rule Petition; then while waiting for the State approval the Trust started to go with the amended Trust amount can someone then come and challenge the Trust? Attorney Lew responded this is ambiguous as it's based off interpretation that from our perspective just like Nantucket is doing. Once the Town has voted approval the Trust can start working from that approval. Mr. Smadbeck replied, he feels comfortable with that because he can't foresee someone challenging the Trust for helping a wider range of people from increase above 100% AMI. Also this is simultaneously with the filing of the special legislation (Home Petition Rule). After discussion the Committee agreed to continue within their 100% AMI guidelines from CPC as there are plenty of people in this category that needs helps. The Committee decided to have warrant article for next Town meeting requesting the Amendment to increase the Trust maximum allowable and for the Select Board to be approved to seek special legislation. Mr. Smadbeck called this "moving upward and forward".

Municipal Employees Housing Update (Laura Silber) – Ms. Silber reported the Legislation is working hard on seasonal designation which is on the Affordable Homes Act. The plan is to try and get something like Municipal Workforce on the Affordable Homes Act but not sure if it will make it there.

The Housing Secretary is on a tour and will be on Martha's Vineyard June 4, 2024 from 1pm to 3pm at the Oaks Bluff Library. It would be important for the Select Board to send someone in regards to the Municipal Workforce Housing. Mr. Smadbeck responded he would be glad to attend on behalf of the Edgartown Select Board. Ms. Vincent asked about the time discrepancy and Ms. Silber responded she will get the time confirmed and send it out to all the administrative assistants and town administrators. Ms. Silber ended with thanking the committees for all the testimonies, in such a short time period. They received over 200 testimonies and she really appreciates this. The next hearing on House Ways and Means probable changes can be done on the floor, most likely would be the same short time notice. But they will monitor this closely.

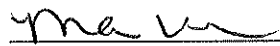
**New Business:** Town of Edgartown Meeting Update – Madam Chair reported both warrant articles that the Edgartown Affordable Housing submitted were approved. The Article 58 was increased on the floor from \$160,000 to \$300,000 to the Edgartown Affordable Housing Trust Fund.

1 Magnolia Property (40B Resale) – It was reported this is an Affordable Housing 1 bedroom condominium resale that Dukes County Regional Housing Authority (DCRHA) will have an open house tomorrow (4/17/24) at 5:30PM. The application deadline is April 30, 2024.


**Correspondence:** There was no correspondence.

Arthur Smadbeck motioned to adjourn the meeting. Melissa Vincent seconded. Meeting adjourned at 5:33 PM.

Respectfully Submitted,  
Shanette Deleon



Edgartown Affordable Housing Trust



Date of Approval