

**Sept. 26, 2017  
West Tisbury Affordable Housing Committee  
Minutes**

**Present:** Larry Schubert, Mike Colaneri, Glenn Hearn, Ted Jochsberger, Angela Prout and Vickie Thurber

**Absent with Regrets:** Susan Feller

**Also Present:** Rhonda Conley and Old Courthouse Rd. Abutters

Minutes of 9/12/17 no vote

**NEW BUSINESS**

**Brochure:** Mike asked that the brochure be reviewed and voted upon to send.

Changes agreed to be 1) add office hrs. 2) change phone number to office number not Rhonda's number 3) under picture put original four units and 4) end statement "You can help your community to alleviate this crisis".

***Ted made a motion seconded by Mike to print the brochure and send as amended.***

**VOTE 6 YES 0 NO**

**CPC Funding Application:** Rhonda presented the eligibility application for discussion. The committee made a few changes (see attached). ***Mike made a motion seconded by Ted to send the application as amended.*** **VOTE 6 YES 0 NO**

**INVOICES**

**Town Counsel:** Rhonda presented town counsel invoice for work on Scott's Grove for \$407.25. ***Mike made a motion seconded by Glenn to recommend to the Trust to pay the invoice for \$407.25.*** **VOTE 6 YES 0 NO**

**ANNOUNCEMENT AND CORRESPONDENCE**

**Joint Affordable Housing Group:** Rhonda told the members that the JAHG would be meeting 4PM Sept. 27, 2017 at MVC building. They will be discussing ZBA language changes. Rhonda will attend.

**ONGOING BUSINESS**

**Huseby Meadow Update:** No update

**ZBA Large House Bylaw:** Ted attended the meeting. He said the Chilmark bylaw is complicated.

**Scout's Grove:** Notice of Lease is being prepared for recording.

**Old Courthouse Rd. Lot:** Larry spoke to Jen about using Trust funds for preliminary study. Jen feels the property should first be voted to be used for affordable housing before anything is done. She believes the committee should work on what the project should entail. She stated to Larry that the Title is still pending review by town counsel. Larry said getting estimates for various things such as 21-E would be okay. There was a discussion of testing for contamination. ***Mike made a motion seconded by Ted to ask the Trust about proceeding with 21-E estimates.***

**VOTE 6 YES 0 NO**

The committee stated the estimates must be in writing. Mike will proceed with getting estimates with cost not to exceed. Rhonda reminded Mike of the procurement amount limits.

**HPP:** Ted asked the members to look at the report and to concentrate on pg. 10-11. Ted stated that the group involved in the HPP took the summer off and meetings will resume Oct. 27<sup>th</sup>.

**Affordable Home Renting:** There was a discussion about the IHT allowing Affordable Homeowners to rent their homes with no time lines. The homes are rented at a level appropriate for a family of the

appropriate size and income level Jordi stated at the last meeting. Members did not agree as to whether this is a good idea. It was decided that the committee would ask IHT to sign a Memo of Understanding on this matter. Rhonda will draft a Memo of Understanding for the committee to review. This will include a time line and requirement to report to the AHC any homes being rented. Rhonda spoke of the possibility that other homeowners were doing the same thing without anyone's knowledge of such and that the committee may want to review the bylaws and consider recommending changes of implementation by the AHC.

Adjourned at 8 PM

**The next AHC meeting will be Oct. 24, 2017 at 6:30 PM in the 2nd floor conference rm. Town Hall.**

**The next AHT meeting will be Oct. 24, 2017 at 7:15 PM in the 2nd floor conference rm. Town Hall.**

Respectfully submitted by Rhonda Conley

#### **ATTACHMENTS**

## **TOWN OF WEST TISBURY OPTIONS FOR AFFORDABLE HOUSING**

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### **WEST TISBURY AFFORDABLE HOUSING COMMITTEE**

A community partnership to address housing needs.



Sepiessa Point Apartments

.ORIGINAL FOUR UNITS

**TOWN OF WEST TISBURY**  
**1059 State Road**  
**PO Box 278**  
**West Tisbury, MA 02575**



**ARE YOU INTERESTED IN CREATING ACCESSORY APARTMENT FOR  
AFFORDABLE HOUSING?**

There are several ways to create an affordable dwelling.

- Convert an existing home, garage, barn, or other out buildings for year round affordable rental.
- Build a guest house or accessory apartment.
- Create a one acre lot to support a year round affordable home.
- Rent your dwelling (house or guest house) year round. Affordable rentals can be subsidized by the Town.
- Make a tax deductible donation to the West Tisbury Affordable House Trust.

If you are interested in any of these options, please contact the West Tisbury  
Affordable Housing Committee:

West Tisbury Affordable Housing Committee  
Rhonda Conley, Administrative Assistance

(508) 696-0102 Ext. 121  
[affordhouse@westtisbury-ma.gov](mailto:affordhouse@westtisbury-ma.gov)

Someone will be happy to give you all relevant information and walk you through the necessary steps. There is a great need for affordable housing in West Tisbury. All interest is welcome.

The Town of West Tisbury presently has over 42 units of affordable housing (accessory apartments, guest houses, private single family homes, duplexes, triplexes, condominiums and caregiver cottages, along with restricted privately owned apartments and homes).

The Town works closely with the Martha's Vineyard Land Bank, the Martha's Vineyard Commission, private nonprofit developers and the Dukes County Regional Housing Authority to create, support and manage these projects.

Any homeowner can rent under the restricted monthly rental amounts established by the Dukes County Regional Housing Authority.

As many say:

**“YOU CAN HELP YOUR COMMUNITY TO ALLEVIATE THIS CRISIS”**

Application #: \_\_\_\_\_

**Community Preservation Act  
Town of West Tisbury  
Application for Eligibility**

Submit to: Please submit ten copies  
Community Preservation Committee OR  
PO Box 278, West Tisbury, MA 02575  
OR e-mail to: [cpa@town.west-tisbury.ma.us](mailto:cpa@town.west-tisbury.ma.us)

Please submit ten copies  
**or**  
e-mail to:  
[cpa@westtisbury-ma.gov](mailto:cpa@westtisbury-ma.gov)

Project Title: General funds for West Tisbury Affordable Housing Trust Date: 9-26-17

Applicant/Contact Person WTAHC/ Rhonda Conley (Admin Asst.)

Sponsoring Organization, if applicable: West Tisbury Affordable Housing Committee and Trust

Mailing Address: AHC, PO Box 278, West Tisbury MA 02575

Daytime phone: 508-693-3925 (Rhonda) E-mail: [affordhouse@westtisbury-ma.gov](mailto:affordhouse@westtisbury-ma.gov)

CPA Category (check all that apply)    Open Space \_\_\_\_    Historic Resources \_\_\_\_ -

Affordable Housing   x      Recreation \_\_\_\_

Amount requested \$50,000.00    Total Cost of Project N/A

Other Funding Sources N/A

Brief Description of Project, including goals and community need:

The Trust/AHC would like to have funds available for future expenditures in the pursuit of affordable housing opportunities. These expenditures may be purchasing property, investigating potential property possibilities, legal expenses, predevelopment cost, covenant revisions and enforcement, and other affordable housing opportunities. Other affordable opportunities may include supporting other organizations' pursuits of affordable housing development.

Proposed timeline: N/A

Sources of financial sustainability for future maintenance N/A

Other key elements (e.g., endorsements from regional/town permitting boards and community organizations):