

10/9/2007 West Tisbury AHC meeting

Present: Mark Yale, Glenn Hearn, Ernie Mendenhall, Eric Whitman, Caroline Flanders

Also present: Philippe Jordi

Absent: Catherine DeVito, Michael Colinari; Absent with regrets: Vickie Thurber

The meeting began at approximately 7:40pm.

The minutes of September ____, 2007 were reviewed and upon motion duly made and seconded, were unanimously approved.

Correspondence

Glenn shared correspondence about percentages of affordable housing in every Town in MA. Only 2.1% of housing in West Tisbury is considered affordable. Glenn will provide the correspondence to Rhonda to copy for the committee.

IHT/IAHF CPC application

Philippe presented a request to the committee for endorsement of the Island Housing Trust (“IHT”) /Island Affordable Housing Fund (“IAHF”) joint application to the CPC for \$400,000 towards purchase of an affordable housing restriction and predevelopment costs for development of affordable housing on the so-called Bennett property, a/k/a 200 State Road, in West Tisbury. Philippe presented the committee with copies of the application. The project has an estimated \$2.9 million budget, with a projected \$1 million funding gap. The request for \$400K in CPA funds would cover less than ½ of the funding gap. IHT will also seek state grant money. Despite the project being in early planning stages he is making application to CPC at this time because he feels it would be advantageous to have money available sooner rather than later because it will help defray carrying costs of a loan and thus help decrease the overall cost of the project.

Referencing the plan attached to his CPC application, Philippe explained that the IHT is considering building up to 8 houses on Lot 2, which is an eight-acre parcel, with the houses clustered on 4 acres of land and the remaining 4 acres encumbered by a Land Bank conservation restriction. Lot 3 on the plan is to be purchased and conserved by the Land Bank, and Lot 1 will be given to a Bennett family heir. IHT will either apply to the Planning Board under the multi-family housing bylaw or go for a 40B permit. IHT will own title to Lot 2 and ground lease the land to the eventual homeowners. The homeowners will own the “improvements” i.e. the homes. IHT expects to partner with the Town & work with the AHC on the homeowner selection process. IHT will implement a homeowners association for maintenance of the road. IHT expects to build modest-sized homes, which are energy efficient, maximize southern exposure, and minimize long-term maintenance costs. IHT is thinking of setting home prices at a variety of income ranges, from 80% to 140%. IHT estimates that the highest sale price of a house, at the 140% range, would be \$325,000. Philippe noted that the IHT tries to create a buffer of 10%, e.g. for a 140% applicant, it sets the home price at 130%. The IAHF can provide \$25K soft second loans (with a 1% interest rate) and \$5K closing fund grants to homeowners. IHT would like to work with Habitat for 1 home on this project.

Upon motion duly made and seconded the committee VOTED to support the IHT/IAHF application provided that the maximum sale price of a home is \$325K, and that all efforts are

made to put Town residents in the houses. Four ayes, Caroline abstained from the vote. The Committee requests that Rhonda writes a letter to the CPC for Mike to sign that endorses the IHT/IAHF application.

Other business

The committee had a brief discussion with Philippe about working with the IHT on affordable housing developments on Town-owned land. Philippe talked a little bit about how ground leasing the properties is an excellent way of ensuring perpetual affordability, and protecting properties from becoming over-encumbered and foreclosed upon.

Glenn provided the committee with a draft of an RFP for the Bailey Park Road development.

Glenn reported that the Selectmen are working with Town counsel on the Cote foreclosure issue.

Caroline informed the committee about the following affordable housing-related applications for eligibility submitted to the CPC:

- AHC, \$76,500 towards the Bailey Park Road Housing Development
- DCRHA, \$30,000 subsidy of its Rental Conversion Program
- DCRHA, \$250,000 for construction of new units at Sepiessa
- Habitat, \$100,000 towards construction of a new Habitat house (location TBD)
- IAHF, \$50,000 funding for its soft second loan program
- IHT/IAHF, \$400,000 for purchase of affordable housing restrictions on the 200 State Road project

Upon motion duly made and seconded, the meeting was adjourned at approximately 9:00pm.

Respectfully submitted,

Caroline Flanders

Next meeting: Tuesday, October 23, 2007, 7:30pm