

June 14, 2016
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Henry Geller, Glenn Hearn, Ted Jochsberger, Angela Prout and Vickie Thurber

Absent with Regrets: Susan Feller and Larry Schubert

Also Present: Rhonda Conley and Christine Flynn (MVC Rep)

Ted made a motion seconded by Glenn to accept the minutes of 5/24/16 as written.

VOTE 4 YES 0 NO 2 ABSENT

ANNOUNCEMENTS AND CORRESPONDENCE

Joint Affordable Housing Group (JAHG): Rhonda announced that the JAHG will be meeting next week and asked if anyone wished to volunteer to attend. Joanne was the AHC member that attended before and Rhonda is unable at this time of year to attend due to work and timing of the meetings. There were no volunteers.

REPORTS

All Island Planning Board: Henry stated that the Housing Production Program group was in the finalizing stages of a contract with a consultant and that he had taken the consultant around to various housing developments in West Tisbury.

CPC: Glenn suggested the AHT apply for CPA funds for the Fire Station Lot Project. The CPC Chair had also recommended the Trust apply for CPA funds. ***Vickie made a motion seconded by Henry to recommend to the AHT to apply for a CPC funding of \$500,000.00 for the Fire Station Lot Project as well as other future affordable housing needs.*** **VOTE 6 YES 0 NO**

Rhonda was asked to prepare the CPC Eligibility Application to share with the AHT at the next meeting.

NEW BUSINESS

Joint Affordable Housing Group: Christine Flynn, MVC Rep, presented the draft of zoning bylaw changes and definitions the group has been working on in hopes that all towns will consider for their bylaws (see attached). There was a conversation about the federal and state Fair Housing statutes and how they must be followed when state or federal monies are used. This would include CPA funds. Local preferences may be allowed for initial marketing but there are rules to how the preferences are given that must be followed.

Mike suggested that the JAHG get the definitions on the town agenda for discussion at the next Town Meeting to be enclosed into the bylaws.

The conversation also led to discussion of the various development fees, such as association, lease and common land taxes and how these fees may affect the affordability of a home. The conclusion of this talk was that these fees should be factored into the cost of the affordable home.

Fire Station Lot: Mike told the members about the Bidders Conference held on the 1st. There was one bidder present and several members of the AHC and CPC (see Bidders Conference Notes attached). The questions asked at the conference led to Leedara creating an addendum to the RFP (see attached).

Mike spoke again with Fire Chief Estrella about the installation of a new tank at the Fire Station at 565 Ed.-WT Rd. The Fire Chief will get back to Mike about cost. Mike asked the committee how they wish to proceed. The consensus was that the committee would be willing to invest \$25,000.00 to the tank. Mike stated he will speak with Estrella again with this offer and get back to the committee.

Mike reported on the meeting with the Park and Rec Committee. Their one concern was making sure the hedge would not be trimmed. Mike stated that the hedge may be disturbed for site line requirements but would be left otherwise. He also told them the driveway may be moved somewhat. He restated that the parking lot would not be paved.

The CPC meeting Mike attended went well. He was encouraged to have the AHT apply for funding of the project.

Lambert's Cove Town Land: Henry stated he has did a little research with various housing groups and got the impression mixed housing of elderly and others is the preference. It was decided that the steps are as followed

1. Committee decides what kind and number of housing units wish to have.
2. Letter to Town Counsel asking for a deed search of heirs and restrictions of the property. Rhonda is to prepare.
3. Survey-Road Access

School Lot –Old County Rd.: Mike has the town deed. He stated that Halcyon Way is only an easement across the lot and that the Ancient Way is on the backside of the property. The map shows the lot to be 2.9 acres. He will continue to explore this land possibly speaking with the School Committee.

Accessory Apartment Change Update: Henry had nothing to report except that the WT Planning Board would be hosting the AIPB Meeting Mon. June 20th at 5:30 PM in the WT Library.

Affordable Housing Tour: Mike stated he took Angela on a tour of various affordable housing projects in West Tisbury.

Adjourned at 8:20PM

The next AHC meeting will be June 28, 2016 at 7PM in the 2nd floor conference rm. of Town Hall.

The next AHT meeting will be June 28, 2016 at 7:15 PM in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley

Attachments

Bidder's Conference June 1, 2016

Present Affordable Housing Committee (AHC) Members: Larry Schubert, Mike Colaneri, Glenn Hearn and Ted Jochsberger

Also Present: Dale Julier and Bea Phear (Community Preservation Committee members)

Bidders Present: Philippe Jordi and Derrell Bazy (Island Housing Trust)

The Bidder's Conference was held on site at 565 Edgartown Rd. where the AHC members answered questions pertaining to the project.

Questions

1. **Town Funding:** Mike stated there are still some funds left in the Affordable Housing Trust (AHT) for predevelopment cost as well as undesignated funds that may be available. There is approximately \$30,000.00 in designated funds and \$150,000.00 in undesignated funds. All funds in the Trust will not be available as the funds are also for other ongoing expenses of the Trust.
Bea stated that the CPC considers this project a high priority and that the Bidders should complete an application for CPA funds and so should the AHT. She also said there will likely be a special town meeting in the fall.
2. **Short term developing cost:** Mike stated the predeveloping cost fund still holds approx. \$30,000.00. Some of the designated funds will likely be used for a larger water tank at the Fire Station to meet the fire hydrant needs for the project.
3. **Parking for Ballfield, Apron and Turn Circle:** There was a discussion of the parking needs and surface of the area for the ballfield. Larry stated they do not want it paved or specified lined parking spaces.
Other issue, the apron will need to be widened and possibly moved toward south west of the present apron. State road regulations for the apron allow for the 24' opening to the curb. This move will keep the project traffic out of the ballfield parking area.
Turn Circle must stay, as the Fire Chief has requested it stay. It may be moved to the west some feet but there is a no cut 50ft. line from the west property line for abutters' privacy. This leaves approx. 30 ft. movability for the circle.
4. **Septic:** Does it have to be a DE nitrogenized system? As AHC understands it does not as the property is large enough for 22 bedrooms. But this may change and if it is referred to the Martha's Vineyard Commission it may be required. Bidders may wish to submit a plan with both design options (Title 5 and the DE nitrogenized system).
5. **Storage:** This is not specified as to how to be handled in the RFP but that there should be some form of storage for each apartment as well as the management of the rentals. This may be one building or another design.
6. **Concept Design:** The AHC and CPC like the concept design as it fits into the neighborhood and is esthetically pleasing but is a concept not a requirement.
7. **Solar:** This is a large expense stated the bidder present. It is not a requirement but would be a bonus to the project several people believe. It may be a cost that could be included in the response separately.

8. Specs included in RFP: One of the issues that was brought up when discussing specs was the use of dryers and the expense of the combo washer dryer. At that AHC meeting member Vickie Thurber made a point that within the specs it state there will be outside vents for regular household dryers and that this requirement be followed. Rhonda reminded everyone the specs are not an example as other attachments in the RFP package are but what the AHC specifically voted they wanted carried out.

Conference ended at 10:45 AM

Respectfully submitted by Rhonda Conley