

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – August 28, 2019, 5:30 pm
Howes House

The meeting was called to order by Chairman Bea Phear, at 5:33 pm.

Present: Bea Phear, Ted Jochsberger, Cheryl Lowe, John Rau, Jeffrey DuBard, John Brannen,

Others: Heidi Dietterich, Administrative Assistant

Old Business:

The minutes from the May 22, 2019 meeting were reviewed. On a motion made by Cheryl Lowe, seconded by John Rau, the minutes were approved, with John Brannen abstaining.

The Committee reviewed the meeting schedule for the year.

Chairman Phear asked if the Committee had received any project suggestions for the ‘Historic Resources’ category of the CPA funds. Dietterich indicated the Town had initially suggested the Howes House. The Historic District Committee representative, Nancy Dole, was absent from the meeting so could not be asked about ideas that committee might have for projects. Phear said she would call the Historic District Committee’s CPC representative, Nancy Dole, to see if any ideas for these funds had been generated by that committee, and also to determine if she was still interested in continuing to serve on the CPC, since she has been absent often.

New Business:

The Committee reviewed the revised Eligibility and Final application forms, as well as the advertisement text. It was noted that the deadline time was incorrect on the advertisement text, it would be corrected. Bea Phear was also going to send a letter to the editor to both newspapers encouraging the community to apply for CPA funds. Both newspapers would run advertisements as well. John Rau asked if the CPC might post something on the Facebook page ‘Islanders Talk’, or if the Town might have a Facebook page where CPA funding applications might be encouraged. Dietterich was asked to review the idea of publicizing CPA application deadlines on Facebook by Town Administrator, Jen Rand, before moving ahead with the idea.

The Committee reviewed the available funds for FY 2020, prepared by Town Accountant, Bruce Stone. The totals available for the categories are: Open Space/Recreation, \$100,000; Historic Resources, \$152,882; Housing, \$50,000; and Undesignated Reserve, \$713,250; for a total of \$1,016,132. Questions were asked about the limits on the specific project categories, it was explained that the Undesignated Reserve funds can be used for any category, but the legislation requires that communities set aside not less than 10% of the annual revenues in the Community Preservation Fund consistent with the provisions in the M.G.L. Chapter 44B. Chairman Phear asked that all applications be listed on this sheet, including

those deemed ineligible, to keep a good record of project ideas received from the community. Another question was if in the past, the Committee had spent all the monies in each category, or if a balance was left in the funds. Cheryl Lowe responded that monies have been kept in the funds and the Committee did not spend it all.

It was reported that the Community Preservation Coalition in Boston had been successful lobbying for a new, permanent, CPA revenue stream. The Governor had signed the budget, signing it into law. This new revenue will provide a substantial increase to the CPA's trust fund for its matching trust fund distributions to CPA communities. For example, in West Tisbury in 2018 prior to the Trust Fund, the percentage reimbursed was 23.7%. With the new revenue stream, it is anticipated the new percentage reimbursement will be approximately 57.1%.

The Committee reviewed the Dukes County Regional Housing Authority's 2019/20 Income Chart, showing the HUD's Median Family Income for Dukes County at \$98,300. It was asked if the Affordable Housing Committee had a formula for rental income thresholds. The Affordable Housing representatives on the CPC said that there was no formula.

Ted Jochsberger reported on the Board of Selectmen's appointment to the Housing Bank Committee. It was noted that the CPC is not represented on this committee. Phear said it was due to the CPC being a parallel representative body and that the CPC's voices are already being heard. Jochsberger was not sure that West Tisbury has fully embraced the Housing Bank concept. He had not heard of any progress on this project by the Selectmen for a couple of months. It was noted that the Town of Bourne was moving ahead with reviewing housing that is rented and is following this new state law. Bourne had hired a company that crawls through the web and picks up local rentals so the town can inspect and collect the new taxes. The question on how the communities would spend the new tax revenue raised by this law has not been addressed locally.

The Affordable Housing Committee had produced policy comments in response to the MV Commission. It was hard to interpret the comments, since the original comments were not shown on their responses.

Current housing projects that the CPC might need to be aware of included the Old Courthouse Road building development. Two new units were to be developed at that location. The discussion turned to Harbor Homes. It was noted that this project continues to percolate, but the warrant article might need to be changed to fund it if the parameters for this project change. Island Housing Trust is getting involved, and the actual purchase of a property might be made by IHT, not Harbor Homes. Dietterich will stay in touch with Karen Tewhey of Harbor Homes, to receive updates on this project's status.

Jefrey DuBard reported on the three representatives' visit who were from the Massachusetts Housing Authority. They had come to the Island to tour the new Scott's Grove affordable housing development. They were impressed with the quality of the development. Jeffrey said it was 'early days, but it looks like a success story.'

Dietterich reported on the Island Housing Trust's 'Kuehn's Way' project, which had \$100,000 of West Tisbury's CPA funding encumbered since 2016. She said that the initial lawsuit was dismissed with prejudice, but it was being appealed. It was anticipated that the appeal would also be dismissed and this project would begin construction in the fall/winter of 2020.

Dietterich had been asked by David Vigneault to consider keeping a spreadsheet of all the Island town's CPA projects, by Town, the amount funded, and the year funded. This was something Tony Nevin, a former CPC administrative assistant, had done years ago and Vigneault thought it would be a handy resource. Dietterich asked the CPC about maintaining such a spreadsheet. The Committee did not think

it was a good use of staff time, or that it was the job of the CPA of West Tisbury to maintain this type of project.

With no further business, the meeting was adjourned at 6:15 pm.

Respectfully submitted,

Heidi J. Dietterich
Administrative Assistant