

Minutes – Community Preservation Committee – Nov. 19, 2008  
Approved Dec. 3, 2008

Present: Sean Conley, Chair; Lesley Eaton, Glenn Hearn, Dale Julier, Bruce Keep, Susan Phelps, Peter Rodegast; Tony Nevin, Admin. Asst. Absent: Al DeVito, Ginny Jones.  
Guests: Ron DiOrio, Berkeley Johnson, Philippe Jordi, Pat Manning, Dick Mezger

Sean called the meeting to order at 5:35 pm with a quorum present. The minutes of the meeting of November 5, 2008 were reviewed and approved unanimously with two abstentions.

Berkley Johnson and Ron DiOrio reported on Habitat's efforts to obtain a larger plot for the proposed affordable house in the Bailey Park/Stoney Hill area. They have a purchase and sale agreement with Smith College for a 1/3 acre lot; the title has been resolved. They are conducting title searches on adjacent lots. If one or more of these lots has been foreclosed, the Town could vote to sell to Habitat. Dale noted that access and electricity rights were entered twice in the proposal budget (Habitat will make corrections), and stated that Stoney Hill might be willing to reduce its one-time fee if the property was at least 1 acre. She also stated if the property was less than 1 acre, Stoney Hill might approve access with conformity to Association covenants, and noted that the property might require an expensive enhanced septic system. Glenn stated that the WT Affordable Housing Committee would set the price for town land to be acquired by Habitat. Berkeley and Ron said that Habitat would pursue the project, and Sean stated that CPC would consider the project for funding if land title and all related issues were cleared up by mid-January. Berkeley and Ron departed.

Pat Manning and Philippe Jordi reviewed priorities for their proposed community housing projects, with the understanding that their requests would have to be reduced by approximately \$140,000. Pat stated that the Helm loan fund was less urgent than other projects, and Philippe stated that the request for \$170,000 to make two houses at 250 State Road affordable at or below 100% AMI could be reduced to \$90,000 for one house. Dick Mezger described the status of the Bridge project and stated that a combination of state grants, IAHF funds, and CPA funds could suffice to bring the project to completion in one year if all goes well. Bridge is requesting \$400,000 to support 2 units at 80% and 2 units at 100% AMI, with preference for West Tisbury residents. Discussion addressed issues of green construction, water supply, abutters' access, and Tisbury's contribution of CPA funds. Sean noted the political problems of WT support for housing outside the town, and Bruce pointed out that Bridge units would not count toward WT's affordable housing percentage.

Philippe answered questions about expenditures for debt service on the 250 State Road project, noting that financing was included in the project budget to buy the property and to start construction, and that financing costs would continue after construction began. Pat explained that the news article about business donations to secure employee access to housing resulted from miscommunication and did not apply to 250 State Road.

With respect to the GoGreen fund, Dale asked whether CPA regulations would preclude the use of CPA money, and Tony explained that CPA funds could be used if construed as "support" for affordable housing under the terms of a grant agreement, which should include restriction to permanently deeded affordable housing units. When Susan pressed the guests for firm priorities, they stated that the Bridge housing project was first, the GoGreen fund was second, the supplement for one (or two) houses at 250 State Road was third, and the Helm fund was fourth. Pat agreed to provide a report of Helm fund allocations in 2008 by December 31. Philippe, Pat, and Dick departed.

The CPC discussed Town Meeting strategy – in particular, whether to propose the Bridge project first, anticipating that it might not be supported, thus freeing funds for other projects. The possibility of recommending more funding than available and proposing cuts on Town Meeting floor was raised, but there was a general sense that the CPC should not go to Town Meeting with requests exceeding its budget.

Tony presented the results of a financial model showing that if CPC recommended the maximum funding available for housing in FY09, there would be a substantial reduction in FY10, whereas flat funding at \$400,000 or \$500,000 per year for housing would make substantially more funds available for other areas. It was generally agreed that we should try to fund projects that were ready to go, and doubts were raised as to whether Bridge was in fact ready. Glenn noted that open space funds, which will accumulate steadily, could be used in collaboration with the Land Bank.

Lesley reviewed an invoice from IAHF for \$33,933 for the 250 State Road project. Glenn moved approval, Susan seconded, and the expenditure was unanimously approved with Dale abstaining.

Tony reviewed the proposed administrative budget for FY2010. After discussion, Susan moved approval, Dale seconded, and the budget was approved unanimously.

Glenn reviewed the eligibility of FY09-04, Town Hall sidewalk, for CPA funds. He reported that it might be eligible if construed as restoration of a historic neighborhood, where the sidewalk would bridge from the church to the grange sidewalks and their fences. He will pursue questions of design, drainage, and permissions with Ben Moore and the Town Hall Committee.

Glenn reported that Habitat representatives had visited the WTAHC and indicated some dissatisfaction with IHT restrictions and costs for the proposed Habitat unit at 250 State Road. After a general discussion of housing and funding concerns in these recessionary times, the meeting adjourned at 7:40.

Respectfully submitted,

Tony Nevin  
Administrative Assistant