

Feb. 25, 2020
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, John Rau, Susan Silk and Rise Terney

Also Present: Rhonda Conley, Anna Truckey and Nathan Davies

The meeting was delayed due to the Trust going into overtime. Meeting started at 7:15 P.M. Colaneri made a motion seconded by Jochsberger to accept the minutes of 2-11-2020 with corrections

INVOICES-None

ONGOING BUSINESS

16 Old Courthouse Rd.: IHT rep spoke with Conley on the phone and stated he is not ready to make a progress report. This was not viewed favorably among the members. Silk spoke to IHT Chair, Doug Ruskin about keeping the AHC updated on a regular basis. Schubert did state that the IHT's limited staff is presently working on other projects that are in progress. He also apologized to the public for the tabled IHT report and IHT's lack of preparedness.

Conley will make sure that an IHT rep attends the next meeting with or without a complete plan. Recruiting speakers for affordable housing projects as to the impacts of save year-round housing and being neighbors to such projects was tabled to future meeting.

ANNOUNCEMENTS AND CORRESPONDENCE

Harbor Homes of M.V.: Conley presented the article on a new homeless home being created on MV.

Town Meeting Preview: Conley told the committee of the West Tisbury's Library sending a flyer about an informal dialogue about the annual town meeting on Mar. 30th at 6 P.M. The library has not spoken to any town departments about this before posting so do not know what is up. Conley will share any info when gotten with the members.

MHP Workshops: Conley reported that Mass Housing Partnership (MHP) is having several workshops.

1. Affordable Housing Trust and Community Preservation Act Conference Mar. 14th 8:30 A.M.-3 P.M. at the Courtyard by Marriott in Marlborough, MA. Topics: development, community support, trust and CPCs working together. Cost \$30.00 includes breakfast and lunch.
2. Western Mass. Housing Conference Apr. 16, 2020 all day at Hadley Farms Meeting House in Hadley, MA. Topics: Rural Policy Plan, data to support need, rehabbing, ownership, abandoned properties, senior housing. Cost-\$30.00.

DHCD (Department of Housing and Community Development): Conley explained that the DHCD has sent out a request for updating their SHI (Subsidized Housing Inventory). She reviewed the report noticing that projects subsidized: the addition to Sepiessa, Scott's Grove, 619 Edgartown Rd. (Harpoon Lane) and 250 State Rd. (Elkims Way) and none of homes owned under affordable housing covenant that were not subsidized are included on the report. There are 35 home ownership and 12 rental units totaling 47 units not included in the SHI. Conley will check with IHT as to why the projects they were involved in are not on the SHI as they were

requested to be filed by AHC. She stated that the non-subsidized properties could be added through a Local initiative Program (LIP) if the committee so wished her to do so. There was a short discussion of not reaching 10% and 40B implications. So far this has not been a threat to the town. No decision made on completing the LIP for inclusion of the non-subsidized homes.

Housing Bank Committee: Dubard reported that the members were somewhat split as to whether the short-term tax should be used for affordable housing or housing up to 140% of median income. Also no plan as to what percentage of money collected should go to housing. The housing Bank Committee did not request a warrant article or stabilization fund for the tax money nor did the AHT. Dubard does not believe the island wide Housing Bank is going to happen.

NEW BUSINESS

Short-term Tax: A long conversation of the collected amount, how the funds will be used as they are going into the general fund, the lack of warrant article to determine the use of funds and the need to submit a warrant article for next Town Meeting. Conley will get the West Tisbury figures for next meeting.

Joint Affordable Housing Group (JAHG) Report: Conley reported that MVC rep, Christine Flynn told the JAHG that island wide short-term tax collected was 3 million as of Feb.1st where last year it was 2.1 million. . She will be working on the breakdown of collection.

Chilmark has put predevelopment money aside for Peaked Hill possible project.

Flynn also said the MVC would not be doing any streamlining on their DRI for affordable housing.

Beach Rd. Development has been given a go by Mass Housing

UPDATES

57 Rustling Oaks: Conley requested the permission to write a letter of inquiry to J.P. Morgan as to the status of the property. She will cc both Rockland Trust and Town Counsel.

Adjourned at 8 P.M.

The next meeting will be Mar. 10th at 6:30 P.M. in the 2nd floor conference rm. of Town Hall.

The next AHT meeting will be Mar. 24th in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley

In addition to DHCD Inventory these properties are also under affordable housing covenants

Project Name	Address	Type	Total Units	Affordability Expires	Agency holds Deed Rider
Bailey Park	Bailey Park Rd.	Ownership	4	30 yrs	DCRHA
Bailey Park	Bailey Park Rd.	Ownership	3	Perp	IHT
Dr. Fisher Rd.	Dr. Fisher Rd.	Ownership	2	30 yrs	IHT
Charles Neck Way	Charles Neck Way	Ownership	2	30 yrs	DCRHA
Rock Pond Rd.	Rock Pond Rd.	Ownership	3	30 yrs	DCRHA
Sepiessa Rental Housing	Tiahs Cove	Rental	3	Perp	IHT Subsidize
619 Edgartown Rd.	Harpoon Lane	Condo	2	Perp	IHT Subsidize
250 State Rd.	Eliakims Way	Ownership	8	Perp	IHT Subsidize
Rogers Subdivision	Rustling Oaks	Ownership	1	Perp	IHT
Deep Bottom	Lottie's Lane	Ownership	3	Perp	AHC
Pin Oak Circle	Pin Oak Circle	Ownership	1	Perp	CHAPA
Pin Oak Circle	Pin Oak Circle	Ownership	3	30 yrs	DCRHA
Shovelhead Realty Trust	Holly Lane	Ownership	2	Perp	AHC
Merry Farm	Merry Farm Rd,	Ownership	1	Perp	AHC
Scott's Grove	Edgartown Rd.	Rental	9	Perp	IHT Subsidize