Town of Tisbury
Community Preservation Act Committee
Meeting Minutes – October 23, 2023, 5:00 pm
Tisbury Senior Center

The meeting was called to order by Chairman Paul Munafo, at 5:05 pm.

Present: Paul Munafo, David Ferraguzzi, Cheryl Doble, John Bacheller,
              Victor Capoccia, Carolyn Wallis, John Best, Jean Hay (via FaceTime)
Others: Mary Ellen Larsen, FINCOM; Heidi Dietterich, Administrator

Old Business:

The Committee reviewed the September 25, 2023 minutes. On a motion by John Best, seconded by John Bacheller, the minutes were unanimously approved.

The Committee heard a follow-up report on the information Dietterich had gleaned from speaking with the Fair Housing counsel at the Executive Office of Housing and Livable Communities. That information is attached to these minutes.

New Business:

Dietterich reported that she had spoken with Stuart Saginor about the Tree Farm application. Since the land this project is proposed to take place on is general municipal land, not conservation land; and since the tree planting is temporary (the trees will be moved to permanent locations elsewhere in town), this is not a 'capital improvement'. This project would be considered a general municipal expense, and not eligible for CPA funding.

A response from Carol Magee of the Cranberry Barn VOLF project had been received. The VOLF committee was continuing work on the sign as part of the Barn project, and they were also continuing to consider the installation location of the CPC sign on the exterior of the building. Magee would be getting back to the CPC on both topics as soon as she had information.

The Committee received the final applications for 2023-24. Dietterich asked about the Harbor Homes application, which had been specifically for the Hudson Avenue dormitory building for the homeless. Harbor Homes had withdrawn their offer due to the neighborhood not supporting the project. The CPC asked that Dietterich contact Harbor Homes and have them come in to interview for next year's funding cycle, since they may find another housing opportunity for their project.

The Committee reviewed the eligible applications and scheduled interviews. The schedule is attached to these minutes.

<u>Committee Updates:</u>

Paul Munafo asked for Committee Reports.

John Bacheller reported that he had heard from the First Baptist Church and reported that the Rectory was built in 1895 and the Parish House was built in 1890. He further shared that the Old Mill, which was a project being considered this year, was built in 1651.

With no further business, on a motion made by Dave Ferraguzzi, seconded by Cheryl Doble, the Committee unanimously voted to adjourn at 5:30 pm.

Respectfully submitted,

Heidi Dietterich
Administrator

October 16, 2023 - 12:00 noon

Notes from conversation with Margaux LeClair
Counsel/Fair Housing Specialist
Executive Office Housing and Livable Communities
(EOHLC, formerly DHCD)
100 Cambridge Street, Suite 300
Boston, MA 02114
(617) 573-1526 (voice)

~~~~~~~~~~~

This conversation reviewed the three Island Housing Trust (IHT) Community Preservation Act (CPA) funding applications received applying for the Town of Tisbury's CPA funding for FY 2024-25.

First application: 50 Bellevue Ave, Veteran's Supportive Housing

This application needs further definition regarding the use of the CPA funds being requested. Since the support and management of the housing, as well as wrap-around services will be handled by CIVOC (Cape & Islands Veterans Outreach Center), this project is likely alright. Veterans who earn 30, 50, 60 and 80% or less of the AMI would qualify for this affordable housing.

IHT will be asking the EOHLC for funding in the amount of $1,900,000 (see project summary under 'sources') this project will be reviewed by the office to be sure it meets Fair Housing Laws. This needs further definition and should be addresseed in their interview (purpose of the CPA monies—construction or pre-development, not services), as well as who will be policing/monitoring the project for eligible veterans in the present and future. If the CPC agrees to recommend this project, the warrant article could be written indicating the project must have EOHLC approval, as well as consistent monitoring to be sure the project meets legislative requirements.

Second application: 401 State Road, 55+ Housing

This application will need to have the age floor raised to meet the CPA 'senior' housing definition. CPA legislation requires the age to be 60+ to meet this protected class, (Community Preservation Act, General Laws Chapter 44B,including all amendments through July 2021). The definition is as follows:

> "Low or moderate income senior housing", housing for those persons having reached the age of 60 or over who would qualify for low or moderate income housing."

Further, State and Federal legislation requires 62+ for this protected class. This project is also asking the EOHLC for funding in the amount of $500,000 by the IHT (see project summary under 'sources'). As in the previous application, if the CPC agrees to recommend this project, the warrant article could be written indicating the project must have EOHLC approval, include an appropriate age floor definition, as well as consistent monitoring to be sure the project meets legislative requirements.

Third application: 48 Old Courthouse Road, School Employee Housing

This application will be a local decision since it is not asking for any funding from the EOHLC. Past decisions regarding Municipal employees housing has been looked upon favorably for emergency workers, police/fire/ambulance, but that is the only category approved for municipal housing. The legislation is not defined. In the MVTimes last month, Sen. Cyr and Rep.Fernandes introduced legislation addressing this topic, so there is further definition needed on this, it is not currently allowed by State legislation. Again, Ms. LeClair indicated this is purely local decision. Questions to consider include: could this impact a protected class? who is getting served now, versus years down the road? school diversity issues? who would qualify? how would it be structured?

This project would need an evaluation period at least—with conditional language. It would be hard to pull back on this type of housing once it is out the door. Consistent monitoring of the AMI at 100% and housing school

employees only, would have to be a requirement of the funding and written into the warrant article.

TISBURY COMMUNITY PRESERVATION COMMITTEE
Final Funding Interview Schedule – November 2023
Tisbury Senior Center

The Community Preservation Committee is pleased to invite you to present your application to the Committee for funding consideration in FY 2024. This will be an in person meeting at the Tisbury Senior Center.

Each member of the Committee has received your final application, has reviewed it and will be prepared to ask questions following your presentation. The presentation should be a maximum of ten minutes. CPC members will have five minutes for Q&A following your presentation.

Be advised—some presentations will be shorter than fifteen minutes, so plan your time of arrival at least 30 minutes earlier than your 'estimated' presentation time.

Monday, November 13, 2023

5:00 pm	MV Museum - Oklahoma Neighborhood Exhibit (#2)
5:15 pm	Nathan Mayhew flagpole Restoration (#3)
5:30 pm	Old Mill Safety Improvements (#5)
5:45 pm	Public Library Courtyard (#8)
6:00 pm	Tisbury Park Amenities (#9)
6:15 pm	Tisbury Lake Street Park Picnic Pavilion (#11)
6:30 pm	Lake Street Dinghy Dock Expansion (#12)

Tuesday, November 14, 2023

5:00 pm	Tisbury Affordable Housing Committee (#14)
5:15 pm	Harbor Homes of Martha's Vineyard (#15)
5:30 pm	Island Autism Center & Neighborhood (#16)
5:45 pm	IHT - Veteran's Outreach Center (#17)
6:00 pm	IHT - 55+ Housing (#18)
6:15 pm	IHT - School Employee Housing (#19)