

Jane Rossi

Explanation of Letter

From: Laura Silber <laura@ccmvhb.org>
Sent: Wednesday, June 23, 2021 9:36 PM
To: Jane Rossi
Cc: Matt Merry
Subject: CCMVHB endorsement draft
Attachments: DRAFT- Wt PB.docx

Hello Jane -- I am cc'ing Matt Merry here, endorsement draft requested by the Board is attached. Matt went over the endorsement draft and gave thumbs up to pass to the Planning Board for review.

Matt -- after considering your concern about perhaps needing to clarify WT's desire that the state legislation and proposed housing bank be able to serve a higher AMI than the town's Housing Trust & CPA funds can serve in order to address workforce housing needs, I added the sentence you'll see *in italics* for planning board review.

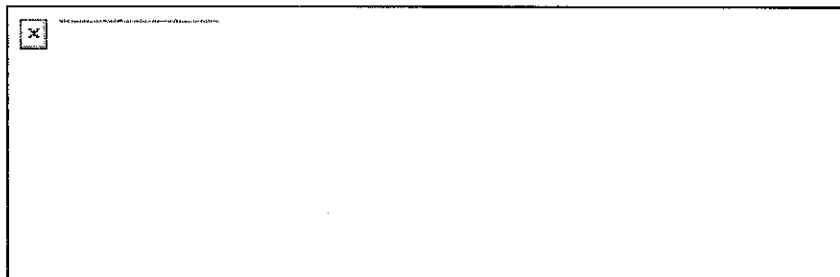
Explanation: Aspen Colorado's housing authority uses their transfer fee to serve up to 240% AMI -- certainly there is less need at the the higher AMIs, but it does give them the ability to designate year-round deed restricted inventory in financial reach for their working professionals (medical, fire chiefs, business owners, etc) to keep them in the community. As currently written, the proposed state bills respectively outline the AMI deed restriction limit at 175%, 175%, and 225%.

Nantucket Municipal Housing and CCMVHB are requesting amendments to increase that to 240% so it is in line with the successful Aspen model. Any town governmental support on that will increase the likelihood that the amendments will be accepted by the bill sponsors.

(FYI Chatham just passed a Home Rule Petition last week for a transfer fee on home sales, to serve up to 200% of AMI for "attainable housing", so they will also be needing amendments on two of these bills.)

Please contact me with any questions. Thank you so much --

Laura



June 2021

The West Tisbury Planning Board recognizes the severity of Martha's Vineyard's housing crisis, its negative impact on our economy and our community infrastructure, and the need for reliable long term funding Island-wide to implement solutions. Zoning initiatives have been adopted, and still more can be introduced to ensure town zoning encourages the creation of affordable and attainable year-round housing. A significant funding source, beyond what is currently available to the Town, is required for effectively utilizing these zoning initiatives.

Therefore, the Planning Board supports bills introduced in the MA Legislature this session which seek to establish Transfer Fees on real estate transactions over a certain amount to fund affordable and attainable housing. *We would furthermore like to see this legislation amended to allow deed restriction up to 240% AMI, to appropriately address workforce housing needs on the Island:*

S868 <https://malegislature.gov/Bills/192/S868>

H1377 <https://malegislature.gov/Bills/192/H1377>

H2895 <https://malegislature.gov/Bills/192/H2895>

We also endorse the Coalition to Create the MV Housing Bank (CCMVHB) <https://www.ccmvhb.org/>, which seeks to create an Island-wide housing bank, funded by a transfer fee, for the purpose of funding affordable and attainable year-round housing efforts.

We ask the West Tisbury Select Board to actively support the above legislation and amendment request, endorse the Coalition to Create the MV Housing Bank, and to support introduction and passage of a resolution for a transfer-fee funded Island-wide housing bank at West Tisbury Town Meeting in 2022.

Jane Rossi

Explanation of "shared" endorsement

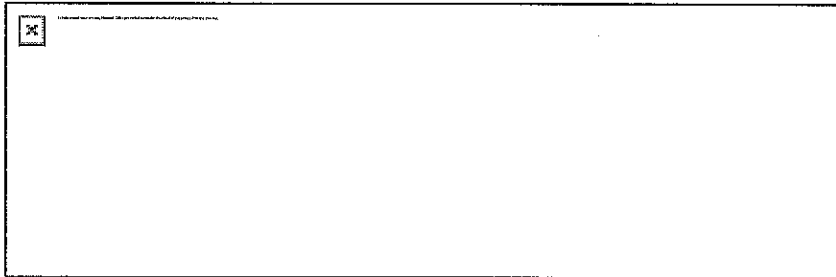
From: Laura Silber <laura@ccmvhb.org>
Sent: Thursday, June 24, 2021 8:21 AM
To: Jane Rossi
Cc: Matt Merry
Subject: Endorsement Template
Attachments: Endorsement Template.pdf

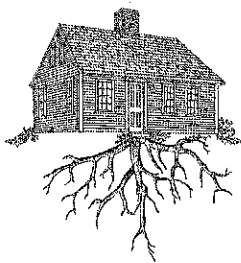
Hello Jane and Matt -- I neglected to include CCMVHB's Endorsement Template for you, it's attached here.

We are requesting endorsements be shared with the public via the local newspapers, either through a press release or a Letter to the Editor. Contact info for both papers is in the Template.

Endorsements will be posted to our website on the "Coalition" page, link is here to see the endorsements posted so far: <https://www.ccmvhb.org/thecoalition>

Thank you! Laura





Coalition to Create
THE MV HOUSING BANK

Endorsement details

ENDORSEMENT TEMPLATE

Thank you for adding your voice to the need for affordable housing on Martha's Vineyard by submitting an endorsement letter.

Please...

- Send endorsement on Organization/Company letterhead in pdf format
- Include:
 - Name of Organization/Company
 - Date
 - Nature/purpose of Organization/Company
 - Why the organization is supporting the MV Housing Bank
 - Names and signatures of owner/director/officers
- Submit your endorsement as a "Letter to the Editor" for:
 - The Vineyard Gazette
 - Julia Wells, Editor (jwells@mvgazette.com)
 - Bill Eville, Managing Editor (bill@mvgazette.com)
 - The Martha's Vineyard Times
 - George Brennan, Editor (george@mvtimes.com)

SAMPLES

The Island Housing Trust

The Island Housing Trust has been an advocate, developer and steward of year-round affordable housing on Martha's Vineyard for the past 15 years. As the need for year-round housing grows more urgent, we fully support the effort to develop a permanent, stable source of funding being spearheaded by the Coalition to Create the Martha's Vineyard Housing Bank.

Healthy Aging Martha's Vineyard

Healthy Aging Martha's Vineyard (HAMV) is a planning, advocacy and community building organization with a mission to create an Aging-Friendly island, meeting the needs of the rapidly growing Older Adult population, their families, and those who care for them.

We would like to express our support for The Coalition to Create a MV Housing Bank. While this initiative will benefit all Islanders of any age, we believe that a housing bank will have a significant impact on the well-being of our Older Adults (who now represent one in three Islanders) and make it possible to ensure that the workforce is present to provide support services to this rapidly growing and aging population.

Martha's Vineyard Substance Use Disorder Coalition (SUD)

Whereas we believe that all people on Martha's Vineyard—regardless of income level or circumstance—deserve decent, safe, affordable housing; the Martha's Vineyard Substance Use Disorder Coalition stands in endorsement of the mission of the Coalition to Create the Martha's Vineyard Housing Bank.

Island Grown Initiative

Access to housing, food, education, and healthcare are the cornerstones of a vibrant Island community. On Martha's Vineyard, these issues are complicated due to the seasonality of our economy and the high cost of living. Island Grown Initiative operates programs that address the needs of Island residents facing food insecurity. The lack of affordable housing taxes the resources and stability of many on the Island. Housing insecurity inevitably leads to an increased need for food support for many Island families and individuals. COVID did not create these issues, but accelerated the housing crisis to an alarming degree. Island Grown Initiative strongly endorses a Martha's Vineyard Housing Bank. The time is now.