

Edgartown Affordable Housing Committee Meeting Minutes
September 24, 2024 at 4:30 PM
Edgartown Town Hall

Members in Attendance: Chairman Mark Hess, Vice-Chairman Jason Mazar-Kelly,
Melissa Vincent, Casey O'Connor, Justin Kush

Others in Attendance: Laura Silber, Keith McGuire, Jonathan Blum, Timothy Delaney,
Arthur Howey, Roger Becker & Claire Thacher, Shanette Deleon

Chairman Mark Hess called the meeting to order at 4:30 p.m.

Minutes: Mr. Chairman presented the meeting minutes from both August 12, 2024, and August 20, 2024. Melissa Vincent motioned to approve the August 12, 2024 meeting minutes. Casey O'Connor seconded the motion. Three members voted yea and two abstained due to not being present at that meeting. Motion carried. Jason Mazar-Kelly motioned to approve the August 20, 2024 meeting minutes. Casey O'Connor seconded. Four members voted yea and one abstained due to not being a member at that meeting. Motion carried.

Old Business: 294 Chappaquiddick (Chappy) Lot Project Update – It was announced that Vineyard Land Surveying & Engineering (VLSE) completed the soil test on Friday (9/13/24), confirming that the soils is good and suitable for a septic system. VLSE also completed the wetland location, topography, and property boundary staking, and provided a site plan that had previously been distributed. The next steps include determining approximate and/or proposed building sizes and locations so that VLSE can finalize the septic design and well layout. The Committee decided that a representative from VLSE should attend the next meeting to discuss designs, buildable space, and other relevant topics. Mr. Chairman asked if there were any comment from the public. Mr. Becker stood to say he is a neighbor to the 294 Chappy Lot. His wife, Ms. Thacher, bought the lot from Sherman and they cleared it for accessibility via a bridal path, which they use to reach their property. They have lived there for decades and were surprised to see the surveyor. His concern is that both he and his wife have been using the lot to access their property and would like to retain that access and open space. The question was raised whether there was an easement on record. The respond was no, but VLSE said they were looking into an easement. The Committee assured Mr. Becker and Ms. Thacher that they would not lose access, but the lot is planned for development. Mr. Becker proposed that his wife owns another parcel of land on Katama, and she would be willing to swap it for the 294 Chappy lot to preserve their open space. Mr. Chairman said that was an interesting idea, but it couldn't be decided on until more information was obtained from VLSE. Mr. Becker also expressed concern about the PimpneyMouse Farm project, advocating for more conservation. Mr. Chairman concluded that the Committee will have the surveyor present at the next meeting to discuss numbers and easement for the 294 Chappy Lot project. The Committee will consider his easement, and the proposed lot swap. This Committee always value input from neighbors and abutters and will keep them informed.

Housing Heroes Update – It was reported that the certificate presentation to Edgartown's First Housing Hero will be at the October 7, 2024 Select Board meeting.

Meshacket Update – Mr. McGuire announced that the Meshacket Groundbreaking Ceremony, rescheduled for Thursday (9/26/24), is now cancelled due to weather conditions. They will provide a new ceremony date accordingly. He also noted that the dark trees on the property will be protected but the surrounding areas would be cleared.

Affordable Housing Property Tax Exemption – Mr. Mazar-Kelly reported that a meeting was held with Town Assessor Patti Roads to gather numbers regarding the viability of an Affordable Housing Property Tax Exemption program for Edgartown. The documents with the numbers from the Town Assessor were distributed.

During the discussion, Mr. Kush stated that based on the numbers, it didn't seem feasible, even considering the administrative work. Ms. Vincent commented that the focus should be on securing funds to bridge the gap between market rates and current Dukes County Regional Housing Authority (DCRHA) rental rates, which would allow winter rentals to be converted into year-round rentals. Mr. Chairman explained, this was the primary goal of the Housing Hero Campaign: to increase the number of rental units and potentially convert them into year-round rentals. Ms. Silber mentioned that the Lease to Local Programs addresses this exact issue and is currently being implemented in Nantucket and Provincetown. The Committee could contact both towns to learn more about their results. Ms. Vincent pointed out that while the Committee has spoken with Lease to Local, they lack the necessary funds. After discussion, Mr. Mazar-Kelly offered to draft a rough warrant requesting funds from the Town to bridge the gap for year-round rentals and support the Lease to Local program funding and the Committee would finalize the warrant.

Martha's Vineyard Commission (MVC) Update – Ms. Silber reported, she requested \$10,000 from the Select board for the Town of Edgartown's portion of the Housing Production Plan but was rerouted to this Committee. Mr. Chairman inquired whether all towns were paying the same amount. Ms. Silber confirmed that each town will contribute \$10,000. Mr. Chairman said, he didn't foresee any issue getting the Edgartown's portion paid. Ms. Silber announced that the MVC would host a Virtual Housing Action Task Force meeting on October 10, 2024, focusing on the Housing Production Plan and the new seasonal community law.

Membership – Mr. Chairman thanked both prospective members and explained that what they had observed was a typical Committee meeting. Mr. Delaney introduced himself and expressed his interest in serving on the Edgartown Affordable Housing Committee. He has prior experience serving on a volunteer municipal committee, worked at the House of Grace Homeless Shelter for four years, and served as Treasurer of Harbor Homes of Martha's Vineyard for three years. Mr. Blum introduced himself as being very active in affordable housing. He donated a house that was relocated to 18th Street, where it now houses a firefighter and his family. He also volunteered with Habitat for Humanity. He is aware of the housing need and would like to be involved with the Edgartown Affordable Housing Committee. Mr. Chairman briefed them on the Committee's regular meeting schedule being twice a month except during the off-season when they meet once a month and their focus on everything from inventory maintenance to expanding affordable housing projects, including great projects like Meshacket. Mr. Chairman requested that both prospective members provide a written formal letter of intent to Ms. Deleon, the Edgartown Affordable Housing (EAH) Manager, who will keep everyone updated.

Vice-Chair Jason Mazar-Kelly apologized and left the meeting due to a prior engagement.

New Business: Small Lot Donation (37 Twentieth Street North) – It was reported that the lot Owner wishes to donate 37 Twentieth Street North lot to the Edgartown Affordable Housing Committee. The lot is not buildable because it's only 3,000 square feet, whereas at least 5,000 square feet are required. However, it borders a town-owned lot that is already 9,000 square feet with access from 21st street. The donation lot also has an access from 20th street. If combined, the two lots would have two access points and enough land to be buildable. After discussion, the Committee expressed strong interest. The EAH Manager was tasked with reaching out to the owner to express interest and request a formal letter outlining the gift and intended purpose.

Community Preservation Committee (CPC) Update – It was reported that CPC application deadline date is this Friday, September 27, 2024. The Committee discussed submitting the 294 Chappy Lot project, which was withdrawn last year due to a clear title issue. Since the Town of Edgartown and the Committee now own the property, this is no longer an issue.

Melissa Vincent made a motion for the Committee to submit the CPC application with request of \$50,000 for the 294 Chappaquiddick lot project. Casey O'Connor seconded the motion. All present voted in favor and motion passed unanimously.

Harbor Homes Update – It was reported that the new Director is unwell and requested that this item be postponed to next month's meeting. All members present agreed.

Island Housing Trust (IHT) Update – Mr. McGuire requested support from the committee for Edgartown CPC funds to IHT two projects: (1) School Employee Housing requesting funding of \$828,250 which would be located in West Tisbury but will serve all schools island-wide and (2) Veterans Supportive Housing requesting funds of \$331,300 which would be located in Oak Bluffs. Both projects funding request comes from the 50/50 rule. The Committee expressed concern that IHT was asking for a significant amount, considering Edgartown CPC also has the Town of Edgartown projects to fund. They suggested that IHT revise the numbers and request a smaller amount. Mr. McGuire responded that IHT already submitted the above requested amount. Melissa Vincent made a motion to support the concept of both projects not the current requested amounts. Casey O'Connor seconded the motion. All present voted in favor and motion passed unanimously.

Affordable Lot Project – Mr. Howey stated that he lives and works in Edgartown as a chef and is interested in purchasing a home. He asked for information on available opportunities and mentioned hearing about a new law allowing for the purchase of lots at an affordable price. It was explained that the new seasonal designation rule does require for the towns to create laws allowing undersized lots and small homes, but this would take some time to implement. Mr. Chairman directed Mr. Howey to first get signed up with Dukes County Regional Housing Authority (DCRHA), as they typically run the lottery program for such. DCRHA also runs the rental program for all six towns. Mr. Chairman explained that any available lot and/or homes from the Committee would be distributed via a lottery system. It was explained that the home or lot purchase program only are done by lottery not the rental assistant program.

Correspondence: Mr. Chairman presented a demolition letter for 36 Green Hollow Road. Melissa Vincent motioned to accept the demolition letter for property at 36 Green Hollow Road. Casey O'Connor seconded. Three members voted yea and one abstained due to conflict of interest. Motion carried. Mr. Chairman did a brief explanation of what's the demolition (demo) delay.

Meeting adjourned at 5:50 p.m.

Respectfully Submitted,
Shanette Deleon



Edgartown Affordable Housing Committee

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

10.16.24

Date of Approval