

Feb. 9, 2021
West Tisbury Affordable Housing Committee
Minutes

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

Absent with Regrets: Rise Terney

Also Present: Rhonda Conley, Phillipe Jordi (IHT), Sarah C Kinney and Andrew Woodruff

Colaneri made a motion seconded by Silk to accept the minutes of 1-26-2021 as written.

VOTE 5 YES 0 NO 1 not arrived yet

ANNOUNCEMENTS AND CORRESPONDENCES

MHP (Mass Housing Partnership): Conley told the committee of workshops being offered by MHP. She would like to attend the one on Local Initiative Program. Klingensmith stated he also would be interested in the workshops. The committee was okay with attending if there is no charge for such.

NEW BUSINESS

Property Search: Silk stated that she invited Woodruff who is against the development of 401 State Rd. to speak of alternative housing sites. Woodruff does not wish to see the open space corridor along State Rd. to be disturbed. Silk reinforced the committee's commitment to a 100 ft. setback which would leave the trees, etc. Woodruff suggested land across the way behind the municipality buildings (fire station, etc.). He believes there are close to 30 acres or more on that property. After listening to Woodruff's concerns there was a discussion of ownership of the property behind the municipal buildings. Dubard who has been looking into vacant land for development stated the property is in a Trust which does not seem interested in selling. Jochsberger stated his understanding of Woodruff's concerns and thanked him for sharing his view. Jochsberger stated the need for affordable housing is also important to the town.

IHT VADURA (Vineyard Accessory Dwelling Unit...Right Away!): Jordi, IHT Ex. Director, is nominating prospective contractors for fellowship dealing with accessory dwellings (see attached). Jordi asked for a letter of recommendation from AHC supporting his letter. ***Colaneri made a motion seconded by Silk to send a letter of recommendation to Martha's Vineyard Vision Fellowship (see attached).*** **VOTE 6 YES 0 NO**

Ethic Test: Conley told the committee members to make sure they are up to date on their ethic testing.

INVOICES

Reynolds, Rappaport, Kaplan and Hackney Invoice: Conley presented town counsel bill for Jan. 2021 as well as outstanding balances from 2020. She does not have copies of the invoices listed as unpaid for June through Oct. 2020. She stated she would look into the past due invoices and get back to the committee at the next meeting. ***Colaneri made a motion seconded by Klingensmith to pay the Jan. 2021 part of the invoice which deals with 16 Old Courthouse Rd. for \$220.50.***

VOTE 6 YES 0 NO

ONGOING BUSINESS

401 State Rd.: Silk stated she had a couple of questions pertaining to the restrictions placed on the deed/title. Colaneri stated these are questions for town counsel and told her to speak with town counsel.

Welles: No report

School Land: Schubert stated there has been no response from town counsel.

Other Properties: Schubert spoke about the land Woodruff suggested and a ZBA case involving setback relief and loss of access. Colaneri stated that it is on the list to investigate for housing.

Housing Bank: Dubard stated that a warrant article (see attached) to create a Housing Bank such as the Land Bank has been withdrawn. The article for short term rental money of \$165,874.00 to be placed in the Affordable Housing Trust (see attached) will be on the warrant article.

UPDATES

57 Rustling Oaks: Jordi stated IHT has been in contact with the foreclosure institute and is working on an offer to purchase for 80% affordable housing. Kinney had comments about the foreclosure and mortgage relief. Colaneri told her that the property had been foreclosed on over a year ago. Kinney continued to ask and comment on the status of the property until Jordi and several committee members stated that they were not comfortable discussing legal matters. 57 Rustling Oaks is under the foreclosure bank's ownership and questions should be directed to them or town counsel. Kinney also stated she had not received call backs on her messages left at town hall. Conley apologized but stated she had not been aware of receiving any messages at Town Hall or on her home number given on the AHC voice mail.

89 Pin Oak Circle: No report

Adjourned at 7:24 PM

The next Affordable Housing Committee meeting will be Feb. 23, 2021 at 6:30 PM via Zoom.

Respectfully submitted by Rhonda Conley

Approved by Affordable Housing Committee 2-23-2021

ATTACHMENTS **Island Housing Trust**

December 4, 2020
Martha's Vineyard Vision Fellowship
PMB #132
455 State Road
Vineyard Haven, MA 02568

Dear Martha's Vineyard Vision Fellowship Board Members,

I am writing to nominate two prospective contractors for a two phased/two year project-based Fellowship sponsored by the Island Housing Trust (IHT) to research, develop, market, and implement a business plan for an accessory dwelling unit program called VADURA (Vineyard Accessory Dwelling Unit...Right Away!). Two part-time contractors will be hired for up to two years by IHT and overseen by a project oversight committee.

Accessory dwelling units or ADUs allowed under local zoning in all six island towns can create a cost effective solution to the affordable and workforce housing crisis on Martha's Vineyard. The VADURA project-based Fellows would develop a business plan to identify, research, design and engineer, permit, finance, market, and launch prototype 1-bedroom and 2-bedroom ADU designs (400-600 square feet in size) in an island-inspired architectural style, manufactured off-site and delivered with all interior finishes and appliances already installed.

The Scope of Work during the first phase in the first year will be to identify the problem and opportunity. Analyzing the housing affordability crisis on Martha's Vineyard, describing and defining ADUs, and understanding how ADUs can help address the housing affordability crisis.

Background research will be conducted to identify examples of ADU business models from across the country, analyzing case studies, and surveying local stakeholders including property owners and local Planning Boards.

Design and engineering will involve researching modular prototypes, understanding utility and site requirements, including retrofitting existing septic system with available denitrification technologies, along with foundation and site preparation requirements.

The permitting process and timeframe will need to be understood and outlined for local regulations in each town.

A business plan will need to identify the financial structure including a budget for design, permitting, production, delivery, and installation; available sources of capital; ownership structures (fee simple vs. ground lease), buyout options, and financial proformas.

Finally, a market research will include designing and conducting surveys to identify and target property owners in order to gauge their level of interest, along with identifying common objections and ways they can be overcome by the end of the first phase in the first year.

Depending on the outcome of the first phase in the first year, the ultimate goal during the second phase in the second year will be to plan, permit, build, and install a prototype ADU to serve as a model for infilling affordable housing within the private market.

The VADURA project-based Fellows will include two individuals under contract earning \$50,000 each per year for as many as two years for a total of \$200,000. Qualifications for suitable candidates would include bachelor's degree requirement, preferably in a related field; graduate degree or current graduate student preference, preference for individuals on the Island or with some personal connection to the Island, and a background or experience in planning, architecture, construction, business, or marketing.

The selection process for the VADURA project-based Fellows will require submission of resumes and a one-page essay stating why they are a suitable candidate. Four potential candidates will be selected by a 6-8 person oversight committee consisting of members of the Martha's Vineyard business and non-profit community with knowledge and experience in residential design and construction, land use planning, financing, and marketing. The IHT will make the final selection.

We hope to have an opportunity to apply for a project-based Vision Fellowship and want to thank you, in advance, for your kind consideration.

Sincerely,

Philippe Jordi
Executive Director,

Island Housing Trust
(508)693-1117 ext. 1
pjordi@ihtmv.org



Support Letter from AHC
TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE
P. O. Box 278
West Tisbury MA 02575-0278
508-696-0102
affordhouse@westtisbury-ma.gov

February 8, 2021
Melissa McKee Hackney
Martha's Vineyard Vision Fellowship

Dear Ms. Hackney:

This letter is written to support the application for funding by the Island Housing Trust to support the Vineyard Accessory Dwelling Unit ...Right Away! (VADURA) program.

The Committee believes this is a worthwhile and important program that will well serve the residents of West Tisbury and other residents of Martha's Vineyard Community. We believe that this program will go a long way toward addressing the effort to solving the Island's affordable housing shortage.

Sincerely,

Ted Jochsberger
Co-chair, West Tisbury Affordable Housing Committee

Warrant Article

"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