

Tisbury Affordable Housing
January 27, 2016 3:00PM
Tisbury Town Hall Annex

Members: Chair Laura Barbera, Mary Brissette, Abbe Burt, Dean Rosenthal,
Dan Seidman,
Others: IHT – Philippe Jordi, DCRHA – David Vigneault
Recorder – Mami Lipke
*Late arrival or early departure, noted for vote counts.

The meeting was called to order about 3:06PM.

OLD BUSINESS

- **Dukes County Regional Housing Authority (DCRHA)**
 - **Rental Assistance** (See documents on file.)
- DCRHA Director David Vigneault was making the rounds of the Finance Committees (FinComs) in preparation for Annual Town Meetings and heard Tisbury could face an override for Fiscal Year 2017 (FY17).
 - For the first time in 10 years the DCRHA was requesting increased staff hours re: a new half-time administrative position (or a total of 3.5 Full Time Equivalent (FTE) staff.
 - They were also considering implementing/buying into the Dukes County Retirement System.
 - In keeping with the 0% Consumer Price Index (CPI) no Cost of Living Adjustment increase was requested and the DCRHA had no steps.
 - The six Towns paid the largest portion of revenue (underwriting the staff). Other income included the 7% property management fee.
 - **Homeless Support Efforts**
 - Karen Tewhey, the new Cape and Islands Housing Assistance Corps homeless coordinator, was already active and working hard out of the DCRHA.

TOWN COMMITTEE/BOARD REPORTS/UPDATES

- **Community Preservation Committee (CPC)**
 - **2016/17 Applications**

Abbe Burt, the Affordable Housing Representative on the CPC, reported that FinCom Chair Jeff Kristal (without informing the CPC and without internal vote) placed an article on the Annual Town Meeting Warrant to reduce the tax and reimbursement to 1%. The CPC subsequently met with the FinCom and made the following points:

- the move was interpreted as a blow to community housing;
- it was a unilateral Tisbury move on an Islandwide funding source;
- regional projects were less than 10% of the Tisbury funds;
- it would cut off/severely reduce funds to big Town Projects: Owen Park, Kuehn's Way, Water Street, Veteran's Field, Town Hall, Spring St. Waterworks, etc.;
- State funds came from Registry of Deeds fees.

All present expressed surprise and concern:

- IHT Director Philippe Jordi noted that not only did the CPC funds pay for affordable housing projects but they also were instrumental in leveraging State and Federal grants; and
- Tisbury affordable housing projects receive \$295,000 from other Town CPC funds;

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- although Mr. Kristal proposed other sources for affordable housing, no such program was in place and voting it would be a serious time/energy sink;
- Mr. Vigneult noted it was counter-productive to forego a 40% State match for Tisbury funds.
- *DEAN ROSENTHAL MOVED THAT THE TISBURY AFFORDABLE HOUSING COMMITTEE SEND A LETTER TO THE SELECTMEN REQUESTING THE ARTICLE BE WITHDRAWN FROM THE WARRANT; MARY BRISSETTE SECONDED; MOTION PASSED UNANIMOUSLY: 5 AYES, 0 NAYS, 0 ABSTENTIONS* (see below: Actions).

OLD BUSINESS

- **Island Housing Trust (IHT) Update**
 - **Water Street** (See documents on file.)

IHT met its Water Street funding goal with by securing a \$390,000 grant from Federal Home Loan Bank thanks to the CPC Town Seed money. This was the third consecutive year of successful applications and the most ever received. IHT also exceeded its (\$137,000) general fundraising goal, garnering \$250,000.

- The modular units were scheduled for March 2016, with hopes for completion in July 2016.
 - **Bridge Housing** (Kuehn's Way)

IHT had been conducting architect/construction interviews for an interim conceptual design contract (for permit and funding applications) and a strong candidate was emerging. The architect team would take responsibility for the State-allowed fixed total price of \$5.9 million. Edgartown, West Tisbury and Chilmark CPC's had all recommended funding, so pre-development and land purchase costs would be covered.

TOWN COMMITTEE/BOARD REPORTS/UPDATES

- **Tisbury Housing Trust** – Nothing to report
- **Planning Board**
 - **All Island Planning Affordable Housing Report**

The Team consisted of Philippe Jordi, Martha's Vineyard Commission (MVC) Executive Director Adam Turner, Peter Temple – Aquinnah, Sam Hart—Chilmark, Georgina Greeno—Edgartown, Marie Doubleday—Oak Bluffs, Dan Seidman—Tisbury, and Henry Geller—West Tisbury. The currently they were aggregating information and negotiating with the Commonwealth for Martha's Vineyard to be looked at as a single entity/community compact (rather than six municipalities)—so as to avoid over-burdening one or another particular town. The focus was on unified housing production plans, needs, goals, strategies, and timelines to achieve interim or 10% affordable housing for up to 140% AMI as well as seasonal work force and elder housing.

- **Housing Bylaw Update**

A number of versions for the accessory bylaw were considered:

- Tisbury residents had to apply for a permit for an accessory unit;
- the resident had to live in one of the units to qualify;
- the unit could be used by family members, but if rented would have to be affordable restricted;
- an accessory unit owned by a non-resident would have to be rented affordably;

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- any sale of the secondary dwelling would be restricted to affordable housing;
- occupation by more than three unrelated people bylaw could be loosened/eliminated.

- **Board of Selectmen**

- **Meeting Town Administrator re: Town Owned Properties of Interest**

There was very little available land, and much of what there was had well restrictions, or was part of a Trust. Philippe Jordi would contact the MV Hospital and the Martha's Vineyard Landbank about clearing title problems over a possible lot (see 10/16/13 Minutes p. 3 and below: Actions).

INTERNAL COMMITTEE BUSINESS

- **Minutes (11/18/15)**

• *DAN SEIDMAN MOVED TO APPROVE THE NOVEMBER 18, 2015 MINUTES; DEAN ROSENTHAL SECONDED; MOTION PASSED: 4 AYES, 0 NAYS, 1 ABSTENTION—MARY BRISSETTE due to absence.*

- **Next Affordable Housing meeting – February 17, 2016 at 3:30PM.**

- **Adjourn**

The meeting adjourned at 4:10PM.

Appendix A: Actions:

Laura – attend 2/10/16 Planning Board meeting re: accessory apartment bylaw.

David/DCRHA – inform Laura/Committee of Tisbury FinCom DCRHA interview schedule.

Laura/Abbe – letter to FinCom re reduction of CPC tax—cc. Selectmen

Philippe/IHT – letter to FinCom re reduction of CPC tax—cc. Selectmen

- send IHT CPC spending to Heidi.

Philippe/IHT – contact James at Landbank re: MVH property.

Appendix B: Documents on file:

- Agenda 1/27/16
- Flynn email re: Joint Affordable Housing Group Meeting Reminder Wednesday December 16th 4:00-5:00PM (2 p.) 1/14/15
- Flynn email re: Joint Affordable Housing Group Meeting Reminder Wednesday December 16th 4:00-5:00PM at the MVC (2 p.) 1/23/15
- Barbera/Bazzy email re: Groundbreaking at 6 Water Street next week
- Flynn cover email re: Joint Affordable Housing Group Meeting Reminder Wednesday January 20th 4:00-5:00PM at the MVC (2 p.) 1/14/15
- All Island Planning Board Meeting agenda 1/13/16
- Draft Terms and Definitions for Affordable and Community Housing (4 p.)
- Table I: Average Annual Wages Paid by Category of Industry for Dukes County 2014
- All Island Planning Board Housing Work Group Proposed Charter (24 p.) 1/8/16
- Dukes County Regional Housing Authority FY2017 DCRHA Staff & Legal Administration (3 p.) 12/28/15
- Town of Tisbury Office of Clerk memo re: ATM 4/12/16 Deadline January 12, 2016 4:30PM STM 4/12/16 Deadline February 24, 2016 4:30PM (2 p.) 1/14/16