

West Tisbury Affordable Housing Committee

June 27, 2023

Approved 7/11/23

Present: (in person) Jeffrey DuBard, Amy Upton, Kanta Lipsky, (via Zoom) Michael Colaneri, Laura Silber of MV commission, Keith McGuire of Island Housing Trust, Ivory Littleton, Shanette Deleon of AHC Edgartown, Arielle Faria of Island Housing Trust (401 State Road Abutters Sara Rosenthal and Julie Prazich)

Agenda: *No Invoices, Appointments* -Wanda Blake Higgins, Administrative Assistant III, *Ongoing Business* - Island CO Housing (Caroline Flanders), 15 Rock Pond Road, 401 State Road Development team update, ADU development, discuss MVC feedback

Jeffrey announces that the most important thing we need to do tonight is to go through the various edits that have been made to the ADU program. Before we get to that while we have the abutters of 401 State Road let's hear from Keith McGuire, Island Housing Trust.

401 State Road: Keith begins: Civil Engineers have surveyed the property, and are drawing up the plot plans with the schematic design we've looked at. Once completed, and according to the septic laid out, we will have something to present to the Planning Board in about a month. He goes on to ask the committee – should we try to fund this through WT only or can we request additional funding from the other CPA's? Jeffrey brings the question to Amy Upton, who brings it to Michael Conlaneri to answer. **Michael:** I've scheduled a meeting with the CPA's to update them and, hopefully get the consensus of the committee to go forward with some funding because there is money in the trust, now. West Tisbury has contributed to other towns' funding projects, so it's reasonable to request some funding from the other towns CPA's because this will serve the needs of more than one community. **Keith agrees:** This is a good thing. The program has changed since the original RFP. We now have 9 apartments. However, applying for State funding for 55+ community is highly competitive and difficult to acquire, so a standard route is the better method of applying for State funding as well as looking into other town CPA resources. Philippe has begun to applying for a Rural Development Grant. **Michael states:** I've included Kathy Logue WT Town Treasurer because the town has paid off early the Scott's Grant Project which may allow leverage from WT town CPA funding. **Jeffrey states:** We did for some other State funding that IHD offered a letter stating, in the past, we did and do intend to support the project, and also on the issue of CPA and AMI. **Entrance to 401 State Road: Abutter Praise:** which entrance will be used, State Road or Lambert's Cove Road, and will there be a bus stop at the entrance? **Keith replies:** the 2nd public meeting agreed not to request a bus stop, and Lambert's Cove road will be the entrance. He has contacted MVC regarding a traffic study, who will decide after applying they will determine if traffic study is needed. **Michael interjects:** A BUS STOP WILL BE NEEDED and the VTA should be involved in the decision. **Keith replies:** He'll check the RFP, but believes a bus stop is not required, and it was suggested to place a bench at the entrance with a path to 401 State Road is all that's needed. Also, well issues will be addressed when the engineers test the water pressure. **Laura Silber states:** she's sending all matters to Mike Morrogh MVC Traffic Planner.

Jeffrey Announces: Christy Philips house has closed and a very deserving family is in place. **Michael elaborates:** Christy Philips had extended and effected the purchasing process to such a point that the buyers incurred a much high interest rate which will cost them thousands of dollars more, and she also had removed the solar panels, which she had originally said would not do. **Jeffrey agrees, but is grateful to the outcome.** He has also just learned at 06/26/2023 Planning Board meeting that Flat Point Farms subdivision of the Fisher Family Trust which is required to allow 1 lot be donated to IAH Island Affordable Housing is planning to build a Market Rate home which will accommodate an ADU. **Amy:** I proposed to Eric Peters to place 2 equal affordable homes on the single 3-acre lot as a condo style build. **Michael states:** the original plan was for 3 1-acre lots to be set aside from the rest of the 109 acres subdivision on Flat Point property. After selling 2 major portions for millions to the Landbank which the family continues to use for farming the Fisher family found a loop-hole to allow only 1 3-acre lot to be donated to affordable housing, so we reluctantly accepted. **Jeffrey plans:** to ask Eric Parker to clarify his intentions in order to resolve the issues take the matter to the Planning Board.

ADU Accessory Dwelling Units: The committee reviews the *West Tisbury Aid for ADU's Program Guidelines shown via Zoom by Laura Silber, MV Commission*

The 1st matter of discussion was to decide on having a Grant or a Forgivable Loan. **Jeffrey:** I propose 10-year Forgivable requirements of retention of the property. **Laura adds:** if sold or refinanced within the 10 years the funds must be repaid. **Without an official vote, all committee members agree that a time line of 10 years be enforced, and after 10 years the loan becomes forgivable.**

Michael proposes: a gradual time line i.e. if sold in 1st year, the owner repays 9/10th of the loan, etc. **Without an official vote all committee members agree to a Forgivable Loan vs a Grant.**

Jeffrey goes on to describe: The West Tisbury Affordable Housing Committee may supply up to \$25,000 to a qualifying home owner for pre-development (construction) cost and in exchange the home owner will lease the ADU year-round to income eligible persons or provide year-round housing for family member(s) or caregiver as described as a means to addressing the year-round housing shortage. No short term or seasonal leasing will be allowed. **Laura states:** the original ADU Guidelines did not include requirements to include a family member or care giver. She added them because it was codified in the by law from the most recent Annual Meeting. **Ivory proposes:** to include construction cost be included in the pre-development. **Jeffrey asks Laura:** was construction added? **Laura replies:** Yes, based on the definition of pre-development. **Jeffrey requests: a better job of defining Pre-Development – Michael agrees** Remove construction from the language use of Pre-Development. **Amy adds:** part of the pre-development costs should include how to get the loan for the actual construction. This is where the Program Administrator's role comes in to ensure proper use of the \$25,000, and duality of the owner to be able to complete construction before all money has been spent. **Amy goes on to propose:** a 3-phase process 1. Application 2. Pre-development, 3. Construction. **Jeffrey:** let's use RFP's from 401 State Road. **Michael proposes:** a handbook with a check list be included with details for pre-screening be mandatory for the best rate of success. He proposes we refer to the original ADU handbook be referred to for guidelines. **Further discussion by committee:** Relocating the information in the Guidelines handbook, qualifications, description of the role of the Program Administrator and the allocation of funds for his/her salary, etc., zoning of and suggestion of allowing commercial mix use property owners to be including in ADU offerings. **Laura states:** that some of \$25,000 funds to home owner will include some of the Program Administrators fees. It will not come out of the home owner's pocket and will not be itemized like TRI. Also, there will be costs associated with the prescreening that will be absorbed by the Town of West Tisbury, including some of the costs for the Program Administrator. **Finally, and without an official vote the committee has agreed that all ADU's pre-existing or to be built will be set on a foundation, but committee agrees that David Vigneault should be included in the clarifications of what qualifies as a pre-existing dwelling.**

Next WTAHC Meeting scheduled for Tuesday, July 11 2023 at 6:30 pm