

Town of West Tisbury
Community Preservation Committee (CPC)
Meeting Minutes – November 13, 2019, 5:30 pm
Howes House

The meeting was called to order by Chairman Bea Phear, at 5:30 pm.

Present: Bea Phear, Ted Jochsberger, John Rau, Jefrey DuBard, John Brannen,
Gary Montrowl

Others: Heidi Dietterich, Administrative Assistant

Chairman Phear opened the Public Hearing and welcomed the public who were in attendance. She asked the Committee to introduce themselves, then invited the first interviewee to begin.

Martha's Vineyard Museum – Bonnie Stacy - Amount Requested: \$4,015.00

Document/Photo Conservation. Bonnie Stacy reported to the Committee that the Museum had uncovered documents in their recent move. The documents were in poor condition and the Museum was asking the CPC for \$4,015.00 to conserve them. The public will be allowed to view the originals and the Museum could also put them online. The Museum is asking for the entire Nancy Luce project to be funded with West Tisbury CPA funds, and then split the other two items in their application 50/50 with Oak Bluffs. Gary Montrowl, FINCOM representative, noted that the fund raising ability of the MV Museum was very strong, and perhaps CPCs funds should remain more local for those without deep pockets. Stacy indicated the items aren't deteriorating anymore, but they are not exhibitable in their current condition, and that she understands FINCOMs reservation about funding. She also said that the 1955 trip to Washington DC was not some kind of special event. Rau asked if there was a set schedule for conserving these items. Stacy responded there was not.

Martha's Vineyard Agricultural Society – Susan Klein – Amount Requested: \$3,500.00

Ox Cart Restoration, Document/Photo Conservation. Susan Klein reported to the Committee that the MVAS would like to have the Ox Cart that Leonard Athearn had used in the 1800s, restored. Bob Hungerford would be responsible for all the labor and materials and would take it to Pennsylvania, where Amish contacts would restore it. Also, a model of the Ag Hall is on display at the MV Museum barn and needs a protective cover/dome to protect it. Boxes of materials and slides were also in need of conserving and a copy of those documents would go to the MV Museum for display as well. She noted that the Ox Cart would be housed at the Ag Society Museum on Panhandle Road.

Daggett Avenue Townhouses – Philippe Jordi – Amount Requested: \$100,000.00

Jordi reported that this project is to develop three, three bedroom dwellings in Vineyard Haven. The owner of the property would take ownership of the guest house, which would be deeded with a year round restriction. The other two dwellings would be deed restricted, one with an 80% affordability restriction, the second with a 100% affordability restriction. IHT has asked Edgartown, Oak Bluffs and Tisbury to contribute to this project as well and offering local preference to those communities that contribute. He noted that a tax credit of \$50,000 would be given (or a check from the Department of Revenue) if a donation of \$100,000 or more is given towards the project. The property will be sold close to market value, approximately \$500,000. The property separates the land from the improvements through a ground lease. There is a shared wall agreement for duplexes, like a rowhouse or townhouse.

Also, there is a 99 year ground lease. A new owner will have the same terms as the original owner through this ground lease. Phear indicated there was not enough money for all the housing projects and asked Jordi to prioritize. He said the Perlman apartment project was number one, Old Courthouse Road would be number two, then Daggett Avenue would be number three. Jordi said that if West Tisbury is the only funder for this project, IHT will discuss with CPC local preference—it is usually a \$100,000 subsidy for this preference, which is the amount requested in this application.

Perlman House Apartments – Philippe Jordi – Amount Requested: \$100,000.00

Jordi reported that seven stand-alone apartments with kitchens are being developed in the former 'Clark House' bed and breakfast. There will be six-one bedroom apartments and one-two bedroom apartment. Chris Priore of Bay State Leisure Homes has been hired as the contractor for this project. There is a lot of work to be done to renovate the property. IHT is working with Mass housing, they are assisting with a 'soft grant' (\$500,000), that is part of the Workforce Fund. The projects must be at 80% and above the AMI for the area. IHT is asking Edgartown, Tisbury, Oak Bluffs and West Tisbury to fund this project. \$100,000 of CPA funding would be the subsidy needed for a local preference which is the amount requested in this application. IHT needs to raise \$456,000 for this project to proceed. Hopefully, they will be able to begin construction in the Spring and coordinate it with Town Meeting. IHT would front the expenses and then essentially have any CPA appropriation approved pay them back. DCRHA would be the property agent. The Committee asked that Jordi send Dietterich a document with the IHT's current inventory of rentals and ownership properties. Jordi stated that currently there are 65 ownership and 36 rental properties in the inventory and DCRHA manages all of them except the Hanover House.

West Tisbury Municipal Housing Trust – Larry Schubert – Amount Requested: \$300,000.00

Schubert reported that Housing Trust allows the Town to further the mission of the Affordable Housing goals for West Tisbury. They are always on the lookout to purchase properties, however, there is not much land available, and no town land available. Currently there are some quarter acre lots on Old County Road they are keeping an eye on. They are also working to assist any properties with affordable deed restrictions that might be defaulting on their mortgages. They understand they have to follow the CPA legislation when they use this funding (all their funding is CPA money). Currently the Trust has \$456,199.06 in their account. Gary Montrowl asked if they have flexibility to take less money than their \$300,000 request in their application. Schubert said they would take less money. They are doing the work to locate eligible properties so they are ready to act when an opportunity presents itself.

Harbor Homes – Karen Tewhey – Amount Requested: \$80,000.00

Tewhey reported that Harbor Homes has made an offer of \$800,000.00 on a house with six bedrooms, two bathrooms and two kitchens. It is located in Tisbury. The house is completely renovated, the Tisbury Board of Selectmen had walked through the property and were very supportive. The Board of Health and Building Inspector had not seen any issues with the property. Harbor Homes (HH) had received \$125,000 in funding from four local Community Preservation towns, and had also received \$150,000 in donations. They had just received another \$100,000 donation specifically for operating costs. Chilmark had just voted to recommend the project. Edgartown was not supportive of the project. HH was working in partnership with Island Housing Trust (IHT) since it is critical to have their experience to make this project more concrete instead of just a 'vision'. HH also has the Permanent Endowment of Martha's Vineyard as its fiscal agent. IHT would hold the ground lease and keep the property affordable in perpetuity. HH might need a bridge loan if CPC money is not in hand. IHT has access to the 'Make it Happen Fund', which could function as that bridge loan with a 1% interest rate. Tewhey again reported that the HH population is very specific. Less than 30% of the Median Adjusted Income would be the requirement, or less than \$1,800/month. It would provide a housing opportunity of those who are too poor to qualify for the Dukes County Regional Housing Authority rentals. Qualified applicants would have their own room, with a computerized key pad—that room is their 'home'. They would share a bathroom, they would help with maintenance, landscaping, have to participate in the educational

initiative, and have a higher expectation than just a place to sleep, when they sign the contract. Phear asked who pays the program fee? Tewhey said the resident pays this as rent. Brannen asked who actually would own the house—HH or IHT? Tewhey responded that HH would own the house and IHT would hold the ground lease.

John Rau asked about renovation costs. Tewhey indicated the house they have the offer on is almost completely renovated. The startup budget in the application was a sketch without a specific property in mind. David Vigneault added that there were CDBG programs through TRI funds that could help with renovations, as well as fuel subsidies and other programs that could help in the future. He added that educational facilities do not have to comply with some ADA requirements. DuBard indicated with a specific property/building, the budget would need to be adjusted. Gary Montrowl asked why Edgartown was not participating? Tewhey said that the Town's affordable housing committee was very supportive, the Board of Selectmen had not been, but she will be going back to them again. HH's application request is for \$80,000, based on the 50/50 formula. The total ask this year is for \$480,000.00. Ted Jochsberger asked what would happen if a tenant couldn't pay the \$450/month rent. Tewhey said the program would work with the most needy to get that rent/subsidy, using their educational programs to help the tenant.

The CPC asked why wouldn't IHT just own the building and lease it to HH. IHT would be on the deed, the intrinsic value would be HH's. HH would write the checks, IHT would be the owner, then HH leases it for the duration of the land lease. IHT picks up the mortgage if the project fails and it has the assurance to step up to handle this, if necessary. The Committee would work with HH and IHT in wording a warrant article. Further conversation on the logistics and mechanics will be necessary to get all the details correct for this project.

Old Courthouse Road – Philippe Jordi – Amount Requested: \$220,000.00

Bea Phear read five letters received from abutters and neighbors on this road that were not supportive of this project. The letters are attached to these minutes. The authors of these letters were: Jill Hobby-Napier (two letters), Carolina Cooney, Molly Sturges and Stephen Costa; Barbara and Geoffrey Berresford.

Ted Jochsberger shared information from the Affordable Housing Committee meetings and does not remember a 'unanimous' vote against this project. The rumors on the road regarding a Cummings project would have to be taken up with Cummings, not the CPC or Affordable Housing Committee. He also indicated the neighbors and abutters have had ample time to make their concerns known and that neighbors had attended those meetings.

Jeffrey duBard indicated that the Community Preservation Committee was not the right venue for relitigating this project. The CPC was in place to recommend allowable projects as based on the Community Preservation Legislation as indicated in the Department of Revenue's Allowable spending purposes (G.L. c.44BG S5).

Philippe Jordi said that this small development would be similar to the Scott's Grove development. The request is for \$220,000. The debt for the project will be approximately \$250,000.

Bea Phear asked David Vigneault of DCRHA, if he wanted scattered rentals to manage, instead of denser projects. Vigneault prefers dense, larger scale projects, but he said the DCRHA would happily manage this property. Currently, there are 80 people in town waiting for rentals. Phear asked Vigneault what if it were an ownership home with a rental unit? Vigneault said it did not matter to DCRHA if he managed it or not. Gary Montrowl asked why the concept of a single family home was discarded by the Affordable Housing Committee. Larry Schubert said that the numbers did not work if a person was at the 80% to

100% affordable housing limit, they make \$60,000 a year, that limits the bank's borrowing to \$300,000. If a lot is given/donated by the town with no fee, then the buyer would have \$270,000 to improve the property—and they end up with a barebones house in a residential neighborhood that wouldn't appeal to the neighbors. They end up putting so much of their own money into it that the value of the house is underwater and unsellable. The Trust felt that making the property a duplex rental would be a much more successful project, so that is what they proposed.

The neighbors did say they all wanted a single family home there, but it was a town lot and in this economy, a home site model that used to work on the Island does not work anymore. Jason Napier said that Harpoon Lane had three homes that were well done, and subsidized, and they were working. Why couldn't it be developed like that for families? Nicole Cabot indicated the house was on a dangerous curve why not make it a three bedroom home for a family, where are the families? She said her home had an accessory apartment. Larry Schubert said it was not transients renting these units if they are managed by IHT and DCRHA. The RFP got a majority vote from the Trust committee, because they thought it could support two bedrooms. Jason Napier critiqued the Island Housing Trust's budget for this project. He questioned their fees and asked about a 9 apartment complex within the application. Philippe Jordi said that was a cut and paste mistake. Napier continued his critique. He asked what 'town approved' meant—in a neighborhood? What was special permitting? What were the marketing costs? He said the IHT's application was inaccurate and misleading.

Philippe Jordi responded that marketing was conducted by the DCHRA as required by the State and there were costs involved. IHT used 'Clerk in the Works' as needed, there were costs involved. The developer's overhead (or IHT's time and fees) was 7.5%, less than the market rate. He said that IHT stands behind their projects and they won't pay themselves unless they can. Money goes back into the mission of the organization. Larry Schubert said the project would require a special permit, the Town has the authority to do this and is allowable by the Town bylaws. It will be a 1,700 square foot duplex, not large, but multifamily. David Vigneault indicated that back in the 70's and 80's, old home site projects were successful. One lot was given, there was a lot of subsidy (Harpoon Road as a turnkey project), what had changed was the local economy.

Ann Davies, an abutter, said that preserving the community should be considered—helping to promote single family home ownership. She was not in favor of this project and it was unfortunate that this was taking place, it seemed like it was too little too late.

Bea Phear said that it was not the Community Preservation Committee's job to decide this. The CPC was there to recommend projects that were allowable to the citizens at Town Meeting.

Dukes County Regional Housing Authority – David Vigneault – Amount Requested: \$60,000.00

David Vigneault indicated the application request was less than it had been in the past. They were asking for \$60,000. There are less landlords available currently. He also wanted to be sure that the CPC was aware this was not a regional application, the \$60,000 remained in West Tisbury. If the DCRHA runs out of money during a fiscal year, they would go to the Municipal Housing Trust for funding. Rau asked why West Tisbury was so low in their request. Vigneault said there were not many 12 month leases available, most were seasonal rentals or home ownerships.

On a motion made by John Brannen, seconded by Jeffrey DuBard, it was unanimously approved to continue the public hearing to the next Community Preservation meeting on December 11, 2019.

Old Business:

The minutes from the October 30, 2019 meeting were reviewed. On a motion made by Ted Jochsberger, seconded by Gary Montrowl, the minutes were approved unanimously.

Chairman Phear indicated that John Rau had been working with the Community Preservation Coalition, Executive Director on the County Road 'Shared Use Path' project application. She would like Rau to review this with Town Counsel, Michael Goldsmith, to determine the restrictions, if it is a sidewalk or a trail, and what type of conservation restrictions would be needed for this project to be allowable under DOR regulations. By consensus, the Committee agreed.

With no further business, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Heidi J. Dietterich
Administrative Assistant