

Jan. 24, 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

INVOICES

Town Counsel: Rhonda presented the invoices from town counsel. Fire Station invoices totaled \$1,475.75. Lamberts Cove lot invoices were \$185.00. Refinancing invoices total were \$176.25. **Mike made a motion seconded by Glenn to recommend to the Affordable Housing Trust (AHT) to pay the invoices of \$1,837. VOTE 6 YES 0 NO**

Mike made a motion seconded by Vickie to pay invoice of \$235.00 for town counsel meeting with AHC Chair and Admin. Asst. introducing new counsellor Isabelle Lew. VOTE 6 YES 0 NO

Survey Invoices: Rhonda presented invoices from the company that did the Fire Station Lot survey. **Mike made a motion seconded by Vickie to recommend to AHT to pay Schofield, Barbini and Hoehn Inc. invoices of \$8,645.00. VOTE 6 YES 0 NO**

ANNOUNCEMENTS and CORRESPONDENCE

Housing Production Plan (HPP): There will be a meeting at 4:30PM Jan. 25th with consultant Jennifer Goldson at the Howes House for the HPP summary. Ted suggested that after the meeting that a possible subcommittee should be formed to review the summary and present ideas at town meeting. Vickie suggested that the AHC review and create ideas.

Island Housing Trust (IHT): IHT will be holding a Thank You cocktail party Jan. 26th between 6-8 at The Loft.

NEW BUSINESS

IHT Support: Rhonda received a request from IHT Executive Director for a support letter from AHC for funding from various grant organizations. Rhonda presented a draft letter to the committee. **Mike made a motion seconded by Vickie to send the letter in support of IHT.**

VOTE 6 YES 0 NO

Homesite Lot Application: Rhonda suggested the committee review the application. Mike stated he believed all materials and forms should be reviewed regularly. The application will be reviewed at future meeting.

REPORTS

CPC: Glenn stated there will be a meeting Wed. the 25th after the HPP meeting in the Howes House. No further reports.

ONGOING BUSINESS

Huseby Mountain Subdivision Homesite Lot: Rhonda explained that the Planning Board and MVC decision had in the description of the homesite lot to be an affordable lot at 100% of median income. She looked into this with the Planning Board and Jane Rossi got an opinion (see attached) that as this requirement was not under the decision conditions that the homesite lot could be over 100%. With this opinion Dan Merry may be the recipient of the lot.

Fire Station Lot: Rhonda will get the water tank warrant article draft from the CPC for the next meeting. She will also check with Jen about the town part of the water tank warrant article.

Old Court House Fire Station: Mike attended the Selectmen's meeting where the selectmen decided to create a subcommittee to discuss and form an opinion on what to do with the property. Vickie will see about getting appointed to this committee.

Town Report: Rhonda presented a draft of town report. ***Ted made a motion seconded by Mike to accept the report with grammar and spelling corrections. VOTE 6 YES 0 NO***

Adjourned at 7:30PM

The next AHC meeting will be Feb. 14, 2017 at 6:30 PM in the 2nd floor conference rm. at Town Hall.

The next AHT meeting will be Feb. 28, 2017 at 7:15PM in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley

ATTACHMENTS:



TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE
P. O. Box 278
West Tisbury MA 02575-0278
508-696-0102
affordhouse@westtisbury-ma.gov

Island Housing Trust
Attn: Philippe Jordi
P. O. Box 779
West Tisbury, MA 02575

Jan. 25, 2017

Dear Mr. Jordi:

The West Tisbury Affordable Housing Committee unanimously voted last evening Jan. 24, 2017 at their meeting to support the Island Housing Trust's Department of Housing and Community Development (DHCD) and Mass Housing applications for funding of the Scott's Grove project at 565 Edgartown-West Tisbury Rd.

Sincerely,

Larry Schubert, Chair
West Tisbury Affordable Housing Committee

2016 Report of the West Tisbury Affordable Housing Committee

West Tisbury Affordable Housing Committee (WTAHC) is focused on promoting and providing a supply of affordable housing for the residents of West Tisbury.

Since the start of the WTAHC in West Tisbury, 43 home/home site lots have been created, 41 affordable accessory apartments are rented or used by family members and 14 apartments are presently being subsidized for affordable housing with CPC funding. The accessory and rental assisted apartments and two rental facilities are overseen by Dukes County Regional Housing Authority (DCRHA).

Collaborating to bring affordable housing to West Tisbury. The WTAHC continues to work and support projects of affordable housing by non-profits and private developers such as Habitat for Humanity (Habitat) and Island Housing Trust (IHT).

The WTAHC completed the RFP and awarded IHT the right to develop rental units on town owned land near the Fire Station at 565 West Tisbury-Edgartown Rd. The towns' people overwhelmingly voted to support and proceed with the development in Nov. at a Special Town Meeting. The IHT will create 9 affordable rental units (3-3 bdrm, 3-2 bdrm, 3-1 bdrm with 1 of these being handicap accessible) that will be maintained in perpetuity.

WTAHC also is searching through town owned land parcels for possibilities of affordable housing development.

Working with other committees

The WTAHC continues to be involved in the island-wide Joint Affordable Housing Group through the MVC that joins to share affordable housing ideas and issues.

The members of the WTAHC sit on or represent various boards/committees of West Tisbury.

WTAHC along with West Tisbury, the other island towns and the MVC supported the undertaking of a new study of affordable housing and the towns' future visions. The study called Housing Production Plan (HPP) assessed the housing availability, housing cost, and community solutions. The full report should be completed by the end of Feb. 2017. HPP workshops were held in all island towns. These workshops asked community residents to discuss housing needs, visions and plans for the community's future. The rural nature of the town was noted as valued and participants stated their wishes to maintain that rural setting while also addressing the housing need. The visions suggested were cluster housing with "dense pockets", repurposing large homes for rental, combining residential and commercial development. To achieve these visions participants stated possible amendments to zoning laws (density areas, co-housing, etc.), creating a room tax on weekly rentals put toward affordable housing and creating a housing fund similar to the Land Bank Fund. The HPP with the MV Housing Needs Assessment's figures confirm affordable housing is in dire need. The summary of visions and goals to address the housing needs included identifying development opportunities that provide some greater scale and density in appropriate locations, adopting zoning and regulatory changes that will better utilize existing developable property which includes affordable housing, continue to donate publicly owned property for affordable housing, reach out to private donors, adopt fee waivers or reductions for affordable housing and work together as a whole island community to develop affordable housing for the community.

Here are some of the figures the consultants produced. West Tisbury's largest year-round population appears to be between the ages of 19 and under. But as time passes the older adult population is expected to increase from 14% to 32%. The MV Housing Needs Assessment report says there are 260 individuals living below the poverty line in West Tisbury (based on 2010 census) The HPP states that close to a third of all year-round households have low/moderate income. Of these more than 1/2 of these households spend more than 50% of their total gross income on housing. The median cost of a single family home figure is \$705,000, meaning to purchase a home you will need to make \$185,000.00. This is using the formula of 30% of income goes toward housing. Year-round households are decreasing according to census. Diversified housing is sorely needed (rental units especially, duplexes, etc.) DCRHA

has a rental waiting list of 197 households, 23 of those living in West Tisbury. According to a DCRHA rep this has decreased from last year mainly because people moved off island when they could no longer find housing.

How You Can Help

The WTAHC encourages homeowners with large lots to consider using the home site lot creation bylaw by which you can create an affordable home on a smaller lot or maybe create an affordable accessory apartment (See Zoning Bylaw Section 4.4). Handouts addressing the process for these housing creations have been created and are available at the WTAHC desk on the third floor. They may also be downloaded from the town website.

Another way to help is by donating to the West Tisbury Affordable Housing Trust. This is a municipal trust whose funds are used solely on affordable housing.

The committee continues to update its comprehensive handbook, which contains the WTAHC guidelines to assist prospective affordable homeowners and developers seeking information on zoning issues and bylaws that affect affordable housing in West Tisbury. The handbook is available on the third floor at town hall, by calling the WTAHC administrative assistant or by emailing affordhouse@westtisbury-ma.gov.

Membership

The AHC announces our newest members, Susan Feller, member at-large and Angela Prout, alternate member. Their enthusiasm is welcomed.

The committee extends a welcome to the townspeople to join the committee in supporting housing. Anyone with ideas and a willingness to help create affordable housing should come to the meetings held on the second and fourth Tues. of the month at 7 PM in town hall.

At present, there is one vacant Planning Board appointee seat and one alternate position open.

This year the committee continues to search out opportunities to create and obtain affordable housing for West Tisbury. Many thanks go out to those individuals, businesses and organizations that have contributed and continue to give their time and expertise to creating affordable housing solutions and to helping the WTAHC reach their goals in the affordable housing endeavors.

Respectfully submitted by:

Larry Schubert, Building Dept. rep (Chair)

Mike Colaneri, Board of Assessor's Rep. (Vice Chair)

Glenn Hearn, Selectmen's Rep.

Henry Geller, Planning Board Rep.-Resigned

Ted Jochsberger, At-Large Rep.

Vickie Thurber, Board of Health Rep,

Susan Feller, New At-Large Rep

Angela Prout, New Alternate

Rhonda Conley, Administrative Assistant