

Jan. 26, 2021
West Tisbury Affordable Housing Committee
Minutes

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

Also Present: Rhonda Conley, Derrell Bazy (IHT) and Doug Finn (West Tisbury Housing Short Term Tax Committee)

Terney made a motion seconded by Silk to accept the minutes of Jan. 12, 2021 as written.

VOTE 5 YES 0 NO 2 ABSTAIN

PROPERTIES

401 State Rd. (Lambert's Cove): Silk led a discussion on the use of said property for affordable housing. She informed the committee that the Selectmen supported and approved a warrant article (see attached) placing town owned property at 401 State Rd. within the care of the AHC. The committee decided that the warrant article should stay in the general form of the 2018 article. The subcommittee formed by Silk will continue their efforts to promote this use to the West Tisbury voters.

Silk plans on continuing to promote and asked the committee for permission to use advertising funds in the budget. Colaneri asked that anything that goes under the AHC letterhead be screened by the co-chairs.

Welles Property: Colaneri stated he has no report on the status of this property yet.

57 Rustling Oaks: Colaneri has been in contact with the foreclosure lender and will continue his discussion with them as to handling the resale of the property. He asked that Conley resend the Certificate of Approval agreed upon by Chase and the Town. ***Klingensmith made a motion seconded by Silk for Colaneri to run point on 57 Rustling Oaks resale. VOTE 7 YES 0 NO***

16 Old Courthouse Rd.: Colaneri asked if anyone would be interested in pursuing the plaque and wording of such. Jochsberger suggested Colaneri do the research.

NEW BUSINESS

Town/School Property: Derrill Bazy IHT Project/Land Procurer presented a proposal on creating housing for teachers on school/town owned property. There was a long discussion of the legalities of doing such a thing under the Fair Housing Act. The question is can the 70% preference of the Fair Housing Act be used in such a way that 70% of housing may be created for teachers. The other question is under the deed restriction on the property stating an educational use only clause does providing teacher housing on school property an educational use? It was decided that Bazy should take this with an AHC rep to town counsel. ***Colaneri made a motion seconded by Silk that Schubert and Bazy speak to Town Counsel and ask for an answer to the 2 questions. Can a property deed restricted with an educational use only clause be used for teacher housing? Does the creation of housing with 70% going to teachers meet the Fair Housing Act 70% preference or is it too restricted and can the other 30% be restricted for teachers to stay within the educational use only clause? VOTE 7 YES 0 NO***

Housing Bank (West Tisbury Community Housing Board): The committee discussed the use of the short term tax with Finn and AHC member Dubard who were on the Housing Bank town committee. Some would like to see these funds put toward housing for higher income levels than the CPC or Affordable Trust incomes up to 100%. As the CPC only allows uses up to 100% the AHT, who receives most of their funding from CPC funds, must adhere to the CPC limit. At present the Housing Bank committee has created a warrant article for distribution of the funds collected to be given to the Affordable Housing Trust. Conley reminded all that the trust had not ever used funds for anything over 100% of AMI and

that the CPC did not allow any of their funding to be used for over 100% AMI. The question arose as to whether trust funds could be used on projects over 100% of AMI if donations from other sources than CPC. As it had not been an issue before Conley was not sure of the answer. She will revisit the trust act for verification of fund usage. ***Silk made a motion seconded by Terney to support the warrant article proposal "To see if the Town will appropriate \$165,874.00 an amount equal to 100% of all short term rental tax revenues from FY2020 to the Affordable Housing Trust for the purpose of creating, promoting, developing, building, sustaining and preserving year round workforce and community housing for the residents of West Tisbury. VOTE 7 YES 0 NO***

UPDATES

89 Pin Oak Circle: Conley is waiting on the owners and speaking with DCRHA Executive, David Vignauelt
124 Pine Tree: No report

Adjourned at 7:50 PM

The next Affordable Housing Committee meeting will be a zoom meeting on Feb. 9, 2021 at 6:30 PM

Respectfully submitted by Rhonda Conley

ATTACHMENTS

**WARRANT ARTICLE SUBMITTAL SHEET
(CPC articles are not required to use this form)**

All warrant articles for the Annual Town Meeting are due on the first Tuesday in February. Language for the article must be finalized NO LATER than the third Tuesday in February at noon. Articles that are not final by the deadline will not appear on the warrant. Submittal dates for warrant articles for Special Town Meetings will be announced when the meeting is called.

Please type the proposed warrant article below: (if not enough space attach additional pages to submittal sheet)

To see if the Town will vote to transfer the care, custody, management and control of Town owned land located at 401 State Road, West Tisbury (Map 11 Lot 18) to the West Tisbury Affordable Housing Committee for development and use as affordable housing.

Is this the final language for the article? yes no

Please explain the article in sufficient detail so that it will be easily understood by anyone attending town meeting.

West Tisbury Affordable Housing Committee would like to create affordable housing at 401 State Road.

Please explain why this article is needed.

Affordable housing is in great need in West Tisbury and all across the island. As land has become more expensive and less attainable for creating housing Town owned land can help serve the need for affordable housing. There are many islanders who cannot afford to

purchase homes or property to build. This leaves those who work and serve the communities little opportunity to find stable housing.

Who is the contact person/sponsor for this article?

West Tisbury Affordable Housing Committee/Rhonda Conley Admin. Asst.

Name: West Tisbury Affordable Housing Committee (Mike Colaneri and Ted Jochsberger Co-Chairs of the committee)

Email: affordhouse@westtisbury-ma.gov

Phone: 508-696-0100 ext. 121

Please provide one copy to the Town Administrator (townadmin@westtisbury-ma.gov) and one copy to the Finance Committee (fincom@westtisbury-ma.gov). Hard copies can be delivered to town hall.

Approved Feb. 9, 2021