

Community Preservation Committee Minutes 11/05/18

FINAL

Present for the Community Preservation Committee (CPC) and attending the meeting were: Pam Goff, Chairman, Steve Lewenberg, Lisa Burkin, Warren Doty, Bill Rossi, Jane Slater and Chuck Hodgkinson. Philippe Jordi, Karen Tewhey, Pierre Vaillancourt, Dorothy Young and Spencer Hilton also attended. Allen Healy and John Eisner did not attend.

Ms. Goff brought the meeting to order at 5:30 PM and opened the public hearing at 5:31 PM to receive public comment on three requests for CPA funds and consideration at the April 2019 Annual Town Meeting. The following presentations were discussed:

Pierre Vaillancourt: Regional: Island Elderly Housing (IEH) is seeking \$50,000 of Community Preservation Community Housing Funds as Chilmark's share of a six-town request for \$500,000 to build five permanently affordable apartments for island seniors earning approximately 60 % Area Median Income (AMI).

Mr. Vaillancourt gave a brief background on how IEH is structured and financed. The organization has 12 properties with a separate waiting list for each. There are currently 165 residents in all 12 properties. He added the proposed five new units will have a permanent affordable housing deed restriction and the \$1.6 million cost is structured using CPA funds, short term financing and cash on hand. He added the state and federal funding opportunities no longer exist which is why he is seeking town CPA funds for a portion of the cost.

The Committee thanked him for his work and thought the plan is well-conceived and meets the criteria required for CPA community housing funds.

Karen Tewhey: Regional: The County of Dukes County and the Martha's Vineyard Network for Homeless Prevention are seeking \$34,200 of Community Preservation Community Housing Funds as Chilmark's share of a six-town request for \$300,000 to purchase a 5-bedroom residence to house and teach life skills for adults earning approximately 30% AMI.

Ms. Tewey explained the network on Martha's Vineyard Homeless Prevention was formed in 2016. This is the first attempt to acquire and provide housing for this segment of the population. The plan is to purchase a house and provide five single-room occupancy units with a shared kitchen. She added any state funds for providing aid to the homeless on the Cape and Islands come through Barnstable in the form of rental vouchers. The island has not been able to take advantage of these vouchers because there is a cap on the allowable rent and there are no year-round rental units.

The Committee asked how Harbor Homes is structured and Ms. Tewey said the organization has not yet been incorporated. She added the County might purchase the house and the Island Housing Trust has also expressed interest. The Committee asked why isn't IHT applying for the CPA grants? One member who is Chilmark's representative on the County Advisory Board for Expenditures said the County has not discussed this possibility. After further discussion the Committee asked Ms. Tewey if she could provide more information on the specific structure and ownership arrangements. The Committee discussed scheduling a special meeting to discuss this further with more information.

Philippe Jordi: Regional: The Island Housing Trust is seeking \$68,400 of Community Preservation Community Housing Funds as Chilmark's share of a six-town request for \$600,000 to pay for the purchase and renovation of the 16-bedroom Hanover House Inn. IHT's plan is to provide lower income workforce housing for year-round employees of the Martha's Vineyard Hospital earning less than 100% AMI. Mr. Jordi added three of the units will be rented at full-market rate to provide more income.

The hospital will lease and manage the units for their employees, collect rents and provide cleaning services. IHT will manage the building renovation and ongoing structural repairs.

The Committee had several questions regarding the CPA eligibility of this program because of the anti-aid and fair housing laws. They asked if providing housing for a private non-profit company with public housing funds is legal and can this structure of having preference for a specific group of tenants be allowed. The Committee asked why didn't the hospital purchase the Hanover House for this use?

With no further public comment a motion was made to close the hearing at 6:30 PM. The motion was seconded and unanimously approved. The Committee thanked the applicants for their hard work and for taking the time to discuss their projects.

The Committee reviewed the CPA reserve fund balances. It discussed each proposal at length. Regarding the IEH request, a motion was made to recommend the complete request of \$50,000 of CPA community housing funds to voters at the April 2019 Annual Town Meeting. The motion was seconded. In discussion it was agreed this project is filling a very important housing need and the organization is extremely well run. The motion came to a vote and passed unanimously with six in favor.

Regarding the Harbor Homes project the Committee agreed it needs more detail if more information is available. A motion was made to not recommend the proposal to voters at the April 2019 Annual Town Meeting in its current form. The motion was seconded. In discussion it was agreed to schedule a tentative meeting for Monday, December 3 to review additional information as may be available. The motion came to a vote and passed unanimously with six in favor.

The Committee discussed the IHT proposal and how they did not think it was eligible for CPA funds. Chuck H. read town counsel's opinion stating it was not eligible because of the anti-aid law. The Committee agreed with counsel's opinion and a subsequent motion was made to not recommend this project to voters at the April 2019 Annual Town Meeting. The motion was seconded and unanimously approved with six in favor.

Chuck H. reviewed the estimated CPA revenue for FY 2020 with the required 10 percent amounts for each of the three funds—community housing, historic preservation and open space preservation.

FY 2020 estimated CPA revenue reserve amounts:

Projected income

\$247,000 tax surcharge;
\$ 74,000 state match (30%)
\$321,000

10% = \$32,000

10% Community Housing Reserve \$ 32,000
10% Open Space Reserve \$ 32,000
10% Historic Resources Reserve \$ 32,000
65% Community Preservation Budgeted Reserve \$209,000
5% Administration \$ 16,000

A motion was made to recommend the amounts for mandatory reserve as outlined. The motion was seconded and unanimously approved with six in favor.

Next Meeting: A tentative meeting will be scheduled for Monday, December 3, 2018 @ 5:00 PM.

Administration

The September 19, 2018 meeting minutes were reviewed and approved as presented by consensus.

With no further business to discuss, the meeting adjourned at 7:05 PM.

Respectfully submitted, Chuck Hodgkinson, CAS.