

Selectboard & Planning Board Housing Subcommittee Meeting via Zoom
Thursday July 25, 2023

Approved

1. CALL TO ORDER HOUSING SUBCOMMITTEE MEETING – Chairperson Leigh Davis called to order the Selectboard and Planning Board Housing Subcommittee meeting at 5:00 pm.
2. Chairperson Davis called the roll: Leigh Davis, “present,” Malcolm Fick, “present,” Jeremy Higa, “present,” Garfield Reed, “present.”
3. APPROVAL OF MINUTES –
 - a. Mr. Reed moved to approve the minutes of September 20, 2022, which were revised according to the AG’s review. Mr. Fick seconded the motion. All voted to approve.
 - b. Mr. Reed moved to approve the minutes of November 4, 2022, which were revised according to the AG’s review. Mr. Fick seconded the motion. All voted to approve.
 - c. Mr. Reed moved to approve the minutes of June 27, 2023. Mr. Fick seconded the motion. All voted to approve.
4. SUBCOMMITTEE’S ANNOUNCEMENTS/STATEMENTS – No members had announcements or statements.
5. NEW BUSINESS
 - a. Ms. Davis provided an update on the Real Estate Transfer Fee proposal. Mr. Ross Vivan, the Town Principal Assessor, has developed various scenarios. The Selectboard is scheduled to discuss the proposal at its August 7 meeting.
 - b. Ms. Davis introduced a discussion of the upcoming joint Selectboard/Planning Board meeting, which was rescheduled to August 1 or 2.
 - Ms. Davis asked Mr. Fick for clarification of his position regarding the subcommittee and the joint meeting. Mr. Fick said that his objective for the meeting was to clarify the committee’s charter and identify progress points and/or deliverables. Mr. Higa agreed.
 - Ms. Davis offered to provide an overview during the joint meeting. All concurred.
 - Ms. Davis reported on a recent visit with the Martha’s Vinyard Housing Taskforce. She was particularly impressed by the goals and benchmarks continued in the Taskforce plan.
 - ◇ Mr. Higa asked if Ms. Davis thought the subcommittee should be setting benchmarks. Ms. Davis said that, while the subcommittee has accomplished much, she feels that there is a need for measures and that there is much more to be done.
 - ◇ Mr. Fick asked who from the region is on the Taskforce. Ms. Davis said that Provincetown is the leader.
 - ◇ Mr. Higa and Mr. Reed expressed interest in further exploring this topic at the next meeting.

- Mr. Reed asked if the proposed Real Estate Transfer Fee can be exempted based on the number of years a resident has owned their home. Mr. Higa questioned whether years of residency can be used. Mr. Reed responded that the proposal requires legislation that hasn't been written yet, so it's worth exploring as an option.
- The members discussed the ADU program being considered by the Affordable Housing Trust. Mr. Higa said that the Trust needs to sell the public on any proposal. Ms. Davis agreed that communication is the key to many of the housing initiatives.

6. Next Meeting Date – August 29, 2023

7. Citizens Speak

- a. Ms. Michele Loubert requested and was granted time to speak. Ms. Loubert expressed her opposition to the Real Estate Transfer Fee proposal, saying that such a fee would inhibit the selling of her family home, which is important to her family retirement. She questioned committee members' statements concerning local housing challenges for police, firefighters, nurses, and doctors, all of whom make more than she earns. She said that homes that people have owned for a long time may be worth more than a million dollars and thus exceed the proposed threshold for the fee. She said that people in this category may have debts or emergencies that are forcing them to sell their homes and that the transfer fee would increase their hardships. Ms. Loubert said that she is already launching opposition to the proposal and that people she spoke with were supportive of her position.

8. Subcommittee's Time: Members had no further comments.

9. Media Time: No media members requested time.

10. Adjournment: Mr. Reed moved to adjourn. Mr. Fick seconded. All voted yes. Ms. Davis adjourned the meeting at 6:00 pm.

Respectfully submitted,

Malcolm Fick, Vice Chairperson