

Oct. 14, 2009
Affordable Housing Committee and Selectmen Meeting

Present: Mike Colaneri, Glenn Hearn, Richard Knabel, Ernie Mendenhall,
Skipper Manter, Dianne Powers and Joanne Scott

Absent: Jim Powell and Vickie Thurber

Also Present: Alice Boyd, Rhonda Conley, Jen Rand, Ron Rappaport and members of
Public

After the selectmen opened their meeting and discussed several town items a joint meeting between the selectmen and the Affordable Housing Committee (AHC) was called to order.

Cote Foreclosure: Ron Rappaport, town counsel, took the floor to explain the settlement document with Saxon (financial institute) over the Shawn Cote foreclosure. The deal is as discussed at last joint meeting. West Tisbury will dismiss the law suit against Saxon over the Shawn Cote foreclosure with the understanding that the town has 90 days to sell the house to an eligible recipient (140% of median income). After 90 days if no sale to an eligible purchaser then it goes back to Saxon to sell subject to West Tisbury bylaw and covenant. But with a judgment that says this lot is permanently restricted for affordable housing purposes. The requirement that the AHC covenant be put on the property which will be court ordered and document recorded. Saxon wants to net \$330,000.00. The Affordable Housing Trust Fund has already authorized \$45,000.00 toward the purchase with Island Housing Trust making up the rest through the sell to an eligible purchaser. There are some fees outstanding (road associates dues, etc.). Rappaport wants the selectmen and AHC to vote to have Rappaport execute the settlement agreement on behalf of the town. ***Skipper made a motion, seconded by Richard, to authorize Rappaport to execute the settlement with Saxon as described today with the Selectmen's Chair signing off and if the Chair is not available for the Vice Chair to sign and include the additional funding of \$1500.00.***

VOTE 3 YES 0 NO

Ernie made a motion, seconded by Glenn to expend additional funding for miscellaneous fees up to \$1500.00 and to have AHC Chair sign off on the settlement, if Chair not available Vice Chair to do so. VOTE 4 YES 0 NO

Bailey Boyd RFP Presentation: Mike told the group that Bailey Boyd Associates was hired to do an RFP for the development of 3 lots on Bailey Park Road. Alice Boyd, President of Bailey Boyd Ass., presented and explained the written RFP. Boyd discussed the affordability levels and the restrictions of maximum of 100% median income level when using CPC funds. She discussed the land lease verses turning over to developer issues. Richard had a concern about the term selling to the developer when it is recouping predevelopment cost and the possibility of foreclosure. Mike stated that the AHC spent a lot of time on this and decided to go with a ground lease. Skipper wanted to know what determines to give the land to new homeowner and ground lease. Alice said to some it is a community perception of giving away town owned land verses the town

holding the land. Ernie stated it also gives the town a much stronger legal hold in affordability. He also stated that Fannie Mae accepts ground leasing as well.

The question came up as to whether more CPC funds would be requested. Boyd said the developer may come back to the town for CPC funds. Glenn said there are also possible Green Funds available to the developer. The AHC has not specified green development in the RFP.

Skipper does not like the rating of unacceptable to a developer who has not done any affordable housing projects before. There was a short discussion about this with Boyd stating that contractors who had not done one of these could partner up with a developer that has. Boyd believes it is a good idea to have an experienced affordable housing developer. The AHC said they would further discuss this issue before making the final RFP decision.

An audience member had a question about affordable housing recipients building their own houses. She stated that a lot of people want to build their own. Mike said this is still an option down the road for other developments.

Bob Wheeler Co-president of Island Affordable Housing Fund stated that they will be bidding on the project and will be asking for CPC funds.

Mike stated the AHC will try to finalize the RFP at their next meeting and move as quickly as possible.

Adjourned at 5:15 P.M.

Respectfully submitted by Rhonda Conley