

June 9, 2015
West Tisbury Affordable Housing Committee
Minutes

Present: Joanne Scott, Mike Colaneri, Henry Geller, Glenn Hearn, Larry Schubert and Vickie Thurber

Absent with Regrets: Ernie Mendenhall (alternate)

Also Present: Rhonda Conley, Ted Jochsberger and Michael Holtham

Glenn made a motion, seconded by Mike to accept the minutes of 5/12/15 as written.

VOTE 5 YES 0 NO 1 ABSTAIN

Invoices: Postponed

Announcements and Correspondence

Island Housing Trust (IHT): IHT will have an Informational Meeting to introduce their program to help facilitate owner-developed accessory apartments. This will be at 7pm on Wed. June 24th at the Howes House.

Mary Fischer Home: Rhonda received an email from Jen Rand (Town Administrator) that Fischer's home may be for sale through the state. Larry explained the history. He spoke to Fischer's brother Arnie about the state possibly making a claim to the property. Mary Fischer became a ward of the state and is now dead. The state may claim the property as an asset which may lead to the state putting the property up for sale. Henry asked if we could approach the state about purchasing the property for affordable housing. After a discussion it was decided that Rhonda would contact the state dept. and find out about purchasing property when a person becomes a ward of the state. Larry will speak to Arnie and see if he can get further information.

New Business

Garcia House: Joanne stated that Paul Garcia's house next to Alley's General Store is for sale. She asked if the committee was interested in pursuing a possible purchase. The members stated that they would like to know more about the property and asking price. Joanne will check on the price.

Reports

Planning Board: Henry had nothing to report.

ZBA: Larry stated that there has not been any word from the state on the accessory apartment by-law change on detachment. He stated it usually takes several months for a decision.

CPC: Glenn stated that the CPC would like members of the AHC to attend a meeting. Joanne volunteered.

On Going Business

Accessory Apartment: Rhonda presented the drafts of the accessory apartment owner survey and affidavit for review (see attached). The committee discussed the changes with Rhonda explaining that the Dukes County Regional Housing Authority wished the line of a town representative verifying occupancy or not as DCRHA does not have the ability to do visits. ***Vickie made a motion, seconded by Henry to use the new drafted forms. VOTE 6 YES 0 NO***

There was a discussion of preparing a packet for home owners considering building an accessory apartment with all the information as to what will needed to be done, renting affordably, etc. Rhonda is presently working on a fact sheet to share with the Planning Board and ZBA for comment. She should

have a draft for the next meeting. When this is reviewed and ready she will distribute to the other boards and dept.

Welles Property: Mike and Vickie have spoken again to the owner with a possibility that the owner's daughter (who is handicapped) be given a life time rights to rent a unit within the complex that the AHC would create on the property. Mike asked to contact town counsel about this idea as to whether it is a legal possibility. Joanne does not wish Mike to do this. If contact is made with town counsel she would like it to be through Rhonda. No consent was given to spend money on town counsel. Vickie said she will speak to a lawyer friend for research on this question.

Joanne asked if the owner would be willing to give up right of first refusal on the back property. Mike did not have an answer.

Fire Station Lot: Mike reported that the meeting with the Park and Rec went well. They asked that the parking not be hardtop and look like a city parking lot. They also wish as many trees as possible be left. RFP proposals were solicited by Mike. IHT did not wish to bid as they may be bidding on the project. Bailey Boyd Associates were too busy with other projects. Leedara Zola sent a proposal. ***Mike made a motion seconded by Henry to accept Zola's proposal for \$4,500.00 which does not include advertising costs, printing costs or legal services. VOTE 6 YES 0 NO***

Flanders Resale: Rhonda stated that she had been informed by the new owner that the condition of the house was in disrepair and disgustingly dirty. Rhonda thought the committee may wish to consider the covenant's clause which normally states that an appraisal is required and start enforcing this clause. There was a discussion of AHC inspecting the resale properties to see the conditions of such. No decision was made.

There was a further discussion about changing all resales to lotteries but no consensus to do so.

New Member: Ted stated that he would like to fill the at-large position. ***Henry made a motion, seconded by Mike to request the selectmen appoint Ted as an at-large member of the AHC.***

VOTE 6 YES 0 NO

Public Comment

Michael Holtham asked about the Fire Station Lot and how it came about. The committee explained that the town approved of the project at the April 2014 meeting for the use for affordable housing. The CPC gave the committee predevelopment money.

Adjourned at 8:15 PM

The next meeting will be June 23, 2015 at 7 PM in the Howes House.

The next affordable Housing Trust meeting will be at 7:15 PM in the Howes House.

Respectfully submitted by Rhonda Conley

Attachments

DUKES COUNTY REGIONAL HOUSING AUTHORITY
PO BOX 4538, VINEYARD HAVEN MA 02568 PH. 508-693-4419 FAX 508-693-5710
DCRHA@VINEYARD.NET

Dear West Tisbury Accessory Apartment Owner,

The Town of West Tisbury utilizes the Regional Housing Authority to satisfy annual compliance with the Town's zoning by-law section 4.4-3 pertaining to Accessory Apartments by requesting basic documentation on current usage from each special permit holder.

Please **check-off** the appropriate status of your accessory apartment on the survey below.

Name: _____

Physical Address: _____, West Tisbury MA 02575

_____ **Apartment rented year-round *with* annual lease and tenant income information on file with the Housing Authority. Same as on file. Please explain if not.**

Renter's Name _____

_____ **Apartment is currently occupied by a family member.**

Name _____ **Relation** _____

_____ **Apartment rented year-round *without* annual lease or tenant income information on file with the Housing Authority. Please contact DCRHA with information to place on file.**

Renter's Name _____

_____ **Occupancy Permit issued but apartment currently unoccupied.**

_____ **Occupancy Permit not issued. Please explain** _____

_____ **Other:** _____

Accessory Apartment Owner gives permission to the Town of West Tisbury to verify the apartment is occupied or unoccupied as stated. This may entail visiting the property and entering the apartment.

Please mail the signed survey and a signed copy of the Town's Accessory Apartment Affidavit (blue form) in the self-addressed envelope enclosed in this packet for your convenience.

The Housing Authority appreciates your participation in the community housing effort on Martha's Vineyard as a landlord in West Tisbury's Accessory Apartment program. Please let us know if we may be of any assistance to you on these or other housing matters.

Sincerely,

David Vigneault, Executive Director of DCRHA

2014

Accessory Apartment Affidavit

A Special Permit for the Accessory Apartment located at _____, West Tisbury

Map ____ Lot __, was granted by the Zoning Board of Appeals on __/__/__.

The West Tisbury Zoning By-Law requires the Following affidavit attesting to the owners understanding of the occupancy restrictions of Section 4.4-4 and intention to comply with these requirements.

I/We understand, and agree to comply with, Section 4.4-4 of the West Tisbury Zoning By-Law.

At this time, I/We attest that the above Accessory Apartment is rented to an approved affordable housing tenant.

_____ (Owners) Date_____

_____ (Owners) Date_____

At this time, I/We attest that the above Accessory Apartment is for family use only and is not for rent.

_____ (Owners) Date_____

_____ (Owners) Date_____

At this time, I/We attest that the Accessory Apartment is unoccupied.

_____ (Owners) Date _____

_____ (Owners) Date _____

SIGNED UNDER THE PENALTY OF PERJURY

(A copy of the lease must be filed with this affidavit and yearly thereafter.)

Non-compliance may lead to the cancelation of your occupancy permit.