

July 12, 2016
West Tisbury Affordable Housing Committee
Minutes

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

Absent with Regrets: Henry Geller

Also Present: Rhonda Conley and Mike Holtham

Mike made a motion seconded by Glenn to accept the 6-28-16 minutes with noted corrections to spelling and vote. **VOTE 6 YES 0 NO 1 ABSTAIN**

INVOICES

RFP Consultant: Mike made a motion seconded by Ted to recommend to the AHT that the invoice from RFP consultant Leedara Zola of \$1,500.00 be paid. **VOTE 7 YES 0 NO**

FedEx: Mike made a motion seconded by Vickie that Rhonda is reimbursed \$72.52 for sending RFP response to consultant from AHC office funds. **VOTE 7 YES 0 NO**

ANNOUNCEMENTS AND CORRESPONDENCE

All Island Planning Board: Discussion about workshop date and time set. Henry suggested Rhonda set a date and time and tells the other boards the date and time. If they have a problem then work on changing it. The committee wants an afternoon time.

Accessory Apartment: Mike informed Rhonda earlier that Ann Bassett sold her home with an accessory apartment. Rhonda found the address of the new owners and sent them the accessory apartment guide as well as contacted the DCRHA.

Mike asked Rhonda to check into the Tea Lane Ass. Apartment and its rental status.

NEW BUSINESS

Island Housing Bank: Susan presented an idea for an all island housing bank (see attached). She stated that Nantucket is trying to move a bill through legislature now for such. The committee discussed various points of a housing bank.

Similarity to the Land Bank bill

Percentage of 1% on 1 million dollar homes

How would impact other funding from the state

Administration of such

Approaching Land Bank about splitting their fee with Housing Bank

Larry asked that this proposal be brought to the All Island Planning Board. ***Mike made a motion seconded by Ted that the AHC supports the concept of an island wide housing bank as presented to them by Susan Feller and ask that the All Island Planning Board put the proposed concept on AIPB's agenda for discussion. VOTE 7 YES 0 NO***

REPORTS

No reports except that the ZBA administrator is out of office due to injury.

ONGOING BUSINESS

Fire Station Lot: Mike spoke with Estrella again who informed Mike there is no hydrant fund any more. The committee is willing to give \$25,000.00 toward the new tank as that is the predevelopment monies have. The committee feels that the Fire Chief should take care of getting the quotes for replacement of

the present tank. He should then in writing to the AHC state what the requirements for the lot development are according to the Fire department. Larry stated he will talk to John Clark about the tank specifics.

Lamberts Cove/State Rd.: No report back from town counsel.

School Lot: Mike will discuss with town counsel.

Adjourned at 8:15 PM

The next meeting is Tues. July 26, 2016 at 7PM in the 2nd floor conference rm. of Town Hall.

The next AHT meeting is Tues. July 26, 2016 at 7:15 PM in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley

ATTACHMENTS

martha's vineyard community housing bank coalition

The proposed Martha's Vineyard Housing Bank would be an island-wide public source of funding for rental and home-ownership affordable housing.

The goal is to raise several million dollars annually to refurbish or build single-family and multi-family homes to help meet the current need for approximately 700 units. Housing funded through the Housing Bank would serve year-round Vineyard residents earning up to 150% of median income. At present, that figure is \$126,000, although most Vineyard families who apply for housing assistance earn less than that amount.

Housing Bank funds would supplement current CPC funds, which are a great help but not sufficient to keep up with the increasing scale and urgency of the island's need for affordable housing.

Although open to discussion, funding for the Housing Bank would likely be a transfer fee on high-end real estate sales. One suggestion to date is a fee of 1%, paid by the seller, on sales of \$1 million and up.

The administration of the Housing Bank can be modeled after the MV Land Bank. In fact, the Land Bank has expressed willingness to administer the funds, thus reducing administration costs.

The Housing Bank would be a funding agency only, and would not acquire, develop, own or manage housing. Funding proposals would be accepted from the Towns, non-profit or for-profit housing developers, or existing housing providers. A primary goal is that funding would be used to ensure long-term affordability.

If all this sounds familiar, it was attempted in 2005-2006, at the same time that island towns then the State approved the CPC funding resolution. CPC was approved, but the Housing Bank bill did not make it to the House floor. At that time the Vineyard and Nantucket submitted a joint bill, although the two islands' proposals were separated in committee. Now Nantucket has submitted a new bill which recently was reported out favorably by the Municipalities Committee. Hopefully that bodes well for a Vineyard initiative.

The procedure going forward would be to write a Housing Bank Warrant Article (a non-binding resolution) and have it approved at Annual Town Meetings and by town ballot vote this fall or in Spring of 2017. The Housing bank Resolution would then be sent to the State legislature for approval followed by town ballot vote to adopt in 2017-2018.