

## Housing Work Group Core

Meeting Notes of December 18, 2006, 4:00 pm, MVC

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*Present - Members:* Richard Toole (Chair), Christina Brown, Candy DaRosa, Philippe Jordi, Rob Kendall, and Ben Moore

*Present – MVC Staff:* Mark London, Christine Flynn

*Others Present – Polly Brown, Michael Loberg*

### **Discussion:**

Meeting opened at 4:05 pm.

The meeting opened with Richard switching agenda item number four to number one. Members of the Housing Work Group Core then introduced themselves to Polly Brown and Michael Loberg. Ms. Brown and Mr. Loberg were invited to present their Continuing Care Retirement Community (CCRC) to the group. Ms. Brown stated that this idea came out of 5 focus group sessions to identify needs of those who are living independently. Some respondents indicated that they did not want to sell their home but did need assistance with maintaining their homes.

Ms Brown then outlined some of the components to a CCRC:

- Participants need to want to live in this kind of a community
- There would be medical assistance and other day to day living services provided by staff
- There would be a multi-generational component with staff housing on site in addition to an affordable housing rental component that would include families of various incomes
- There housing units would be in clusters with a fair amount of open space
- The CCRC would be comprised of about 100 units possibly located in the middle of the island
- There are other models such as the Beacon Hill Villages which is a virtual concept in that participants do not move but are provided with a range of services both medical and non medical for a fee
- To make the concept economically viable bond funding would be required

Members of the group responded positively to the idea. The ability to down size for empty nesters is a housing issue that should be factored into the Island Plan. The following are some of the group's responses and questions:

- How can this concept overlap with Island Elderly Housing and Council on Aging.
- What services would overlap with existing island organizations
- Could this concept work closer to the town centers rather than in the middle of the island or in the Flatlands of West Tisbury
- How will the affordable housing component be worked into this concept
- Has the CCRC been presented to other organizations such as IEH, Council on Aging, Land Bank or towns
- Other locations that were suggested were Thimble Farm but there is a CR on all but 3 acres, Old County Road, Old Holmes Hole Road,

48 It was suggested that Polly be invited to speak at the MVC's quarterly meeting of the Joint Affordable Housing  
49 Groups, which is meeting on Wednesday January 10<sup>th</sup> at 5:00 pm at the MVC. Mr. Toole then invited the entire  
50 group to attend these meeting if have not done so already.  
51

52 The next item on the agenda was to review the November 20<sup>th</sup> meeting. Some of the members were disappointed  
53 by the low attendance. It was suggested that the next Housing Work Group meeting be held either at 12:00  
54 noon or around 4:30 – 5:30. It was pointed out that several people sent regrets because they were away the  
55 week of Thanksgiving.  
56

57 The next agenda item was to consider who else should be invited to the Housing WGC. It was decided that the  
58 Housing WGC would invite developers in addition to other individuals to have a brainstorming session. If they  
59 were interested in serving on HWGC that would be great but it was hoped that these individuals could be utilize  
60 as a sounding board from time to time. It was agreed that the HWGC would meet one more time to outline  
61 various questions. The Housing WGC needs to clarify what they would like to get out of this brainstorming  
62 session. The following is a list of individuals to be invited to a meeting:

- 63 ○ Polly Brown
- 64 ○ Norman Rankow
- 65 ○ Tucker Hubble
- 66 ○ Gary Conover
- 67 ○ Peter Rosbeck, Sr.
- 68 ○ John Early
- 69 ○ Lenny Jason / Jerry Weiner
- 70 ○ Melissa Hackney
- 71 ○ Doug Hoehn or Dick Barbini
- 72 ○ Mike Jampel
- 73 ○ Marcia Cini (It was noted that Marcia agreed to be a resource for the IP but could not committee to  
74 meetings.)
- 75 ○ Nancy Gardella, MV Chamber of Commerce
- 76 ○ Harbor View Hotel (tap into the Seasonal Workforce perspective)

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78 The group then outlined the major stumbling blocks to for developing housing:

- 79 ○ Cost of Land
- 80 ○ Zoning
- 81 ○ Wastewater
- 82 ○ Nimby and Lawsuits

83  
84 The group agreed to also consider zoning best practice methods from the Cape and Nantucket in addition to  
85 other resort / seasonal communities like Aspen. It was agreed that the goals and objectives should be an  
86 interactive process. In preparation for the next meeting the group will come up with a list of questions for the  
87 brainstorming session. The next Housing Work Group Core meeting is Monday January 8<sup>th</sup> at 4:00 pm at the  
88 MVC.  
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90 Meeting adjourned at 5:24 pm.

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92 Respectfully submitted by Christine Flynn.

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94 Next Meeting: Monday, January 8, 4:00 pm at MVC