

West Tisbury Community Preservation Committee

Minutes of November 15, 2023 Meeting

Via Zoom Technology

Approved December 6, 2023

Call to Order: 5:30 PM

Committee Members Present at Call to Order: Cheryl Lowe, John Christensen, Angela Luckey, Bea Phear, John Rau, Nancy Dole, Mary Sage Napolitan. Jeffrey Dubard joined the meeting at 6:00 pm.

Staff Present at Call to Order: Maura Valley, Administrative Assistant

Members of the Public Present at Call to Order: Ernie Thomas, Conservation Commission member

Approval of Minutes of October 25, 2023 meeting: John Christensen moved, John Rau seconded and all voted unanimously to approve the minutes as presented.

Cheryl Lowe took a moment to introduce Conservation Commission member Ernie Thomas, potential replacement for Angela Luckey as the Conservation Commission representative to the Community Preservation Committee.

NEW BUSINESS:

Discussion of affordable housing issues – WT Affordable Housing Trust article and senior housing age requirements: In response to Island Housing Trust's application for funding for 55+ housing, questions concerning funding eligibility for senior housing have been raised by Community Preservation Committees island-wide. CPA legislation defines senior housing as housing for 60 years or older while the State defines it as housing for 62 or older. Although CPA and State rules can be different all agreed that housing restricted to 55+ did not meet CPA eligibility. Bea Phear motioned to contact Island Housing Trust and request that they amend their application to 62+ in order to remain eligible for CPA funding. Motion was seconded by Nancy Dole and unanimously approved.

School employee housing was then discussed. Bea Phear brought up a legal opinion rendered several years ago on a Martha's Vineyard Hospital request for funding for employee housing. In the opinion of Ron Rappaport, the Anti-Aid Amendment prohibited CPA funds from aiding a private institution such as the hospital, but he felt that funding of housing for municipal employees, such as school teachers, would be eligible. John Rau questioned whether the current funding request was for teacher housing or were all school employees eligible, as limiting eligibility to the higher paid school employees could be considered discriminatory. It was noted that the CPA application was for school staff housing and not limited to teachers. John Christensen added that the property owner who donated the property wanted it used for teacher housing but due to income requirements it was decided to open it to all

school employees. It was decided that the committee would take no action on the school employee housing at this time. Heidi Dietterich will be contacted to determine if a request for a legal opinion on this matter has been submitted to Ron Rappaport by any other committee as he is town counsel for five of the six towns.

Issues relating to the Affordable Housing Trust and the use of CPA funds already transferred to them were brought up. As the CPC cannot fund all the needed affordable housing, the Affordable Housing Trust will be invited to the next Community Preservation Meeting on December 6, 2023 to discuss the best approach to affordable housing applications.

Review and discussion of applications for FY 2024 Community Preservation funding:

After discussion of affordable housing issues that could affect Island Housing Trust applications for 55+ housing at 401 State Road and School Employee Housing at 48 Old County Road the committee agreed to the interview schedule for the public hearings on December 6, 2023 and December 13, 2023. Island Housing Trust and Habitat for Humanity will be invited to interview on December 6, 2023. The Field Fund, MV Garden Club, Harbor Homes MV, Island Autism Center and the Preservation Trust will be invited to interview on December 13, 2023. An interview with Dukes County Regional Housing Authority is not necessary as the Rental Assistance Program is a program funded each year. It was noted that the total dollar amount of the proposed projects exceeds the available funds by a significant amount and some difficult decisions will be necessary.

Angela Luckey Resignation as Conservation Commission Representative: Cheryl Lowe acknowledged Angela Luckey's resignation as the Conservation Commission representative to the Community Preservation Committee and thanked her for her work with the committee.

Review of Funding Request from MV Garden Club Old Mill Feasibility Assessment: Invoices for \$12,000 from Sullivan and Associates and \$8,000 from Sourati Engineering Group were submitted by the MV Garden Club for payment. Motion to approve was made by Bea Phear, seconded by Nancy Dole and unanimously approved.

General Discussion: The Mill Pond Study report completed by Angela Luckey was acknowledged. The study is available on the Conservation Commission Website. The CPC meeting schedule was discussed with Ernie Thomas. John Christensen advised committee members that they would be receiving a survey on improving governance committees within a week or so from a group he has been working with.

ADJOURNMENT:

There being no further business to discuss Bea Phear made a motion to adjourn the meeting at 6:25 PM, seconded by John Christensen. All voted in favor of adjourning the meeting.

Respectfully submitted,

Maura Valley
Administrative Assistant