

West Tisbury Affordable Housing Committee
Public Forum
Jan. 13, 2015

A public forum on the development of the Fire Station Lot, 565 Edgartown-West Tisbury Rd. (Map 31 Lot 36) was held in Howes House on Jan. 13, 2015. Committee members present were Joanne Scott, Mike Colaneri, Glenn Hearn, Henry Geller, Larry Schubert and Vickie Thurber. Dukes County Regional Housing Authority (DCRHA) Director David Vigneault was also present to field questions from the public. There were representatives of other town boards present and under 15 members of the public.

Mike Colaneri led the forum. He explained the proposed development of the property for affordable housing and passed around handouts (see attached) detailing the preliminary proposal. He also had a large diagram of the preliminary proposed layout of the apartment complex. Philippe Jordi, Island Housing Trust (IHT) Director encouraged the public to visit the Sepiessa apartment complex to get an idea of this proposal being presented. The presented plan stated there were 9 units but this is not set in stone. The rental need will determine the number of units. The proposed bedroom capacity is 18 and is not to increase. Larry Schubert stated that the Zoning Board of Appeals did not wish to see the property maxed out to septic maximum of 22 bedrooms.

There were the abutters, Jessica and Michael Holtman present and they handed the committee a letter of opposition and a letter from another abutter, Julie Keefe of opposition. Mr. Holtman stated he is strongly opposed due to the closeness to his door step. He said the development in its present form was only 102 feet from his door step. The AHC members stated they were not opposed to reconfiguring the layout of the proposed buildings.

The abutters showed concern about those who would rent the units. The AHC clearly stated these units are to be open to all ages and will have universal access. If possible West Tisbury residents will be given a preference if they meet application qualifications. As these units will be of varied bedroom sizes the mix within the units shall be from individuals to families of up to 4 or 5. The AHC stated that the hope is to have DCRHA manage the units once completed. David Vigneault explained the number of people on the rental waiting list held by the DCRHA must fill out an application and go through the CORI process to qualify as a renter. An annual lease is required with every rental. He stated further that the turnover in renters is very low as renters were grateful to find a reasonable year-round unit. Any change in renters usually occurred because of home purchase or moving off island. DCRHA's waitlist presently consist of 230 households with 28 of those households presently living in West Tisbury. Most needful are those people with incomes ranging between 21-60% of median income.

A member of the public Doug Ruskin spoke on the need for housing all over the island. The effect the lack of housing is having on the economy is slowly being realized here not only by those renting but by the businesses who require employees. These rental developments are a necessity to the economy of the island businesses.

Other issues brought to the AHC's attention for further discussion were

1. Deforestation
2. Outdoor lighting of the units

3. Parking and reflected lights of cars
4. Management and maintenance
5. Accessory buildings (sheds)

The committee assured the public and abutters they will take into consideration all of their concerns and work with addressing them to the public's satisfaction as well as possible. The public was invited to attend any and all meetings of the AHC which meets the 2nd and 4th Tues. of every month at 7 PM in the Town Hall 2nd floor Conference rm. These meetings are freely open to the public and the agenda for these meetings may be found on the town web page or at the Town Hall entrance 48 hrs. before a scheduled meeting.

Closed at 8:15 PM

The next AHC meeting will be Tues. Jan. 27, 2015 at 7 PM in Town hall 2nd floor Conference Rm.

Respectfully submitted by Rhonda Conley

Public Forum Handout

The West Tisbury Affordable Housing Committee is proposing the creation of nine rental units of varying bedroom sizes on a parcel of land owned by the Town of West Tisbury.

Campus Plan:

These nine apartments, and the number of bedrooms per unit, will be based on the housing needs survey recently completed by the MVC and in consultation with the DCRHA.

The proposed site has many advantages.

Many feel this is an ideal location for rental apartments.

-it abuts the State Forest and Bike Paths.

-Is on the VTA bus route.

-Impacts on neighbors is minimal.

-Is in walking or biking distance to the center of West Tisbury.

Design:

The units proposed are similar to the units just completed at Sepiessa.

Reusing the Sepiessa design allows us to save a considerable amount in design and planning fees.

Much valuable information has been obtained.

These are designed, well-constructed, energy efficient and easy to maintain buildings.

-The construction costs for the three apartments totaling 3,184 square feet, was \$218 per square foot.

-Development costs (wells, roads, site work and septic) at \$35 per square foot.

It is our hope that the cost per square foot will be less for this proposal.

Cost:

The final estimated cost of this proposal will be determined by the RFP and the uniqueness of the property.

Financing for this proposal will be determined by the amount of funds committed by the CPC, State/Federal grants and private bank financing.

Serving a need:

It is expected that these units will be rented to low and moderate income residents (40%-80% median income).

These units will be managed and maintained by the DCRHA under a memorandum of understanding similar to the Sepiessa Agreement.

The WTAHC
January 13, 2015

Written by Michael Colaneri