

Jan. 22, 2019
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Jeffrey Dubard, Susan Feller, Ted Jochsberger and Rise Terney

Absent with Regrets: Angela Prout and Larry Schubert

Also Present: Rhonda Conley and Phillippe Jordi, IHT Executive Director

Ted made a motion seconded by Susan to accept the minutes as corrected.

VOTE 5 YES 0 NO

ANNOUNCEMENTS AND CORRESPONDENCE

Home Inspection: Rhonda stated she still has not heard from the inspector referred by Jeffrey. Jeffrey stated he will again contact Mr. Hunt as will Rhonda. Mike will check around for other inspectors.

UPDATES

Lottie's Way: No report

CPC Agreement: Rhonda reported it is with the Selectmen.

ONGOING BUSINESS

Old Courthouse Rd.: Rhonda stated the 1st draft of the RFP has gone to the Selectmen for questions and comments.

Susan made a motion seconded by Ted to sign the Consultant Agreement with Leedara Zola and present to the Selectmen to sign. VOTE 5 YES 0 NO

Welles Property: Mike believes the committee should start considering the property again for housing. The Town Administrator, Jen Rand has said that the property was taken for back taxes and there will be a one year holding period. In this time frame the owner may pay the taxes and fees on the property. Mike stated the property is assessed at \$600,000.00. Susan and Mike have both had conversations with Jen who at present believes discussion of possibilities for the land is premature.

57 Rustling Oaks Rd.: Phillippe Jordi came to make a proposal to the committee on the purchase of the property. The total mortgages and liens on the property are \$283,000.00 and the maximum resale price is \$290,000.00. IHT proposes going to the bank and offering the resale price or bid on the property at the foreclosure sale with the understanding that the AHC and Town would waive the profit as stated in the covenant's foreclosure clause. The committee was not sure on the legality of this proposal. Jordi said he would speak to the IHT attorney as to the legal aspects of this arrangement. There was back and forth to accepting IHT's idea or taking the profit for future use. Susan suggested that the committee decide on a maximum sale price that they do the deal with IHT and above that amount they go for the profit. This will all need to be discussed with the Selectmen and possibly Town Counsel.

Annual Report: The 2018 report was reviewed (see attached). ***Rise made a motion seconded by Susan to accept the annual report with corrections. VOTE 5 YES 0 NO***

UPDATES

Housing Bank: After questions about the wording of the petition Ted stated that the attorney working with group pushing for the Housing Bank does not see anything wrong with the petition.

Stabilization Fund: Rhonda presented a way the Town can set up a stabilization fund to place the income from the local tax on short term rentals. If there is not such a fund she informed the members the income will go into the Town's general fund.

Adjourned at 8 PM

**The next AHC meeting will be Feb. 12, 2019 at 6:30 PM in the 2nd floor conference rm. of Town Hall.
The next AHT meeting will be Feb. 26, 2019 at 6:30 PM in the 2nd floor conference rm. of Town Hall.**

Respectfully submitted by Rhonda Conley

ATTACHMENTS

2018 Report of the West Tisbury Affordable Housing Committee

West Tisbury Affordable Housing Committee (WTAHC) and West Tisbury Affordable Housing Trust (WTAHT) are proud that 2018 saw the opening of 10 new units of affordable housing in our town.

Scott's Grove, built by Island Housing Trust at 565 West Tisbury-Edgartown Rd., welcomed its first families in November. The project was subsidized with CPC funds. The Towns' people overwhelmingly voted to support and proceed with the development in 2015. Island Housing Trust (IHT) and their contractors created three (3) triplex buildings with a total of 9 affordable rental units (three 3-bedroom, three 2-bedroom and three 1-bedrooms including one handicapped accessible unit). The West Tisbury Affordable Housing Trust also paid half the cost to install a new 20,000 gallon water tank at the Fire Station. This will not only serve the Scott's Grove rental housing but the surrounding neighborhood.

The year also saw the addition of one (1) new affordable home under the town's subdivision bylaw.

Scott's Grove and the new affordable home bring the total number of affordable homes in West Tisbury to 142, including new and rehabilitated ownership and rental homes.

The accessory apartments are monitored and overseen by the WTAHC with the aid of the Dukes County Regional Housing Authority (DCRHA). Rental assisted apartments and two rental units are overseen by DCRHA.

NEW PROJECTS

The Committee and Trust are also pleased that in 2018 The Town voted to designate the town-owned lot at 16 Old Courthouse Rd. for affordable housing. With the help of ongoing input from the neighbors on Old Courthouse Rd., a Request for Proposals is currently being prepared for that project which will provide homes for two more families.

The WTAHC and WTAHT continue to work and support affordable housing by non-profits and other private developers island-wide. Projects currently in progress include Kuehn's Way being developed by IHT in Vineyard Haven.

WTAHC continues to evaluate town-owned land parcels as potential affordable housing development such as the town-owned lot at 401 State Rd. (at upper Lambert's Cove Rd.) which continues to be of interest.

Housing Production Plan (HPP)

This report remains pertinent. The Housing Production Plan (HPP) confirmed the need for affordable housing, which we all know has turned desperate. The study assessed the housing availability, housing cost, and community solutions. The HPP stated that close to a third of all year-round households have low to moderate incomes. More than half of these households spend more than 50% of their total gross income on housing.

Available year-round housing is still decreasing according to census. Rental units, especially, are needed. DCRHA has a rental waiting list of 200 households and this is growing every day though many people are just leaving the island as rental housing, let alone affordable year-round, becomes impossible to find.

The visions and goals suggested in the HPP were cluster housing with “dense pockets”, repurposing large homes for rental, combining residential and commercial development. Possible ways to achieve these visions stated were possible amendments to zoning laws (density areas, co-housing, etc.). The committee has started working on changing and creating zoning bylaws in coordination with other boards within the town. Creating a room tax on weekly rentals to help fund affordable housing thus creating a housing fund similar to the Land Bank may become a reality as Massachusetts has passed a State Law on this issue. This is in the infancy stage and no local rules or regulations are developed as of yet. Continuing to donate publicly owned property for affordable housing is constantly being pursued and searched out by the committee. Reaching out to private donors, adopting fee waivers or reductions for affordable housing and working together with other towns to develop affordable housing for the whole Island community are avenues several private non-profits organizations are pushing hard and pursue daily.

Some of these visions and goals have been brought to the State level in the form of bills written or supported by our local representatives and brought before the full legislature. As stated above the Short-term Rental law has passed and been signed by the governor. Other bills range from creating a Housing Bank similar to the Land Bank to inclusionary bills.

How You Can Help

As 2018 closes the WTAHC and WTAHT encourage West Tisbury residents to become involved in this housing deficit. Here are several ways how:

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.

Handouts addressing the process for these housing creations have been created and are available at the WTAHC desk on the third floor. They may also be downloaded from the town website.

The committee continues to update its comprehensive handbook, which contains the WTAHC guidelines to assist prospective affordable homeowners and developers seeking information on zoning issues and bylaws that affect affordable housing in West Tisbury. The handbook is available on the third floor of town hall, by calling (508-696-0102 ext. 121) the WTAHC administrative assistant or by emailing affordhouse@westtisbury-ma.gov.

Membership

We were sad to see Glenn Hearn retire. He left a large hole as he served our committee for many years searching out land for affordable housing use.

The WTAHC announces our newest members Angela Prout and Jeffrey Dubard. At present, there is one vacant alternate position open.

The WTAHT announces the newest member, Kent Healy.

The committee extends a welcome to town residents to join the committee in supporting housing. Anyone with ideas and a willingness to help create affordable housing should come to the meetings held on the second and fourth Tuesday of the month at 6:30 PM in town hall.

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

Larry Schubert, Zoning Board of Appeals Rep. (Chair)
Mike Colaneri, Board of Assessor's Rep. (Vice Chair)
Jeffrey Dubard, Selectmen's Rep
Ted Jochsberger, At-Large Rep.
Angela Prout, Board of Health Rep,
Susan Feller, At-Large Rep
Rise Terney, Planning Board Rep.
Rhonda Conley, Administrative Assistant

West Tisbury Affordable Housing Trust

Cynthia Mitchell, Chair
Kent Healy
Skipper Manter
All Members of WTAHC