

June 28, 2016
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Henry Geller, Glenn Hearn, Ted Jochsberger, Angela Prout

Absent with Regrets: Vickie Thurber

Also Present: Rhonda Conley

Mike made a motion seconded by Ted to accept the 6/14/16 minutes as written.

VOTE 4 YES 0 NO 2 ABSTAIN 1 ABSENT

ANNOUNCEMENTS AND CORRESPONDENCE

All Island Planning Board (AIPB): Ted and Henry explained that there will be workshops in the fall with the consultant to discuss the town's ideas for housing etc.

NEW BUSINESS

Clements Refinance: Rhonda stated she had received a commitment letter from the bank for Laurie Clements to receive a loan on her affordable home. After a short discussion as to how these home loans should be handled, such as the whole committee, subcommittee or designated person to review the requests, no new procedure was decided. Mike did state that Rhonda reviews the request and then gives the information to the committee. The committee did decide as the members had created a procedure for reviewing these loan requests that it should be followed and asked Rhonda to return to Clements stating the proper procedures to her. When the proper request is made the committee will review and vote. Mike also stated that the combined loans and mortgage on a home should not exceed 80% of maximum resale price.

REPORTS

CPC: No report. There was a short discussion of the CPC Eligibility Application (see attached). Some members want to designate amount for the Fire Station Lot (565 Edgartown Rd). project while others wish to leave open. ***Mike made a motion seconded by Ted, to request \$500,000.00 in CPA funds with no amount specified for any particular project.*** **VOTE 7 YES 0 NO**

Rhonda was asked to rework the application for the next meeting.

Planning Board: Henry restated that the Planning Board would like the AHC to ask recipients of affordable housing to volunteer for the town. Mike said this did not seem appropriate and suggested the town not only advertise the need for volunteer board members but to get the paper to do a story on the need for volunteers.

ZBA: No report.

ONGOING BUSINESS

Fire Station Lot: Larry stated that all RFP's must be received by tomorrow and the opening of which will be Thurs. June 30th at 2PM. Several members will attend.

Mike is still working on the water tank issue. He spoke with John Clark about the size and price of the new tank that Fire Chief Estrella would like to have replace the old tank. Clark stated that a 20,000 gal. tank at the cost of approximately \$50,000 would be the proper size. This cost does not include placement and hookup. Mike will speak to the Fire Chief about the AHC kicking in \$25,000.00 for the new tank as this is what the committee authorized. Henry stated that a letter from Fire Chief Estrella is a necessity for any expenditure from the predevelopment funds for the tank.

Lambert's Cove Property: The selectmen have given their approval to continue exploring this town owned property for affordable housing. There was discussion of what to ask town counsel besides the searching for heirs. Larry stated finding heirs and feeling them out should be the first legal step. It was decided to send letter to counsel asking such (see attached).

School Lot: Mike asked the committee what they wish to do. He stated the selectmen believe that they have control over the land and said to continue to explore and AHC members agree. Mike stated that he has already looked into the septic and water issues with the property and they should not be a problem.

Accessory Apartments: Rhonda handed out the new guidelines (see attached).

Adjourned at 8:30 PM

The next AHC meeting will be July 12, 2016 at 7PM in the 2nd floor conference rm. of Town Hall.

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

Respectfully submitted by Rhonda Conley

Attachments

CPC USE ONLY:
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

Project Title: Affordable Housing Trust (AHT) reserve funds for housing development Date: 7/1/2016

Applicant/Contact Person: West Tisbury Affordable Housing Committee (AHC); Rhonda Conley

Sponsoring Organization, if applicable: N/A

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

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

CPA Category: Affordable Housing

Amount requested: \$500,000.00 Total Cost of Project: N/A

Other Funding Sources: Developers of projects will be responsible for applying for other funding sources

Brief Description of Project:

The AHC /AHT presently have one project under way with several other Town land possibilities being explored for development. The 565 Edgartown Rd. Project is a 9 unit rental project approved at town meeting in 2015. Other affordable housing explorations will require legal and predevelopment expenses. Affordable housing is in great need as shown in the 2013 MVC Housing Study and these funds will be used to further affordable housing goals.

Proposed timeline: AHC's goal is to have a designated developer for the 565 Edgartown Rd. project by the end of July and completed by 2018. Other uses of funds are for ongoing and future affordable housing explorations with no timeline.

Sources of financial sustainability for future maintenance: N/A (developers/homeowners)

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

AHC has received verbal endorsements from the Planning Board, Selectmen, DCRHA, MVC reps as well as support at Town meeting by vote for various warrant articles.



TOWN OF WEST TISBURY

AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

affordhouse@westtisbury-ma.gov

June 28, 2016

Cynthia Wansiewicz

Reynolds, Rappaport, Kaplan & Hackney, LLC

P.O. 2540

Edgartown, MA 02539

Dear Cindy:

The West Tisbury Affordable Housing Committee with the Affordable Housing Trust's approval is exploring possible town properties for affordable housing. The committee is interested in the property granted to the town in Dec. 1987 owned by Beatrice Butler Silva. The deed is dated 12-16-87, recorded 12-31-87, Book 491 Page 542.

The property contains two parcels with parcel one being a buildable piece. There are restrictions to the building on said parcel. The committee would like you to research the restriction as to who is now the survivor of the Grantor that has the right of approval.

Thank you for your help in this matter.

Sincerely,

Larry Schubert, Chair

West Tisbury Affordable Housing Committee

2016 Guidelines for West Tisbury Accessory Apartment Rentals

The Town of West Tisbury provides opportunity for the development of Accessory Apartments through special permits issued by its Zoning Board of Appeals. The Town's Affordable Housing Committee then works with the Dukes County Regional Housing Authority to provide annual monitoring of the specially permitted apartments used as year-round affordable rentals.

Additional information on the Zoning Bylaws is available at the Town Hall.

- Rental of apartments granted under Section 4.4-4 of the Zoning Bylaws are restricted to households earning no more than 80% of Dukes County median income (please see below for 2016 income limits and rent maximums).
- The Affordable Housing Committee requires proof of current income as well as recent tax returns for income certification by the Housing Authority.
- The Affordable Housing Committee has the Housing Authority maintain copies of the landlord's lease, the tenant's income certification and a signed program affidavit on file for review upon request by the Town.

2016 Household Income Limits* (80% of Dukes County Area Median Income)

One Person	\$46,000
Two Persons	\$52,600
Three Persons	\$59,150
Four Persons	\$65,700

2016 Maximum Rent Limits*	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedrooms</u>
With Utilities:	\$1,150	\$1,232	\$1,478
Split Utilities**	\$1,089	\$1,140	\$1,355
Without Utilities***	\$1,028	\$1,048	\$1,233

* Income and rent levels provided annually by the U.S. Department of Housing & Urban Development (HUD).

** In order to charge the split utilities rental rate the heating or electric (not both) must be the utility shared with the primary resident. One example is tenant with a monitor heater fuel bill they pay while sharing an electric service with the landlord.

*** In order to charge the rental rate without utilities, all utilities must be separately metered and billed in the name of the tenant.

The West Tisbury Affordable Housing Committee has reviewed these guidelines.
