

Feb. 14, 2017
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Glenn Hearn, Ted Jochsberger and Angela Prout

Absent with Regrets: Susan Feller, Larry Schubert and Vickie Thurber

Also Present: Rhonda Conley and Erik Hammarlund

NEW BUSINESS

Homesite Lot: Erik Hammarlund discussed creating a homesite lot with a house on it. He stated that at 65 State Rd. in West Tisbury is a home with 5.5 acres. He is considering breaking off an acre with the house for affordable housing. The remaining acreage would be used to build another house. The home is 1400sq. ft. with a garage and full basement. It has 3 bedrooms and 2 baths. Hammarlund had questions about valuating the house and the homesite process. The committee told him of the various requirements of having the house appraised, Board of Health inspection and home inspection for livability. After this the home would be given a maximum value which may be what a family of 4 at 140% AMI theoretically may afford. Rhonda will email Hammarlund the homesite process information. Mike suggested that the whole 5.5 acres be converted to a cluster development but Hammarlund is not interested in this for the lot.

Affordable Housing Ideas: Hammarlund had other thoughts on housing. Believing that incentives to accept affordable housing should be considered by the town. His first idea had to do with abutters next to an affordable housing project. Hammarlund would give by way of incentive to accepting the project a tax break. He thought a tax break of some percentage over several years would be a good idea. This was not an idea the committee agreed with. Mike stated that this would be an accessor issue which is governed by rules.

His second idea was to allow accessory apartments by right and not through special permit.

The third idea is to let a home owner who does not want a restricted accessory apartment at his home place the restricted apartment elsewhere. Reasons for not wanting it on the property were the possible devaluing of the home and not wishing to be a landlord. He had no answer as to where the accessory apartment would be placed. Along with this he went on to say any affordable restricted apartment created elsewhere would allow the homeowner to create an unrestricted apartment.

These ideas were discussed in some length with various opinions. There was no desire my any member to pursue any of these ideas.

Minutes: Glenn made a motion seconded by Ted to accept the minutes of 1/10/17 and 1/24/17 as written. **VOTE 4 YES 0 NO**

ONGOING BUSINESS

Housing Production Plan (HPP): Ted led a discussion about the summary HPP and the strategies suggested. Speaking of cooperation Mike said that the Land Bank has to decide before purchasing property whether to divide and share. A position letter to the Land Bank board was suggested. Angela suggested getting a list of large property owners and sending letters asking for donations of property or money. Several of the strategies in the HPP are already utilized by the town. Possible setting up a housing trust bank like the Land Bank interested the committee. This requires legislation and will take some time and work and should be pursued possibly with the MVC. There are other towns (Nantucket, Provincetown) requesting this but are stalled in the legislature at present. Making changes to the bylaws is something the committee can work on for the special town meeting in the fall. Setting up special cluster housing areas, dormitory housing, and business district apartments these can be

addressed in the bylaws with the cooperation of the Planning Board. Ted asked everyone to send their ideas to him by the 24th for him to cumulate into strategy and goal report.

Huseby Homesite Lot: Rhonda explained that after speaking with Joe El-Deiry and finding that only a 2 bedroom house was being built she recalculated the maximum resale price. Mike asked her to create a letter stating the maximum resale price for the size house and at price for a family of 3 at 110%AMI can afford. ***Ted made a motion seconded by Glenn to send the letter stating the maximum resale price of \$300,000.00 for a 2 bedroom house at 110% AMI.***

VOTE 4 YES 0 NO

Other items postponed until future meeting.

Adjourned at 8 PM

The next AHC meeting will be Feb. 28 at 6:30 PM in the 2nd floor Town Hall conference rm.

The next AHT meeting will be Feb. 28 at 7:15 PM in the 2nd floor Town Hall conference rm.

Respectfully submitted by Rhonda Conley