

Island Housing Trust ("IHT") Board Meeting – Regular Meeting

September 17, 2022, 8:30 AM EDT (Via Zoom Videoconference)

Board members present: Doug Ruskin, Jeffrey DuBard, Pamela Craven, Bob Egerton, Peter Freeman, Victoria Haeselbarth, Delos Lander, Michelle Vivian-Jemison, Norman Werthwein, Wendy Wolf constituting a quorum

Board members absent: Richard Leonard, Sophia Welch (on leave of absence)

Staff: Philippe Jordi, Chief Executive Officer, Breeze Tonnesen, Joanna McCarthy, Christopher Anderson, Paige Leahy, Keith McGuire, Liz Volchok

The Board Members received a package of materials in advance of the Meeting via email dated September 13, 2022, the minutes of the special meeting of August 27, 2022 and an updated Agenda via email dated September 16, 2022.

Mr. Ruskin acted as chair of the Meeting and called the Meeting to order at 8:30 AM EDT.

CONSENT AGENDA

First, Mr. Ruskin turned to the Consent Agenda consisting of the following items:

1. Minutes 7-16-22 Regular Board Meeting and 8-27-22
2. 5 Harpoon Way, WT resale

Action: On motion duly made and seconded, the Board members present:

Unanimously approved the minutes of the meetings of July 16, 2022 and August 27, 2022, as presented in the Board Materials (Consent Agenda Item #1), with those Board members who were not present at such meeting abstaining; and

Unanimously approved the resale of 5 Harpoon Way, West Tisbury, for \$305,000 with restrictions as described in the Board Materials.

GOVERNANCE COMMITTEE REPORT

The Governance Committee recommended the election of Bob Green for the remainder of the term vacated by Trey Rasmussen and as Chair of the Advancement Committee.

Action: On motion duly made and seconded, the Board members present unanimously elected Bob Green to fill the remainder of the term vacated by Trey Rasmussen, ending March 31, 2025, and as Chair of the Advancement Committee.

APPOINTMENT OF CHAIR ELECT

Doug Ruskin then reminded the Board that it had created a policy of appointing a Chair-elect in advance of the annual election of officers each March, that he proposed appointing Pamela Craven as Chair-elect and that she was willing to serve as Chair of the Board once elected. He reiterated that the purpose of the policy was to allow the successor to the Chair to become more involved and plan for a smooth transition. The formal vote on the election of the Chair would take place in March.

Action: Following discussion, on motion duly made and seconded, the Board members present unanimously, other than Pamela Craven, who abstained, appointed Pamela Craven as Chair-elect, with formal election as Chair to take place in March 2023.

MADC 2023-2024 POLICY ADVOCACY INPUT

As the next order of business, Philippe Jordi introduced Don Bianchi, Director of Housing for MACDC. After a brief presentation by Mr. Bianchi, he explained that MACDC was developing its advocacy agenda for 2023-2024 and asked the IHT Board and Staff members to share their concerns for MACDC's consideration as it prepares for its upcoming annual convention. A lengthy discussion then ensued in response to his request in which the following concerns were identified:

Continuation of CITC before its 2025 sunset, and increasing it

3-pronged approach to address housing:

- Money (Island-wide Housing Bank and real estate transfer fee legislation)
- Wastewater (more on this below)
- Zoning changes

Zoning and other limitations are a problem:

- NIMBYism is a big problem
- Even communities that have multifamily zoning, the density allowed is not feasible. Building is virtually impossible without using Chapter 40B.
- Would like to see successful examples of communities which have zoning that allow Accessory Dwelling Units (ADUs) by right
- ADUs are especially important given the rapid aging of the population

Transfer Tax Enabling Act:

- All Island towns overwhelmingly voted to create a Housing Bank, a regional island-wide body to administer the funding from a real estate transfer fee being introduced at the state legislature along with similar local bills and a state-wide bill
- CPA only allows serving households up to 100% AMI, but because the median home price on the Island is \$1.3 million, you need to be able to serve households with incomes above 100% AMI
- If State Enabling Legislation is passed, Housing Bank would exempt the first \$1 million of value

Subsidy funding for housing development, including funding for homeownership development such as the Commonwealth Builder

Impact of Air BnB and Short Term Rentals more generally has increased the problem of housing affordability and availability, and has tightened the year-round real estate market. More broadly, absentee landlordism is a problem

The Martha Vineyard Commission is another hurdle, delaying housing development with additional permitting process that too often consumes time by getting into the minutiae of projects.. The Commission must approve a project before the municipality approves it, adding another layer of approval required

Serious concerns about a planned change to the state DEP's Title V regulations for nitrogen impaired Cape and Island watersheds, that will require levels of nitrogen in septic systems to be significantly reduced. Nitrogen mitigation in the form of on-site enhanced denitrification septic systems for areas that don't have access to municipal sewer systems will be required in all nitrogen sensitive watersheds. These requirements will increase the cost of housing development on the Island

State could be encouraged to allow more use of state land for housing

ADVANCEMENT/FUNDRAISING PRESENTATION & Q&A

The Advancement team, Joanna McCarthy, Christopher Anderson and Paige Leahy, presented an update on IHT's progress against its fundraising goals for 2022 and the success of various programs and campaigns as further detailed in the Board Materials. To date, \$2.2M has been raised of the 2022 goal of \$3.9M. IHT had temporarily suspended seeking new lines of credit from the Make It Happen Fund, but with the pending purchase of Lobster Alley, a draw-down of \$1.5M is planned. Also discussed were metrics for the Summer Campaign, one-time donations and pledges, statistics from the summer tours and other events and applications for additional grants that are pending. Further discussion touched on the success of the 2021 personal notes to lapsed donors, which will be continued for 2022, the structure of thank-you events and the timing of the year-end appeal as well as ideas for sponsorship of events by local businesses.

KUEHN'S WAY UPDATE

Keith McGuire reported that the move-in date for Kuehn's Way has been deferred from October 1 to November 1, 2022. While the contractor did not meet its commitment to complete the project by August 24, 2022, the project is expected to come in under budget and under the guaranteed minimum price.

For the November Board meeting, the Board would like to see a comparison of the actual results for Kuehn's Way versus the budget.

Philippe Jordi explained that all tenants are currently in the process of requalifying to meet the affordability criteria, as required by MassHousing, which is a major lender for this project, as well as CORI clearance and reference checks. The Community Builder (TCB) is the manager of Kuehn's Way and is conducting these processes. Doug Ruskin then advised the Board on another incident of vandalism. While it is unclear when this vandalism occurred, the Board emphasized the need for expediting improved security at the site and discussed various options including on-site security personnel and cameras.

EXECUTIVE SESSION

During the Executive Session, the Board discussed reinstating progress reports against budgets for projects and moving forward on the staff capacity and succession planning work discussed at the August 13 special board meeting.

There being no further business, the meeting was adjourned at 10:30 AM EDT.

Respectfully submitted,

Pamela Craven

Pamela Craven,
Assistant Clerk