

Oct. 10, 2017
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Glenn Hearn, Ted Jochsberger and Vickie Thurber

Absent with Regrets: Angela Prout

Also Present: Rhonda Conley and Keith McGuire (IHT Consultant)

Mike made a motion seconded by Vickie to accept the minutes with the spelling correction as written.

VOTE 6 YES 0 NO

ANNOUNCEMENT AND CORRESPONDENCE

Huseby Meadow Farm: There will be a site visit at Huseby Meadow Farm with IHT representatives and William Cumming. Site visit will be Oct. 16th at 4 PM followed by a public meeting at West Tisbury Library at 5PM. Larry led a short discussion as to what AHC's involvement will be in the project. Larry thinks the AHC meetings could be a public forum for comments from town residents.

Bank Loan Officer Letter: Rhonda presented the draft of a letter to the banks about affordable housing loans (see attached). After review and changes the committee agreed to send. ***Mike made a motion seconded by Ted for Rhonda to send the letters to the banks on island. Vote 6 YES 0 NO***

NEW BUSINESS

IHT Information Website: Keith McGuire introduced himself and told the members he is working on a website for IHT. This will be an information site about affordable housing, the ins and outs of creating accessory apartments, financial info, design help, zoning requirements, building codes, etc. He said this website will be independent of the IHT website.

ONGOING BUSINESS

Brochure: Mike presented the affordable housing brochure he has worked on with Dawn Barnes and Chris Decker of Tisbury Printer (see attached). He asked the committee to review and approve the printing of the brochures for mailing and posters to place around town. ***Glenn made a motion seconded by Ted to approve the printing of 2000 brochures and distribution of such plus printing and posting of 15 posters. VOTE 6 YES 0 NO***

Affordable Home Renting: Rhonda presented the draft Letter of Agreement to share with IHT for review (see attached). After a short discussion of time limits, how these rentals should be reported to AHC the subject was tabled to a future meeting.

Huseby Meadow Farm: No update

Old Courthouse Rd. Property: Mike sent out requests for responses to 21-E testing. He received 2 responses, one for \$1,200.00 and one for \$1,400.00. He stated he made several inquiries with various companies and found they do not do 21-Es any more. Rhonda asked for a letter stating who he contacted. The Town administrator has not given an okay to go through with the 21-E. She is still waiting for Title/deed information from town counsel. ***Mike made a motion seconded by Glenn to ask the Trust to spend money on the 21-E. VOTE 6 YES 0 NO***

Mike would like to have a public hearing but Glenn suggested that there be a plan beforehand. Ted suggested waiting until title/deed is cleared and the 21-E is complete.

Larry asked everyone for their thoughts of what should be on the property. Vickie stated as most of the abutters wish for a single family it should be a single family. Mike and Ted said 2 families. Glenn said

single family. Susan said 2 families. Larry said a single family does not serve the community as well as 2 families would.

Scott's Grove: Larry attended and gave a speech at the ground breaking and stated there were a lot of MA big wigs in attendance.

HPP: Delayed to future meeting.

INVOICES

As there will not be an Oct.26th meeting and there are several invoices to tend to, Rhonda will ask the Trust to meet on Nov. 14th.

Adjourned at 8 PM

The next meeting will be Nov. 14, 2017 at 6:30 PM in the 2nd floor conference rm. Town Hall.

The next AHT meeting will be Nov. 14, 2017 at 7:15 PM in the 2nd floor conference rm. Town Hall.

Respectfully submitted by Rhonda Conley

ATTACHMENTS

TOWN OF WEST TISBURY OPTIONS FOR AFFORDABLE HOUSING

WEST TISBURY AFFORDABLE HOUSING COMMITTEE
A community partnership to address housing needs.



Sepiessa Point Apartments

TOWN OF WEST TISBURY

1059 State Road

PO Box 278

West Tisbury, MA 02575



If you are interested in any of these options, please contact the West Tisbury Affordable Housing Committee:

ARE YOU INTERESTED IN CREATING ACCESSORY APARTMENT FOR AFFORDABLE HOUSING?

There are several ways to create an affordable dwelling.

- Convert an existing home, garage, barn, or other out buildings for year round affordable rental.
- Build a guest house or accessory apartment.
- Create a one acre lot to support a year round affordable home.
- Rent your dwelling (house or guest house) year round. Affordable rentals can be subsidized by the Town.
- Make a tax deductible donation to the West Tisbury Affordable House Trust.

The Town works closely with the Martha's Vineyard Land Bank, the Martha's Vineyard Commission, private nonprofit developers and the Dukes County Regional Housing Authority to create, support and manage these projects.

Any homeowner can rent under the restricted monthly rental amounts established by the Dukes County Regional Housing Authority.

As many say:

“YOU DON'T NEED SPECIAL PERMISSION TO DO THE RIGHT THING

Letter of Agreement

This Agreement made this ____ day of ____, 2017 between the Island Housing Trust (IHT) acting by and through its members and the West Tisbury Affordable Housing Committee (WTAHC) acting by and through the Town of West Tisbury Board of Selectmen.

Whereas through the activities of the Town and/or the Martha's Vineyard Commission (MVC) building lots/homes become available for lease or sale by the IHT to persons or families of low or moderate income levels and

Whereas the Town has established the Affordable Housing Committee to assist in the distribution of lots/homes to persons or families of low or moderate income levels, by developing criteria for eligibility, resales, repurchases, rentals or other restraints on alienation and duration of such restraints;

Whereas WTAHC has established eligibility criteria for the distribution of lots/homes within the Town to persons or families of low and moderate income levels.

Whereas IHT and WTAHC agree that any rental of affordable homes in the Town under IHT control through deed riders, ground leases or other forms at start of rental shall report to WTAHC the rental of said home.

Whereas the following information shall be provided to WTAHC:

- Homeowner name
- Address of said home
- Size of home
- Name of renter
- Renter income level
- Rental amount
- Terms of rental agreement
- Explanation why rental is being allowed and length of rental

Whereas IHT and WTAHC agree any home being rented has been rented according to all rental eligibility criteria established by WTAHC

Whereas Dukes County Regional Housing Authority (DCRHA) has supplied and reviewed an eligibility application. DCRHA has determined the renter's eligibility income level.

Whereas these income levels are based on DCHD income tables provided by DCHD yearly. The size and income level of the renter must meet the appropriate size and income level for the home. This level shall be the established level at beginning of homeownership (when lot/home was first distributed to homeowner).

Whereas IHT and WTAHC agree that all rentals shall be reviewed once a year and the status of such are reported to WTAHC.

Whereas rentals of the affordable homes shall not exceed ____ years.

Whereas IHT shall comply with all the requirements set forth in Article 4 of the Town's zoning bylaws and expressly recognizes that the Town through WTAHC shall have the power to enforce the terms of this letter of agreement.

IN WITNESS WHEREOF, the parties have executed this Letter of Agreement as of the day and year first above written.

Island Housing Trust
By its Executive Director
As duly authorized by the members

West Tisbury Affordable Housing Committee
By its chairperson
as duly authorized by the Town of West Tisbury Selectmen

Notarized by: