

Executive Summary

Process on MV	<ul style="list-style-type: none"> • 4 of 6 towns must approve of this by majority vote at Town Meeting • Final language may be amended before submission to the state, provided parameters below are substantially respected
Composition	<ul style="list-style-type: none"> • HB consists of 7 elected Commissioners, 1 from each town + 1 at-large. • Each town will appoint a Town Advisory Board (TAB), each with representation from existing town committees & boards. • TAB will be consulted and must approve any project of more than two dwelling units in its town. • Commissioners shall not be compensated unless compensation is approved by majority vote of each TAB.
Priorities	<ul style="list-style-type: none"> • HB to prioritize projects that: <ul style="list-style-type: none"> ○ Address the greatest need (assumed to be lower incomes and rental availability currently; HB Commissioners may adjust as needs change) ○ Are close to existing services (“Smart Growth”) ○ Convert existing buildings into restricted year-round housing ○ Address Climate Change ○ Address water quality
Powers	<ul style="list-style-type: none"> • Target the greatest need, the upper limit of which would be 240% of Area Median Income (2021 AMI = \$105K for family of 4; \$74K for an individual) • Make grants or loans • Borrow • Buy and sell or lease property • May not develop, renovate, manage, or operate properties
Restrictions	<ul style="list-style-type: none"> • All projects/units receiving grants or loans would be permanently restricted to year-round occupancy • All projects/units receiving grants would be permanently income-restricted (the upper limit of which would be 240% AMI) • Grant funding may only extend to income-restricted units if a project also includes market-rate units.
Fee / Expenses	<ul style="list-style-type: none"> • Paid for by a 2% fee on real estate sales, with the 1st \$1M of sale price not subject to the fee • HB expenses are paid from HB revenues (no other sources)
Sunset	<ul style="list-style-type: none"> • The Housing Bank Act expires after 30 years unless renewed by a majority of the Island’s member towns • If not renewed, fee collections continue in all towns until outstanding debt is satisfied • If renewed by some, but not all towns, fee collections continue in the town voting not to renew until HB debt incurred prior to non-renewal is satisfied; no more HB funding available to towns voting to not renew
Process at legislature	<ul style="list-style-type: none"> • Legislature may adjust, but substantive changes require majority of Select Boards’ approval.

Article X: To see if the Town will vote to authorize the Select Board, on behalf of the Town, to petition the General Court for passage of a special law establishing a Martha’s Vineyard Housing Bank (the “Housing Bank”) as set forth in the document entitled “An Act Establishing the Martha’s Vineyard Housing Bank” (the “Housing Bank Act”) on file with the Town Clerk; provided that submission of such petition to the General Court shall be contingent upon approval of this petition by not less than four towns located on Martha’s Vineyard. The Housing Bank Act may be amended prior to submission to the General Court by a body composed of one designee appointed by the Select Board of each town on Martha’s Vineyard that approves this petition, provided that the Housing Bank Act shall be subject to the maximum extent possible, to the following parameters:

Housing Bank Commission: The Housing Bank shall be administered by a Housing Bank Commission (the “Commission”) consisting of one resident of each member town elected by town-wide vote for staggered three-year terms, and one person elected at-large by an island-wide vote of all member towns for a two-year term.

Town Advisory Boards: A Town Advisory Board shall be established within each member town to assist the Commission with the administration of the Housing Bank Act. Town Advisory Boards shall consist of one representative appointed by each of the select board, conservation commission, planning board, board of health or wastewater committee, and zoning board, and two members appointed by the town housing committee. Town Advisory Boards shall be consulted by the Commission in developing regulations to implement the Housing Bank Act, and a Commission decision to undertake funding of a development project of more than two dwelling units shall be subject to approval by the Town Advisory Board(s) in the town or towns in which such project will be located; provided that shared appreciation equity loans shall not be subject to approval by Town Advisory Boards.

Activities: The Housing Bank shall promote housing affordable to households who earn up to 240% of the applicable household area median income for Dukes County (“AMI”) as determined by the federal Department of Housing and Urban Development. The Housing Bank shall be authorized to make grants for the acquisition, renovation, or construction of housing and housing-related infrastructure; provide loans, loan and bond guarantees, lines of credit, interest subsidies, rental assistance, and other means of financial assistance that further the Housing Bank’s purposes; purchase, receive, lease, grant and sell property subject to restrictions on income levels or resale prices; and to provide shared appreciation equity loans through which the Housing Bank receives a portion of the appreciation of the applicable property upon resale. The Housing Bank shall not be authorized to develop, renovate, manage, or operate properties, but shall fulfill its purposes primarily through funding projects proposed by non-profit and for-profit corporations and organizations, individuals and public entities.

All projects funded by the Housing Bank shall be restricted in perpetuity to require occupancy by persons earning up to a specified AMI not to exceed 240% of AMI, and shall be subject to permanent affordability restrictions and year-round occupancy restrictions, as defined by the Commission;

provided that shared appreciation equity loans need not be subject to income or affordability restrictions if the Commission determines that it would further the Housing Bank's purposes to make a loan without such restrictions. If a project includes income-restricted and market-rate units, any Housing Bank funding shall be applied only to income-restricted units in such project.

The Housing Bank will pay its own expenses from Housing Bank revenue. Commissioners shall not be compensated unless compensation is approved by a majority vote of each Town Advisory Board.

Priorities: The Housing Bank shall prioritize projects that: address the greatest need as determined from time to time by the Commission according to prevailing data; honor Smart Growth Principles; convert existing buildings into restricted year-round housing; mitigate the effects of climate change, such as new building projects that are fossil-fuel free and designed to consume net-zero annual site energy or renovations of existing buildings having no new fossil fuel equipment and a master plan to delineate a path to fossil-fuel free operation and net-zero annual site energy consumption; and address water quality through the use of state-of-the-art wastewater treatment.

Transfer Fee: The Housing Bank's activities will be funded by a two percent fee imposed on transfers of interests in real property paid by the purchaser, such fee to be established either by general law or by the Housing Bank Act. An amount to be determined by the Commission annually, but not less than the first \$1,000,000.00 of the purchase price or other consideration paid with respect to any transfer of an interest in real property, shall be exempt from the transfer fee. Additional exemptions shall be as set forth in any general law establishing the transfer fee or in the Housing Bank Act as amended prior to submission to the General Court.

Sunset: The Housing Bank Act shall expire 30 years after its passage unless extended by vote of the Commission and a majority vote of town meeting by at least four member towns; provided that, if extended, the Housing Bank Act shall remain in effect only for the towns that vote to extend. The transfer fee shall continue to be collected in any town that does not vote to extend the Housing Bank Act until satisfaction of all Housing Bank debt incurred prior to (1) the effective date of the extension of the Housing Bank Act if the Housing Bank Act is extended notwithstanding the town's vote, and (2) the expiration of the Housing Bank Act, if the Housing Bank Act is allowed to expire.

provided that the General Court may make clerical or editorial changes of form only to the bill, unless the Select Boards of at least two-thirds of the towns that approve this petition vote to approve amendments to the bill before enactment by the General Court; and, subject to the parameters set forth herein, to authorize the Select Board to approve amendments which shall be within the scope of the general public objectives of the petition; or take any other action relative thereto.

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