

West Tisbury Housing Bank Committee

Thursday, February 27, 2020

A regularly posting meeting of the West Tisbury was scheduled for Thursday, February 27, 2020, at 5:00 PM at the West Tisbury Town Hall, State Road, West Tisbury.

CALL TO ORDER

The meeting was called to order at 5:00 PM.

Call of Roll:

Present: Michael Bellissimo, Cynthia Mitchell, Douglas Finn, Jeff Dubard

Absent: Jane Dreeben, Sam Hall, Matt Merry

A quorum was declared.

The board reserved the right to address unscheduled agenda items out of order as needed, or for the convenience of the applicants.

Prior to addressing agenda items, there was discussion about the legislative efforts to adopt a real-estate transfer tax.

LETTER TO ISLAND TOWNS

A draft letter developed at the last meeting was reviewed. Mr. Finn offered to send the letters, and would let members know the recipients. Follow-up phone calls and meetings would be scheduled. Jeff agreed to put together some stats for a presentation in front of the Towns. Michael will pull data from Dukes County Regional Housing Board for the presentation.

DISCUSS INSIGHT FROM THE HPP ANALYSIS

Mr. Bellissimo discussed his HPP analysis, the commonalities noted among island towns, and noted that the adoption of a real-estate transfer fee or tax as a funding source for affordable housing was a common interest of all towns.

There was discussion related to the benefit of allowing local control over funding sources, as well as how those monies could be used.

The members discussed the need to coordinate efforts with the Town's Affordable Housing Committee. The current levels and proposed use of West Tisbury's Short Term Rental revenues was reviewed and discussed.

PREP FOR TOWN MEETING

Topics to report to the Annual Town Meeting were considered.

The report was suggested to be short, bullet-points. Report items:

- The Progress in forming the Committee
- State legislative efforts to create the local-option Real Estate Transfer tax
- Data in regard to the problems / issues / stats.
- The efforts to coordinate with other island towns.

- Proposed conversations with Affordable Housing Committee and Affordable Housing Trust, in order to understand how the Housing Bank committee can best coordinate its efforts.

In regard to conversations with the WT Housing Bank Committee and Affordable Housing Committee, the Housing Bank committee agreed to propose

- an exploration of how short-term rental revenues might be used in a responsible and effective way for the whole town;
- to explore and understand the proposed Real Estate Transfer Tax;
- to keep Community Housing as an area of focus, as well as affordable housing, and
- how the Housing Bank Committee, and the Town as a whole, might proceed if cooperation or coordination from other island towns were undetermined.

SCHEDULE OF UPCOMING MEETINGS

The following meetings were tentatively scheduled:

- March 12, 2020, 5 PM
- March 26, 2020, 5 PM

ADJOURN

There being no further business, it was MOVED by Jeff, SECONDED by Cynthia

To Adjourn.

VOTED: 5, 0, 0.

The meeting was declared adjourned at 6:10 PM.

Respectfully submitted,

Douglas Finn, Clerk

APPROVED by a vote of the Housing Bank at a regular meeting on March 12, 2020.

So certified,



Douglas Finn, Clerk.