

Jan. 23, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Ted Jochsberger, Angela Prout and Rise Terney

Absent with Regrets: Glenn Hearn

Also Present: Rhonda Conley, Simon Bollin and other members of the public

Mike made a motion seconded by Ted to accept the minutes as written with grammar corrections.

VOTE 5 YES 0 NO 1 ABSTAIN

INVOICES: Rhonda presented the invoice from town counsel for the legal work performed for the Cottle home. She told the committees that Reynolds, Rappaport... had deducted \$2,000.00 off the invoice and that she had deleted that amount from this bill. ***Mike made a motion seconded by Susan to pay \$596.36 for legal work involving 57 Rustling Oaks property. This will come from AHC funds.***

ANNOUNCEMENTS AND CORRESPONDENCE

Grant Workshop: Rhonda told the members there will be a grant workshop put on by MV Donate. It was decided Rhonda should attend. Fee is \$20.00.

MVC Reviews: Rhonda told the committee of the 2 DRI's under review (Old Courthouse Rd. Fire Station and Flat Point Farm Trust). See below for further details.

UPDATES

Scott's Grove: Rhonda informed the committee the DEP legal process is ongoing. Mike stated that 2 foundations are in place and electrical connection being done. Rhonda has also sent Jen a draft article concerning funding of the water tank for review.

57 Rustling Oaks: Rhonda stated that though the home is still in danger of foreclosure the bank and owner have come to an agreement. This should put her current with mortgage payments by the first of Feb. Mike would like to have an up-to-date covenant placed on the property. Ted and Susan suggested Rhonda pursue with owner the signing of a new covenant. Town counsel has also tried to contact the owner for this purpose to no avail.

ONGOING BUSINESS

Flat Point Farm Trust Development: Mike stated this new development on the farm will make a total of 13 lots with no affordable housing lot. The previous plan for development had 3 affordable lots and Mike would like to press for three lots (see letter from previous meeting). The committee agrees that as this new development plan is asking for four more lots the multi-family bylaw should come into play and all the lots created should be considered when determining affordable housing lots. It was agreed that where and who gets the lots should be determined by AHC's guidelines. The MVC's LUPC will be Feb. 5, 2018 at 5:30 PM at the MVC office.

Old Courthouse Rd. Property: MVC is reviewing the demolition of the old fire station. The LUPC was Jan. 9th and the DRI public hearing is Feb. 15th at 7 PM by the full commission. If the demolition is approved then Jen will put out request for bids for a 21E. This is a testing for soil toxins, etc. Mike does not believe the cost of 21E will be over \$2,000.00. Larry asked everyone to have ideas ready for discussion at the next meeting.

Town Report: The members reviewed the town report draft and made several corrections and additions (see attached). ***Ted made a motion seconded by Rise to accept the AHC Town Report with the corrections as discussed. VOTE 6 YES 0 NO***

NEW BUSINESS

Bollin Refinance: Simon Bollin came to the committee requesting a resale value for his property at 1 Kayleigh Way. He stated he and his wife are divorcing and he will be taking over the property. Rhonda had sent him the documents for refinancing already but will resend the covenant as the one sent had some grammar issues. There were some questions about the present covenant that were discussed with town counsel and determined upon her advice that the maximum resale price is \$304,800.00. ***Mike made a motion seconded by Ted that Simon Bollin's maximum resale price for his home is \$304,800.00. VOTE 6 YES 0 NO***

Warrant Articles: Rhonda presented her draft of warrant articles pertaining to the AHC for review (see attached). The members agreed with the proposed articles and asked Rhonda to pass on to the appropriate boards for their input and presentation.

Lambert's Cove: The members viewed the map of the property. Mike said he and Kent Healy went over the lot and spoke of flooding possibilities due to topography. Twelve bedrooms may be possible without an enhanced system. Need to look into the Historical district back ground, endangered species study, traffic study, egress, etc. There was a bit of talk about elderly housing. The property is in a good location with bus route, pharmacy, grocery store, fire and police station near the property. Ted suggested just modifying the Scott's Grove RFP and not rewriting a whole new RFP.

Mike feels a public forum should take place before Town Meeting. Larry and others would like to have some formed ideas from the committee beforehand. Larry said at the next meeting the committee should put thoughts together and then call a public forum.

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Adjourned at 8:15 PM

The next meeting will be Feb. 13, 2018 at 6:30 PM in the 2nd floor conference rm. of Town Hall.

The next Affordable Housing Trust meeting will be Feb. 27, 2018 at 7 PM in the 2nd floor conference rm.

Respectfully submitted by Rhonda Conley

ATTACHMENTS

2017 Report of the West Tisbury Affordable Housing Committee

West Tisbury Affordable Housing Committee (WTAHC) and West Tisbury Affordable Housing Trust (WTAHT) are looking forward to the coming year with prospective new developments and the opening of the Scott's Grove Project to renters. The committees remain focused on promoting and providing a supply of affordable housing for the residents of West Tisbury. Although no new homes were added to the roster in 2017 we are hoping 2018 brings several new affordable homes to town.

Since the start of the WTAHC and WTAHT in West Tisbury, 43 home/home site lots have been created, 42 affordable accessory apartments (one this year) are rented or used by family members and 14 apartments are presently being subsidized for affordable housing with CPC funding. The accessory apartments are monitored and overseen by the WTAHC with the aid of the Dukes County Regional Housing Authority (DCRHA). The rental assisted apartments and two rental facilities are overseen by DCRHA.

Scott's Grove Project

The WTAHC, WTAHT and IHT broke ground Oct. 2017 on the Scott's Grove Project at 565 West Tisbury-Edgartown Rd. The towns' people overwhelmingly voted to support and proceed with the development in Nov. 2015 at a Special Town Meeting. The IHT hopes to have the nine (9) affordable rental units (three-3 bdrm, three-2 bdrm, three -1 bdrm with 1 of these being handicap accessible) completed by the summer of 2018.

Other Projects

The WTAHC and WTAHT continue to work and support projects of affordable housing by non-profits and other private developers. Several developments are in progress around the island notable the Kuehn's Way Project of IHT in Vineyard Haven.

WTAHC also is searching through town owned land parcels for possibilities of affordable housing development. They hope to start the process for developing several town properties in 2018.

Housing Production Plan (HPP)

The final report of the Housing Production Plan (HPP) confirmed the need for affordable housing, which we all know has turned desperate. The study assessed the housing availability, housing cost, and community solutions. The HPP states that close to a third of all year-round households have low/moderate income. Of these more than ½ of these households spend more than 50% of their total gross income on housing.

Available year-round housing is decreasing according to census. Rental units, especially, are needed. DCRHA has a rental waiting list of 197 households and this is growing every day though many people are just leaving the island as rental housing, let alone affordable year-round, becomes impossible to find. The visions/goals suggested in the HPP were cluster housing with "dense pockets", repurposing large homes for rental, combining residential and commercial development. Possible ways to achieve these visions stated were possible amendments to zoning laws (density areas, co-housing, etc.), creating a room tax on weekly rentals put toward affordable housing thus creating a housing fund similar to the Land Bank Fund, continuing to donate publicly owned property for affordable housing, reaching out to private donors, adopting fee waivers or reductions for affordable housing and working together as a whole island community to develop affordable housing for the community.

Some of these visions/goals are being brought up at the State level by our representatives. They have been working on creating legislature bills to bring before the full legislature. These bills range from creating Housing Bank similar to the Land Bank, rental excise tax on AirBnBs and summer home rentals to inclusionary bills.

How You Can Help

As 2017 closes the WTAHC and WTAHT encourage West Tisbury residents to become involved in this housing deficit. Here are several ways how:

1. Homeowners with large lots consider using the home site lot creation bylaw by which you can create an affordable home on a portion of your land (See Zoning Bylaw Section 4.4).
2. Create an affordable accessory apartment (See Zoning Bylaw Section 4.4).
3. Donate to the West Tisbury Affordable Housing Trust. This is a municipal trust whose funds are used solely on affordable housing.
4. In your will/estate planning leave you house to the West Tisbury Affordable Housing Trust or Town specifying for affordable housing use.
5. Instead of renting your home or guest house seasonally consider renting year-round to give someone a stable home.
6. Speak to the WTAHC about converting your home into an affordable home with a deed rider.

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.

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 of town hall, by calling (508-696-0102 ext. 121) the WTAHC administrative assistant or by emailing affordhouse@westtisbury-ma.gov.

Membership

At the end of 2017 Vickie Thurber resigned. Vickie was an active member with insight into the housing needs of the community and an asset to the committee over many years. She will be missed. The WTAHC announces our newest member, Rise Terney, Planning Board Representative. At present, there is one vacant alternate position open.

The WTAHT announces the newest member, Kent Healy.

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 6:30 PM in town hall.

Gratitude

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. Thanks to all who help the WTAHC, WTAHT and Town strive to reach their affordable housing goals.

Respectfully submitted by:

West Tisbury Affordable Housing Committee

Larry Schubert, Building Dept. Rep. (Chair)

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

Glenn Hearn, Selectmen's Rep.

Ted Jochsberger, At-Large Rep.

Vickie Thurber, Board of Health Rep, (Resigned)

Susan Feller, New At-Large Rep

Rise Terney, Planning Board Rep. (New of Nov.)

Angela Prout, Alternate

Rhonda Conley, Administrative Assistant

West Tisbury Affordable Housing Trust

Skipper Manter Chair

Kent Healy

Cynthia Mitchell

Along with WTAHC members

2018 Warrant Articles

The AHC realizes they are not the sponsor of these warrants but wish to make everyone aware of what they hope can be incorporated into the language of the warrant articles. So here are the drafts I have developed for your consideration while drafting the warrant articles for the upcoming Town Meeting.

Warrant Article 1 (Town Article)

To see if the Town will vote to Appropriate the sum of fifty thousand dollars (\$50,000.00) from Free Cash to partially fund a fire suppression water tank for the Fire Station located at 565 Edgartown Road.

Warrant Article 2 (CPC Article)

To see if the Town will vote to Appropriate the sum of three hundred thousand dollars (\$300,000.00) from the Community Preservation Community Housing reserve and Undesignated reserve. Two hundred and fifty thousand (\$250,000.00) would be set aside for the purpose of an Affordable Housing Emergency Reserve to be used appropriately by the Affordable Housing Trust when an affordable home is in danger of foreclosure or otherwise in preserving affordability of present or future affordable homes. The remaining fifty thousand (\$50,000.00) would be transferred to the Trust for future use toward affordable housing opportunities: search, predevelopment, legal fees associated with such and various other affordable housing causes that meet CPA guidelines.

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Warrant Article 3 (AHC Article)

To see if the Town will vote to Appropriate town owned land (Map 11 Lot 18) at the corner of State Road and Lambert's Cove Road to the care and use of the West Tisbury Affordable Housing Committee for development of affordable housing appropriate for the size and location of the property.

Warrant Article 4 (AHC Article)

To see if the Town will Appropriate town owned property (Map 22 Lot 8) at 16 Old Courthouse Road to the care and use of the West Tisbury Affordable Housing Committee for development of affordable housing appropriate for the size and location of the property.

Warrant Articles 3 and 4- Not sure whether AHC or AHT should be the recipient