

**Tisbury Affordable Housing  
March 23, 2016 4:00PM  
Tisbury Town Hall Annex**

**Members:** Chair Laura Barbera, Abbe Burt, Dan Seidman,  
**Others:** IHT – Philippe Jordi,  
Recorder – Marni Lipke \*Late arrival or early departure, noted for vote counts

The meeting was called to order about 4:10PM.

**TOWN COMMITTEE/BOARD REPORTS/UPDATES**

- **Planning Board**

- **All Island Planning Affordable Housing Report** (See documents on file.)
- **Housing Production Plan**

The All Island Planning Board came to a consensus on a housing production plan (hopefully with a third party Martha's Vineyard Commission (MVC) sponsored grant) that carried forward the needs assessment analysis to an action plan, delineating such things as: possible impediments that need changing, available land, Town board/committee resources or bylaws, etc. The Plan would aggregate all Island Towns, working together, to work separately, to work together. It would:

- set specific goals in terms of yearly markers to reach the 10% affordable ratio, (meeting each marker allowed a Town to refuse 40B applications);
- establish strategic density guidelines;
- widen the Islandwide affordable housing conversation to increase citizen buy-in.

• IT WAS THE CONSENSUS OF THE TISBURY AFFORDABLE HOUSING COMMITTEE TO SUPPORT THE ALL ISLAND PLANNING BOARD HOUSING PRODUCTION PLAN.

- **Housing Bylaw Update**

- The Tisbury Planning Board proposed extending the B2 District so that such projects as the Stop & Shop would come to the Planning Board first.
- No consensus had been reached on modifying the guest house/apartment zoning with affordable restrictions. However Abbe Burt expressed interest in non-restricted guesthouse/apartments to increase the housing base in general. The addition of second floor units on commercial buildings (e.g. Tisbury Marketplace) was sometimes hampered by American Disability Act (ADA) access issues as well as expensive fire suppression system regulations.

**OLD BUSINESS**

- **Island Housing Trust (IHT) Update**
  - **Water Street**

The modular units had arrived and were being stored at Packers. Installation/building would start on Friday and hopefully would move along quickly. A proposal was in process for solar panels for energy credits (SRECs) so that utilities could be included in the rent. The Dukes County Regional Housing Authority (DCRHA) was advertising for tenants. The Committee suggested a "Community Preservation Committee (CPC) Funding at Work" plaque.

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**- Kuehn's Way (formerly Bridge) Housing**

Philippe Jordi had a promising meeting with the Tisbury Waterworks and Board of Health, which included a pilot woodchip barrier for watershed nitrogen reduction. The Request For Proposal (RFP) was granted to Williams Building Co. (of West Yarmouth—worked on Lake St. and Morgan Woods) and LDa Architects to perform preliminary plans, engineering, design and permitting. If funding was not forthcoming IHT would have no further obligations. IHT had purchased the land with a mortgage, carrying a lot of money for the project. Consequently it had applied for CPC funds to purchase the affordable housing restriction on the land—like a conservation restriction (\$200,000 from Tisbury and \$100,000 each from Edgartown, Oak Bluffs and West Tisbury, with Chilmark and Aquinnah at lesser amounts, some over a two year period).

- **Islandwide Affordable Housing Update** (See documents on file.)

**TOWN COMMITTEE/BOARD REPORTS/UPDATES**

- **Community Preservation Committee**

- **Annual Town Meeting Warrant Article to Reduce/Revote Update**

- The article to reduce the CPC surcharge to 1% was withdrawn but not before the CPC spent administrative funds to counter misconceptions. Abbe Burt reported the Tisbury FinCom was attempting to dictate various guidelines to the CPC.

- There had been no progress on the Habitat for Humanity project which had implications for both the CPC and the Municipal Trust funds (see below: Actions).

- **Tisbury Housing Trust**

The Trust balance was ~\$144,000 and the CPC had recommended another \$25,000.

**INTERNAL COMMITTEE BUSINESS**

- **Minutes (1/27/16)**

- *ABBE BURT MOVED TO APPROVE THE JANUARY 27, 2016 MINUTES; DAN SEIDMAN SECONDED; MOTION PASSED: 3 AYES, 0 NAYS, 0 ABSTENTIONS.*

- **Next Affordable Housing meeting – TBD**

- Annual Town Meeting - 7:00PM, Tuesday, April 12, 2016

- **Adjourn**

- *DAN SEIDMAN MOVED TO ADJOURN AT 4:43PM; ABBE BURT SECONDED; MOTION PASSED UNANIMOUSLY.*

**Appendix A: Actions:**

Abbe – talk to CPC re: Habitat for Humanity funding.

Laura/Abbe – contact Tristan Israel re: Municipal Housing Trust meeting.

- include Habitat for Humanity funds on Agenda.

continued

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**Appendix B: Documents on file:**

- Agenda 3/23/16
- Flynn email re: Request Town Affordable Housing Committee's – Policies or Guidance Documents 3/22/16
- Implementation Guidelines for Affordable Home Ownership 7/6/05 Town of Tisbury (4 p.)
- Flynn email re: Joint Affordable Housing Group Meeting Reminder and Agenda Wednesday March 30th 4:00PM (2 p.) 3/22/16
- Martha's Vineyard Commission Notice 3/30/16
- Anderson/OB Planning Board email re: AIPB March 23 Agenda and Draft Minutes from Jan 13
- All Island Planning Board Meeting, Wednesday, March 23, 2016 Agenda
- Draft All Island Planning Board Meeting (AIPB) Oak Bluffs Council on Aging January 13, 2016 6PM (4 p.)
- Barbera- Affordable Housing Committee letter re: Community Preservation Funds/Annual Town Meeting 1/28/16
- Larsen email re: Tisbury FinCom CPC Reduction 1/29/16
- Jordi/IHT letter 1/28/16
- Jordi/Barbera cover emails re: IHT letter to Tisbury FinCom 1/29 & 2/1/2016