

Oct. 8, 2019
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Jeffrey Dubard, Angela Prout and John Rau

Absent with Regrets: Ted Jochsberger and Rise Terney

Also Present: Rhonda Conley, David Vigneault (Dukes County Regional Housing Authority) and Mike Bellissimo

NEW BUSINESS

DCRHA Rental Assistance: DCRHA has applied to the Community Preservation Committee for rental assistance funding. Vigneault spoke about the need for more landlords for the program. With this in mind, Vigneault is lowering the request for funding. Instead of \$80,000.00 they will be asking for \$60,000.00. ***Colaneri made a motion seconded by Prout to send a letter of support to CPC for the DCRHA CPA Application for rental assistance funding of \$60,000.00. VOTE 3 YES 0 NO 2 ABSTAIN***

Paris Resale: Vigneault told the committee DCRHA is working on a resale affordable home owned by Paris. DCRHA has come up with the figure \$290,000.00 where owners want \$315,000.00. Vigneault is working to get Paris to agree.

Christie Rental: Vigneault as monitor of Christie property in Co-Housing has given the owner the okay to rent the home for one year only.

Housing Committee Representative: Dubard agreed to be the AHC rep to the new housing group that will discuss how the tax on short term rentals will be cared for.

Colaneri made a motion seconded by Angela to accept the 9-24-19 minutes as written.

VOTE 3 YES 0 NO 2 ABSTAIN

Resignation: Schubert stated he had received a letter of resignation from Susan Feller to take a position with IHT as a landscape designer. Rau, the alternate, was proposed to take Feller's place. There was also discussion of Rau and Schubert both on the AHC and ZBA. Schubert wondered if this would appear as bias.

No Invoices

UPDATES

CPC Eligibility Application: AHC eligibility application was CPC approved. Full application has been submitted.

IHT Old Courthouse Rd. Project CPA Application: IHT has made the grade for eligibility with the CPC and asked for a letter of support from AHC. ***Colaneri made a motion seconded by Prout to send a letter to the CPC supporting IHT's request for funding of the 16 Old Courthouse Rd. Project.***

Job Description: Conley informed the committee that the new job titles are out and that the AHC's request for the assistant title change to board administrator was not given. The title was changed to Administrator Assistant II. Conley asked permission to appeal the title. Members agreed.

ONGOING BUSINESS

16 Old Courthouse Road Land Disposition Agreement: Conley led a review of the agreement draft pointing out places the agreement needs clarification and changes (see attached). ***Colaneri made a motion seconded by Prout to return the draft with changes to town counsel and the selectmen.***

VOTE 5 YES 0 NO

Letter of Agreement: Conley met with DCRHA to discuss their role in the IHT letter of agreement. Vigneault asked that DCRHA be stated as the agent that income qualifies the rental applicants (see attached). ***Colaneri made a motion seconded by Prout to approve the changes and to send onto Island Housing Trust. VOTE 5 YES 0 NO***

Housing Advertisement: The letters to the editor were approved and will be sent by mail and email to the MV Times and the Gazette (see attached).

Prout will speak with the radio station WMVY about advertising. The Real Estate Guide publisher told her they would run the ad for free when they had space available. The next issue is Nov. 5th. ***Colaneri made a motion seconded by Dubard to move forward with real estate guide and to set aside \$2000.00 in AHC budget funds for advertising. VOTE 5 YES 0 NO***

Putting the request on the web was also discussed. Prout will continue to look at opportunities of written and web possibilities.

ANNOUNCEMENT AND CORRESPONDENCE

Bylaw Revisions: The Planning Board will discuss their new draft of bylaw changes on Oct. 21st at 5:30 PM.

Human Resource Services: HRS will present their job description report Thurs. Oct. 17th at 1 PM in the Library.

Adjourned at 8:15 PM

Respectfully submitted by Rhonda Conley

Attachments



TOWN OF WEST TISBURY

AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

affordhouse@westtisbury-ma.gov

Oct. 8, 2019

MV Times

30 Beach Rd.

Vineyard Haven, MA 02568

To the Editor:

The West Tisbury Affordable Housing Committee is currently in search of property to develop to meet the critical affordable housing needs that face the town of West Tisbury and, indeed, the entire Island.

If you are considering selling or donating a piece of property that could be used for this worthy purpose, please contact the Committee at affordhouse@westtisbury-ma.gov or call 508 – 696 – 0100 ext. 121. A donation or sale at less than market value may result in significant income tax savings for you (consult your tax advisor regarding your own situation).

Thank you very much.

Sincerely

Larry Schubert
West Tisbury Affordable Housing Committee Chair



TOWN OF WEST TISBURY

AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

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Oct. 8, 2019
Community Preservation Committee
P.O. Box 278
West Tisbury, MA 02575

Dear Committee members;

The West Tisbury Affordable Housing Committee (WTAHC) wishes to express their support to Island Housing Trust (IHT). The Old Court House Road Rental Duplex Project will add 2 more units to the affordable housing pool. The WTAHC feels that two rental units is the best use for this property. Being rental units also gives IHT control over how the property is cared for and maintained. Thank you for considering IHT's application for \$220,000.00 for this project.

Sincerely,
West Tisbury Affordable Housing Committee

Letter of Agreement

This Agreement made this ____ day of ____, 2019 between the Island Housing Trust (IHT), P.O. Box 779, West Tisbury, MA 02575, acting by and through its members and the West Tisbury Affordable Housing Committee (WTAHC), P.O. Box 278, West Tisbury, MA 02575, acting by and through the Town of West Tisbury (the "Town") Board of Selectmen (Town).

Whereas from time to time building lots/homes become available for lease or sale by the IHT to persons or families of low or moderate income levels; and

Whereas the Town has established the Affordable Housing Committee to assist in the distribution of lots/homes to persons or families of low or moderate income levels, by

developing criteria for eligibility, resales, repurchases, rentals or other restraints on alienation and duration of such restraints; and

Whereas WTAHC has established eligibility criteria for the distribution of lots/homes within the Town to persons or families of low and moderate income levels; and

Whereas IHT recognizes that the Town zoning bylaw states under Zoning Bylaw Article 4.4-7 that the WTAHC Guidelines shall be enforceable by the Town of West Tisbury or its designee and shall limit, in part, the following:

1. The use of the property to one dwelling, which shall be the owner's primary residence;
2. The maximum allowable rental time per year;
3. The rental guidelines and exceptions, if any

If IHT wishes to allow rental of these affordable homes they must comply with Article 4.4-7.

Now, Therefore, IHT and WTAHC agree as follows:

1. Any rental of owned affordable homes under IHT control through deed riders, ground leases or other forms of restrictions in the Town of West Tisbury shall before the start of any rental of such be reported to WTAHC.

2. The following information shall be provided to WTAHC:

Rental Request Application (Appendix A) which states the following:

- Homeowner name
- Homeowner income qualification level (as stated on deed rider)
- Homeowner physical and mailing addresses
- Size of home (number of bedrooms)
- Name of eligible renter
- Mailing address of renter
- Renter income level
- Rental amount
- Terms of rental (e.g. lease)
- Rental reason

Rental amounts shall be determined by rental tables provided by Dukes County Regional Housing Authority (DCRHA) based on current Massachusetts Department of Housing and Community Development (MA DHCD) income tables.

3. Any home being rented has been rented according to all rental eligibility criteria established by WTAHC. (Appendix B)

4. WTAHC has the right to review and deny rentals that do not meet rental guidelines as well as set a time limit on the rental.

5. DCRHA has supplied and reviewed an eligibility application and DCRHA has income qualified the proposed renter.

6. These income levels are based on MA DCHD income tables.

7. The income level of the rental family (and number of occupants for the period of rental) must be appropriate for the home as established at the beginning of homeownership when the lot/home was first distributed to the homeowner through IHT covenant, ground lease or other form of conveyance.

8. All rentals including those previously rented before this agreement shall be reviewed once a year. The status of such shall be reported to WTAHC by June 30th of each year. Those presently being rented at the signing of this agreement shall be reported immediately and shall be placed in compliance with the WTAHC rental guidelines.

9. Rentals of the owned affordable homes may not exceed one (1) year.

10. IHT shall comply with all the requirements set forth in Article 4.4-7D of the Town's zoning bylaws including the WTAHC's Home Rental Guidelines for Affordable Housing Owners and expressly recognizes that the Town through WTAHC shall have the power to enforce the terms of this letter of agreement.

IN WITNESS WHEREOF, the parties have executed this Letter of Agreement as of the day and year first above written.

Island Housing Trust
by its Executive Director as duly
authorized by the members

West Tisbury Affordable Housing Committee
by its chairperson or duly authorized signatory

Revised 10-8-19