

West Tisbury Affordable Housing Trust
Jan. 24, 2023
Minutes

Present: Cynthia Mitchell, Jess Miller, Mike Colaneri, Jeffrey DuBard, James Klingensmith
Ivory Littlefield, Larry Schubert, Rise Terney, Amy Upton and alternates Simon Bollin and Kanta Lipsky

Absent with Regrets: Skipper Manter

Also Present: Rhonda Conley, David Vignaeult (DCRHA) and members of the public

Terney made a motion seconded by Schubert to accept the minutes of Oct. 25, 2022 as written.

VOTE 6 YES 0 NO 1 ABSTAIN

INVOICES- None at Present

Project Reports

15 Rock Pond Rd.: Mitchell led a discussion about the solar panels on the home of Christy Phillipps which is preparing for a resale. Klingensmith stated that owner Phillipps at the last meeting said the solar panels will stay. The value of the panels could affect the resale price. Schubert had prepared a review of the solar panels. His valuation upon the home resale of the solar panels came to \$14,175.00. (see attached). Klingensmith reminded everyone that the owner had been renting the home without monitor's approval for at least five years accumulating \$40,000.00 in rent. The AHC would like to be fair. Discussion brought up various points of action pertaining to the inspection of the house, unapproved rental of home over the years and value of the solar panels. Mitchell and Miller requested that the AHC come up with an answer to whether the solar panels should have any impact on the resale of the home. Several members stated they were ready for the sale without factoring in the panels or the rental income owner received calling it a wash. This would allow the home to go to resale with DCRHA set resale price and AHC to prepare for a vote. The other route would hold to collecting the rental income which would be given to the monitoring agent DCRHA and deciding about the payment for the used solar panels on the home which were not approved before installment.

Mitchell asked that the AHC prepare a proposal and return to the AHT with such.

NEW BUSINESS

2022 Report: Mitchell asked that Conley send the yearly report to the AHT members (see attached).

Short Term Rental Tax: Mitchell requested that this article of business be tabled until future meeting due to hour. See below for information for next meeting on warrant article

Adjourned at 7:05 PM

The next meeting will be Feb. 7th at 6:15 pm VIA ZOOM

Attachments

#1 Schubert Report Separate article

#2 Town Report

Warrant Article

#4 15 Rock Pond Rd.

Attachment #1

PV Installation 15 Rock Pond Road

5,400, watt system installed cost of \$5.00 per watt in 2016 \$ 27,000.00

Today estimated installed cost of \$3.75 \$ 20,250.00

Twenty year installed cost divided by 20 \$ 1,012.50

Fourteen years remainder of service life value \$ 14,175.00

Power production estimate for 5,400 watt system

5,400 watts X 1.35 PV power production yearly factor =7,290 KWH

7,290 X \$0.35 cost of electric from Eversource \$2,551.50 per year

Value of electricity remainder of service life 14 X \$ 2,551.50 =

\$ 35,721.00 over the next 14 years.

This estimate provided by L H Schubert

Attachment #2

**2022 Report of the West Tisbury Affordable Housing
Committee**

and

West Tisbury Affordable Housing Trust Fund

The West Tisbury Affordable Housing Committee (WTAHC) and the West Tisbury Affordable Housing Trust Fund (WTAHT) are pleased to report on the update of several new developments.

The Committee agreement with Island Housing Trust (IHT) to build two units on the site of the old fire station on Old Courthouse Road is completed. The project, a duplex similar in design to the homes in Scott's Grove (a one bedroom and a two-bedroom apartment) has been rented to eligible affordable recipients.

The addition of these 2 apartments brings the total of affordable rental apartments to 56 units. Of the 56 units 25 are on the SHI table (recognized as affordable units by the state housing authority). Affordable homes remain at 45 as homes in general have exceedingly increased in price.

The Committee is also happy to renew its support of the Island Autism Center and Neighborhood Housing Project on 7.5 acres at 515 Lambert's Cove Road. The center will serve Island residents suffering from conditions on the autism spectrum.

While this is not a project of the Committee, it involves affordable housing and is tangentially of interest.

The Committee is also pleased to report it has approved IHT's response to the development of affordable housing at 401 State Road. At the time of this writing the IHT is working to create a design contract with a possible developer and present to the committee and the public. These two projects will add to the affordable housing rental inventory when they are completed.

As stated in previous reports, the Committee is actively looking into other possible sources of affordable housing.

As always, the Committee appreciates any help the West Tisbury Community could give in this effort.

To recap the ways that this help can be made:

1. Homeowners with large lots consider using the home site lot creation bylaw by which you can create an affordable home on a portion of your land (See Zoning Bylaw Section 4.4).
2. Create an affordable accessory apartment (See Zoning Bylaw Section 4.4).
3. Donate to the West Tisbury Affordable Housing Trust. This is a municipal trust whose funds are used solely on affordable housing.
4. In your will/estate planning leave you house to the West Tisbury Affordable Housing Trust or Town specifying for affordable housing use.
5. Instead of renting your home or guest house seasonally consider renting year-round to give someone a stable home.
6. Speak to the WTAHC about converting your home into an affordable home with a deed rider.
7. Donate your home in your will to the West Tisbury Affordable Housing Trust Fund.

A useful handbook containing relevant information is available on the third floor of town hall, by calling the WTAHC administrative assistant (508-696-0102 ext. 121) or by emailing affordhouse@westtisbury-ma.gov.

Membership

The membership has had several changes since the last report. Mike Colaneri has stepped down as Chair of the Committee but remains an important member. As he has been on the committee many years, he has a history with affordable housing he shares with the other members. Ted Jochsberger resigned in Nov. 2022. He was very active in the committee

with a keen eye. New members and alternates have or will be joining the committee. There is one new committee member voted in this year, Ivory Littlefield (member at large). There are two new alternates, Kanta Lipsky and Simon Bollin the committee is requesting Select Board to appoint in 2023.

At present, James Klingensmith has stepped in as interim chair. Annual elections will be held in April, 2023.

All meetings this year were virtual. While this presented with some difficulties, work was accomplished. The Committee extends a welcome to the townspeople to be a part of the mission to create affordable housing. Anyone with ideas and a willingness to help in this effort should come to the meetings held on the second and fourth Tuesday of the month at 6:30 PM via zoom. Link to attend is available on the town website. Link is on the agenda.

Gratitude

Many thanks go out to those individuals, businesses and organizations that have contributed and continue to give their time and expertise to creating affordable housing solutions. Thanks to all who help the WTAHC, WTAHT and Town strive to reach their affordable housing goals.

Respectfully submitted by:

West Tisbury Affordable Housing Committee

Mike Colaneri, Board of Assessor's Rep.

Jefrey Dubard, CPC Rep.

Ted Jochsberger, DCRHA Rep. (Resigned in Nov. 2022)

James Klingensmith Board of Health Rep.

Larry Schubert, Building Dept. Rep.

Rise Terney, at Large
Ivory Littlefield -At Large
Amy Upton-Planning Board
Rhonda Conley, Administrative Assistant

West Tisbury Affordable Housing Trust
Cynthia Mitchell, Chair
Skipper Manter
Jess Miller
Along with WTAHC members

West Tisbury Affordable Housing Committee
Short Term Rental Tax Review
Jan. 24, 2023

Short Term Rental Tax: DuBard sent out amendments to discuss. He would like to see the funds go toward homesite lots and accessory dwelling units (ADU). Dubard would have the funds allotted to create ADUs. His plan would have the short-term rental taxes allotted to the Affordable Housing Trust as a town meeting warrant article. Specifically stated article would designate in 2023 75% of short-term tax to the West Tisbury Affordable Housing Trust to be used to create ADU's by homeowners. The funds collected would be given to private homeowners in the sum of \$20,000.00 to use to create these. He stated that homeowners would have more interest if they had free money to build with and could rent at a higher rate of 140% AMI as those ADUs at 80% AMI lose money for landlords. The need and help for housing for higher income residents such as teachers, doctors and police should be given at this higher level as these people are important to the needs of the community said Dubard.

Other members of the committee and attendees asked about an agent for this transformation and overseeing the use of the ADU funds.

Questions from the committee and public had:

How would this affect the uses of home and ADU as restricted rentals or is this for homesite lots only?

How would the money be distributed?

As this is a committee for affordable housing which described by the state is incomes at 80% AMI or less are affordable, incomes at 81% to 100% AMI community and 150% AMI not affordable.

Clear language must be used as to what is affordable with a capital A and what is not according to the state.

Klingensmith asked DuBard to come up with a warrant article for affordable housing with no specifics.

Other members spoke to specifics of a warrant article at town meeting with these comments:

What do propose for 1 year?

How much (amount or percentage)?

AHT subsidizing property owner to create housing?

Up to 140% AMI?

Raising the sale price of an undersized/homesite lot from \$50,000.00?

Will need a change in the bylaws?

Guidelines upgrade needed?

Funds given to property owner as incentive be enough?

Share with select board?

ADU loan program/proforma finance

Schubert made a motion seconded by Upton to give the committee members time to digest the material sent on the Short Term Rental Tax. VOTE 5 YES 0 NO