



# Martha's Vineyard Land Bank Commission

October 2, 2023

Dear selectboard members,

The land bank commission understands that an effort is underway to seek town meeting approval to amend the definition of "town advisory board" in the land bank law so as to include town housing committees. The commission has voted to go on record in opposition and to explain why.

Two reasons.

The first is that any such amendment would require approval by the legislature and doing so could jeopardize the entire land bank legislation. The land bank law was well-crafted and has worked successfully for many years, but sending an amendment to Beacon Hill, no matter how well-intentioned, could open up our entire legislation. Off-island legislators would be free to amend it as they wish.

The second is that it is a solution in search of a problem. Each selectboard has the power to appoint a member of the land bank town advisory board and each could, today, select a member of the housing committee to be its appointee. The land bank commission sees no wisdom in involving the state house when this matter can be addressed right now in town hall.

As a matter of history, the land bank has a long roster of involvement in affordable housing projects. Please find appended, for your information, a list of these accomplishments.

Thank you.

Very truly yours,

  
Pamela Goff  
Chairman

copy: town housing committees

***general affordable housing:***

- in 1991 the land bank and the county housing authority cooperatively purchased land off the Clam Point Road in West Tisbury; the housing authority obtained a three-acre site at a price of \$18,420, on which it constructed seven affordable rental units, and the land bank created the Sepiessa Point Reservation on the balance
- in 1992 the land bank and the town of Chilmark cooperatively purchased land off the Tabor House Road in Chilmark; the town obtained 28 acres for various municipal goals, one of which was realized by the creation of two affordableouselots, and the land bank created the Peaked Hill Reservation on the balance
- in 1999 the land bank and the town of Edgartown cooperatively purchased land off Eighteenth Street in Edgartown; the town obtained 57 acres for various municipal goals, one of which was realized by the creation of the Morgan Woods affordable housing development, and the land bank created the Pennywise Preserve on the balance
- in 2003 the land bank and the Island Affordable Housing Development Corporation (IAHDC) cooperatively purchased land off the Lobsterville Road in Aquinnah; the IAHDC obtained a 0.5-acre site at a price of \$57,715, on which it created an affordable housing ground-lease, and the land bank incorporated the balance into its Gay Head Moraine reservation
- in 2003 the land bank and town of Aquinnah cooperatively targeted land on the Old South Road in Aquinnah; the town created two affordableouselots and the land bank incorporated the balance into its Toad Rock Reservation
- in 2004 the land bank and the Island Housing Trust Corporation (IHTC) cooperatively purchased land off Takemmy Path in Tisbury; the IHTC obtained a one-acre site at a price of \$48,430, on which it sited three affordable housing ground-leases, and the land bank incorporated the balance into its Wapatequa Woods Reservation
- in 2006 the land bank purchased, for \$15,714, a conservation restriction from the Island Housing Trust Corporation (IHTC) at its Twin Oaks site at the roundabout in Oak Bluffs, as part of a plan creating three affordable housing ground-leases; the conservation restriction was incorporated into the land bank's Weahtaqua Springs Preserve
- in 2007 the land bank and the Island Housing Trust Corporation (IHTC) cooperatively purchased land on the State Road in West Tisbury; the IHTC obtained a four-acre site at a price of \$350,168, on which it sited eight affordable housing ground-leases on Eliakim's Way, and the land bank incorporated the balance into

its John Presbury Norton Farm

- in 2013 the town of Chilmark obtained, at no cost, four affordable houselots abutting the land bank's Tiasquam Valley Reservation as a result of a tripartite agreement involving the transfer of various properties among and between it and the land bank and a private family
- in 2015 the land bank and the Island Housing Trust Corporation (IHTC) cooperatively purchased land on the State Road in Tisbury; the IHTC obtained a six-acre site at a price of \$600,000, on which it sited 20 affordable apartments on Kuehn's Way, and the land bank incorporated the balance into its Ripley's Field Preserve
- in 2023 the land bank arranged, as part of its creation of the Elder Jeffers' Pond Preserve, for the town of Aquinnah to obtain interests in a property on the Old South Road that ultimately will be partitioned to create an affordable housing lot
- in 2023 the land bank participated in the creation of the Smalley's Knoll neighborhood in Aquinnah by purchasing the Island Housing Trust Corporation's surplus acreage, for \$90,400
- in 2023 the land bank and the town of Oak Bluffs will swap identical 24-acre lots in and near the Southern Woodlands Reservation; the town's 24-acre lot has long been landlocked and the swap will allow it to be accessible so as to be useable for the development of affordable housing

***affordable housing and farming:***

- in 2001 the land bank and the town of Chilmark cooperatively purchased land on the Middle Road in Chilmark; the town obtained a three-acre farmstead at a price of \$250,000, which it has leased to a local farmer, and the land bank incorporated the balance into its Tea Lane Farm
- in 2002 the land bank and the Martha's Vineyard Preservation Trust cooperatively purchased land on the Chappaquiddick Road in Edgartown; the trust obtained a one-acre farmstead at a price of \$52,325, which it has leased to a local farmer, and the land bank incorporated the balance into its Three Ponds Reservation
- in 2020 the land bank purchased Arrowhead Farm on the Indian Hill Road in West Tisbury, subject to a retained life-estate; when the life-estate concludes the land bank will conduct a search for a farming family to live in the farmstead and create a working farm there
- in 2020 the land bank and the Island Autism Group, Inc. cooperatively purchased

land on the Lamberts Cove Road in West Tisbury; the Autism Group obtained for \$800,000 a 7.5-acre property (in which two zones exist — a 3.0-acre building envelope and a 4.5-acre agricultural area where individuals with autism will farm) and the land bank purchased the remaining 10.0 acres as its Eachpoquassit Hill Preserve