

Edgartown Affordable Housing Committee Meeting Minutes
July 9, 2024 at 4:45 PM
Edgartown Town Hall

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

Chairman Mark Hess called the meeting to order at 4:46 p.m.

Minutes: Mr. Chairman started with June 11, 2024 meeting minutes that led to a brief discussion and suggested changes. Melissa Vincent motioned to approve the June 11th, 2024 meeting minutes with the suggested changes. Maria Ventura seconded the motion. All present voted in favor. Motion passed unanimously.

Old Business: 294 Chappaquiddick (Chappy) Lot Project Update – Miss Tierney from Vineyard Land Surveying & Engineering (VLSE) informed Edgartown Affordable Housing (EAH) Manager the timeline will be from 6 to 8 weeks. She will keep the committee updated. The procurement approval form was completed and will be submitted to the procurement department.

Housing Heroes Update – The Housing Hero mailing campaign is completed, letters were mailed out to all Edgartown Residential homeowners. Ms. Keech from Dukes County Regional Housing Authority (DCRHA) has confirmed Mr. Green as the first Edgartown Housing Hero, the tenant moved in on July 1st, 2024. Samples of the official Housing Hero certificate were circulated, and the Committee chose one.

Meshacket Update – It was reported that Meshacket team closing date depends on the completion of the HUD Risk Sharing review, which has 45 days to review, ending in late July. Construction is expected to start in early August 2024, with a groundbreaking ceremony planned for September 19th, 2024. The project is anticipated to be completed in year 2025, with residents moving in at the beginning of year 2026.

Affordable Housing Property Tax Exemption (Patti Roads) – Ms. Roads from the Edgartown Tax Assessors Office provided a document titled "Affordable Rental Exemption Overview," detailing the criteria, and application process for the exemption. Ms. Roads explained that the applicants must requalify every year and the tax exemption is by square footage. The process for approximately 200 people would take about two weeks of work. A prior study is recommended to determine eligibility. After discussion, concerns were raised about the feasibility and worth of this process for small communities like Edgartown. Suggestions were made to talk with DCRHA and try to get a list and use this as a starting point. Depending on how many people are involved it would be nice to reward the people that are doing this as the qualification process could be to go through DCRHA first then DCRHA pass it over to the Assessor's Office.

New Prospect (Justin Kush) – Mr. Kush confirmed he met the requirement as an Edgartown voter. Melissa Vincent made a motion for Justin Kush to become a new board member of the Edgartown Affordable Housing Committee. Maria Ventura seconded the motion. All present voted in favor. Motion passed unanimously.

New Business: Chappy Store Lot (Philippe Jordi) – Mr. Jordi presented on behalf of the non-profit Island Housing Trust (IHT), Luke and Katie Kenney, owners of the Blackbird Café in Edgartown, a letter of interest in lieu of the Land Bank's request-for-proposal. This letter is to seek further information and provide information as they consider making a proposal for the purchase of the 3-acre "Community Lot" at 3 Jeffers Lane in the Town of Edgartown.

They may be able to develop 6 to 12 cluster housing units, and this would be year-round restricted housing. They would need households earning up to 150% of the area median income. Concerns include the desirability of living on Chappaquiddick (Chappy) and the lot environmental issues. Mr. Jordi stated his goal is to get feedback from this committee, as they are very flexible with this project as a facilitator and/or owner. Mr. Chairman asked, what's the cost? Mr. Jordi responded approximately \$855,000. After discussion, the Committee suggested exploring negotiations if the Landbank wants to make a deal, as the current cost is out of budget.

Correspondence:

3 Muskoday Way Demo letter and 100 Meetinghouse Way Demo letter. Maria Ventura made a motion to accept the demolition letters for both 3 Muskoday Way and 100 Meetinghouse Way in Edgartown. Melissa Vincent seconded the motion. All present voted in favor. Motion passed unanimously.

Mr. Chairman announced the next meeting will be held on Tuesday, August 20th, 2024.

Meeting adjourned at 5:30 p.m.

Respectfully Submitted,
Shanette Deleon



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- Edgartown Affordable Housing Committee
 Chairman Mark Hess
 Vice-Chair Jason Mazar-Kelly
 Casey O'Connor
 Melissa Vincent
 Maria Ventura

Date of Approval