

Town of Tisbury
Community Preservation Act Committee
Meeting Minutes – November 14, 2023, 5:00 pm
Tisbury Senior Center

The meeting was called to order by Chairman Paul Munafo, at 5:00 pm.

Present: Paul Munafo, David Ferraguzzi, Cheryl Doble, John Bacheller, Trip Barnes,
Victor Capoccia, Carolyn Wallis, John Best, Jean Hay (via FaceTime)
Others: Heidi Dietterich, Administrator

New Business:

The Committee continued the applicant interviews for 2024-25 CPA funding.

"Short Term Rental Data Assessment and Feasibility"

Tisbury Affordable Housing Committee - Victor Capoccia - \$75,000.00

The Affordable Housing Committee is asking to engage a qualified, experienced third party contractor to conduct an assessment of the current status of Short Term Rentals (STR) in Tisbury. The information will be used by the AHC to make recommendations to appropriate bodies as needed. Currently, there are different numbers of STR's (30 days or less) and town inspections and registrations are between 41 and 65/year. The work is not to prevent STRs, but to stabilize the supply, identify who is bidding up supply and creating hotels (essentially) in residential neighborhoods. Cheryl Doble asked if the original ask of \$50,000.00 would be enough to cover the cost. Capoccia asked to increase the amount to \$75,000.00. The conversation continued. It was reported that STR's are supposed 'self-police', it was also reported that the inspection fee is \$75.00—which is supposed to pay for two town employees to inspect an STR. This is a woefully low amount for an inspection cost. Capoccia indicated that this project was one of two priorities set by the AHC. This information will help other entities, like the Tisbury Planning Board, Select Board with future decisions. It was noted that the AHC is currently putting together a chart showing what other Massachusetts communities charge for STR inspections and also rental numbers for comparison, so Tisbury can get a more realistic idea of appropriate fees. John Bacheller asked who enforced the self-policing? The building inspector is supposed to enforce. The company that would be gathering all the information to track Tisbury's STRs would monitor all listings on line and identify a much more realistic picture of STRs in Tisbury. If a property is rented through Air B&B and other online agencies, those rentals are taxed, the goal is to identify the properties that are not documented and be sure they are complying with local legislation, appropriately inspected and taxed and consider recommendations for changes in fees, processes, and by-laws for Tisbury.

"Third Congregate Housing Facility Project"

Harbor Homes of Martha's Vineyard - Kristin Leutz, Lisa BelCastro - \$90,000.00

Harbor Homes had had a bid on a property for a homeless shelter on Hudson Avenue in Oak Bluffs, but the proposal fell through. Currently, they are looking at neighborhoods that are more commercial in nature. They are looking at renovating an existing building, not building new. BelCastro indicated they are actively looking and hoping to have a down payment ready when the "right" property is found. Currently in the existing homeless shelter, there are seven new people out of the ten that can sheltered. Five of these people are working full time. The CPC asked if the MVCS (where the shelter is currently) might be rebuilt on the existing property. Leutz and BelCastro indicated the school (property owner) had been resistant to this idea. The Harbor Homes and School boards had met and discussed working together to buy the existing location, but it had not resulted in a decision. The CPC asked if staying at the shelter was free, the answer was yes. Carolyn Wallis asked about the amount of funding being requested, would it change since the Hudson Avenue project had fallen through? The Harbor Homes representatives said they would welcome any amount. A rounded up number of \$100,000.00 for this project was discussed.

"Island Autism Center - Phase 2-4 bedroom houses"

Island Autism Center - Kate DeVane - \$183,300.00

IAC is requesting funding to build two 4-bedroom houses, that will also have 24-hour on-site staff. Fifty percent of the project's funding is being requested from Island CPC, and 50% is coming from donations. The monies for this project are staying local so that the mission can house Martha's Vineyard autistic adults. A questionnaire is developed to determine a score for applicants. The questionnaires will be scored by a committee and the answers will create two pools, pool one is for preferred candidates, pool two would be for those eligible. There will be eight units to fill. David Vigneault of Dukes County Regional Housing Authority will likely run this 'lottery'. The questions would include: Are you autistic? Did you grow up and attend the Martha's Vineyard school system? David Ferraguzzi asked about finances, if it would be from the family or from the individual and if the facility would be staffed 24/7. DeVane said yes, and also that it would be staffed 24/7 and that the funding is from Social Security vouchers, Section 8; and also that the IAC is a lifetime facility placement. The facility is not a 'group' home, it is a hybrid adult foster care—one adult will live there for free to supervise the facility and there will be four individuals in each of the two houses. There is a sliding scale in place and grants are received for the day program. There is a commercial kitchen and a community garden with a farmer's market that made \$25,000.00 this past summer. There is a jobs program being created for people who do not need supervision, working at Cronig's or Mad Martha's. The buildings will be fully green, using solar power. The IAC hopes to pay off the mortgage within Phase One in five years. Phase Three will be three-two bedroom cottages. There will never be enough housing. Victor Capoccia asked about IAC working with MV Community Services that has a new disability staff person position being developed and working within the 'inclusive communities' programming. DeVane responded that 'inclusive communities' programming was a different population, not 24/7.

The IAC will have housing on-site and 24/7 care. She further indicated that the IAC's population has more severe disabilities.

Following the interview, DeVane forwarded this information about the different programs:

"Would you please share with the board these answers to the questions asked about overlap with Community Services, Inclusive Communities and Island Autism. There is none. All three groups address a different group of needs and different intensity of needs. Island Autism is the only group addressing Autism and Autism related disorders with programming and housing. Inclusive Communities housing is planned for a much more independent group of individuals who would not really live in a group setting but in an integrated setting. This is the best setting for every individual with disabilities with the exception of people with severe autism. Our housing component is only for people with severe autism. It does not mean they cannot be active members of their community but it does mean they need more intense supports which are provided almost exclusively by their families and Island Autism right now.

As far as IAC's programming and Community Services programming, IAC are the only ones programming five days a week for extended day for school age kids and are the only ones providing full day programming for adults that includes job training with on site job coaches every day."

"Veteran's Supportive Housing"

Island Housing Trust - Teri Behnert and John Stanwood - \$88,350.00

IHT is requesting this funding from Tisbury as part of a total request of \$1 million to all six Island towns, to help pay for the construction of 12 rental apartments serving Island veterans. Preference to one Tisbury veteran will be given for one of the 12 apartments. IHT is working in partnership with the Cape and Islands Veteran's Outreach Center (CIVOC). The IHT representatives indicated that the State had visited to determine the project's eligibility and it had gone well. David Ferraguzzi asked if there was an age limit. They responded no. It was asked about the CIVOC group and who would be housed there—Cape or Island veterans. There would be a preference for Island veterans, managed (likely) by the Dukes County Regional Housing Authority. Ferraguzzi asked how many veterans would qualify. Behnert said approximately 20. Ferraguzzi asked where the support letters were from the Island's American Legion and VFW? John Stanwood said they had worked with the MV Community Services veterans outreach group who had supported the project. Carolyn Wallis asked about the process when an apartment turns over? Behnert said it would be from a waiting list of people who had taken part in the same application process. It was noted that the Fair Housing office will be reviewing this project and possibly making changes. It was further noted that the CPC would have to ask for continual monitoring of this project through DCRHA, to be sure that CPA monies were being used specifically within the CPA legislative parameters, and that the rentals would be consistently for veterans.

"401 State Road 55+ Housing"

Island Housing Trust - Teri Behnert and John Stanwood - \$70,680.00

Teri Behnert reported that it looked like this project's age floor would be raised to 60, so that it would be in compliance with CPA legislation. They are suggesting the change to the Town of West Tisbury's Affordable Housing Committee, who had initiated the RFP for this project. Paul Munafo said that this project cannot be funded with CPA monies unless the age was increased to 60. Heidi Dietterich said this was not a good application, the vetting of legislation had not been done and due diligence had not taken place. Dave Ferraguzzi asked about keeping people out? Under Fair Housing Law (age floor 62), making sure that one person of the specific age group could live in a unit, along with any family under age 18, so as not to discriminate against families. If the project is specifically for elderly and the age floor is raised to 62, it would be truly senior/elderly affordable housing. Victor Capoccia reported that 33% of the Vineyard was over 65, the Island is above the state average by 5-7%. The poverty rate is significant for this age group. Behnert said that this project was designed specifically for aging in place. Carolyn Wallis asked about Tisbury's ability to get an apartment. Behnert said that preference for one apartment would be for Tisbury. Again, It was noted that the Fair Housing office will be reviewing this project and possibly making changes. It was further noted that the CPC would have to ask for continual monitoring of this project through DCRHA, to be sure that CPA monies were being used specifically within the CPA legislative parameters. The CPC let the IHT representatives know that they were working with the town attorney to see how this project may or may not work within CPA legislative parameters.

"48 Old Courthouse Road - School Employee Housing"

Island Housing Trust - Teri Behnert and John Stanwood - \$123,690.00

The CPC noted that this project was not legislatively enabled and could not be funded with municipal monies (CPA funding). The CPC asked who would manage this property and monitor who is residing in it? Behnert said that Community Builders was managing this property. She indicated that this property had a restriction on it by the donor that it was to house school teachers. That restriction could be reviewed and possibly lifted. John Stanwood said there had been a Fair Housing opinion given years back on municipal housing by the Kleinhorn office. They would send that information to the CPC. It was noted that after reviewing this with the Fair Housing Office, the only municipal employees that had been 'allowed' to have municipal housing, funded with municipal monies, were emergency workers (police, fire, ambulance) and on Nantucket wastewater workers were also approved. Other than those municipal employees, this project was not legislatively enabled. Senator Cyr had introduced legislation to the full legislature to address municipal employees housing two months earlier, it had not been voted on by the legislature at this point. Since this project is not asking for funding from the state or federal governments, the CPC would be asking the town attorney to review this application for eligibility.

There were no Committee Reports/Updates.

On a motion made by Cheryl Doble, seconded by David Ferraguzzi, the Committee unanimously approved a motion to adjourn at 6:15 pm.

Respectfully submitted,

Heidi Dietterich
Administrator