

Mar. 27, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Ted Jochsberger, Angela Prout
and Rise Terney

Absent with Regrets: Glenn Hearn

Also Present: Rhonda Conley

Mike made a motion seconded by Susan to accept the 2/27/18 minutes with spelling corrections.

VOTE 5 YES 0 NO 1 ABSTAIN

INVOICES

Town Counsel: Rhonda presented the invoices from Reynolds, Rappaport, Kaplan and Hackney. ***Mike made a motion seconded by Susan to recommend the portion of invoice dealing with Scott's Grove (\$1,188.25) and Flat Point Farm (\$514.75) be paid by the Trust and AHC pay portion dealing with 57 Rustling Oaks Rd. (\$152.25).*** **VOTE 6 YES 0 NO**

CORRESPONDENCE AND ANNOUNCEMENT

Workshops: Rhonda told the committee of upcoming housing and grant workshops.

AHC Members: The Board of Health has appointed Angela as their representative. Jeffrey Dubard has asked to join the committee. ***Mike made a motion seconded by Susan to recommend to the selectmen to appoint Jeffrey as an alternate to the Affordable Housing Committee and the Affordable Housing Trust.*** **VOTE 6 YES 0 NO**

Warrant Article 32: There was a suggestion from Doug Ruskin to the CPC that Warrant Article 32 be changed to be more general. It reads as "To see if the Town will vote to appropriate the sum of Three Hundred Thousand Dollars (\$300,000.00) from the Community Preservation Undesignated Reserve with Two Hundred Fifty Thousand Dollars (\$250,000.00) set aside for the purpose of an Affordable Housing Emergency Reserve to be used appropriately by the Affordable Housing Trust when an affordable home is in danger of foreclosure or otherwise in preserving affordability of present or future affordable homes. The remaining Fifty Thousand Dollars (\$50,000.00) would be transferred to the Trust for future use toward affordable housing opportunities: search, predevelopment, legal fees associated with such, and various other affordable housing causes that meet CPA guidelines." The edited version would read "To see if the Town will vote to appropriate the sum of Three Hundred Thousand Dollars (\$300,000.00) from the Community Preservation Undesignated Reserve be transferred to the Affordable Housing Trust to be used for future use toward affordable housing causes that meet CPA guidelines. The CPC has asked that an AHC rep attend their meeting to discuss the edited version. ***Mike made a motion seconded by Ted to agree to the change in Article 32 on Town Meeting floor.*** **VOTE 6 YES 0 NO**

ONGOING

16 Old Courthouse Rd.: Larry led a discussion of MVC's Decision (move the building if feasible and/or salvage) and what the members wish to do on the site. Jen will be creating an RFP for the moving, salvage and/or demolition of the building. After the building has been removed, a 21E will take place. There was worry about how the Huseby development is having a negative impact on the development at 16 Courthouse Rd. and how AHC and the Town can change this negativity.

Rhonda read Article 36: "To see if the Town will vote to transfer the care, custody, management and control of Town owned land located at 16 Old Courthouse Road (Map 22, Lot 8) to the West Tisbury Affordable Housing Committee for development and use as affordable housing."

Members still have not come to an agreement as what want on the property. Mike said that rentals give the Town more control over the property. Susan stated the abutters' wish of a single family home. It will remain town property was agreed. Also agreed was that there will be public meetings for input. It was decided that a handout should be prepared for Town Meeting dealing with this property and 401 State Rd.

401 State Rd.: There was a discussion of the meeting with Selectmen (see Mar. 21st minutes). Larry stated that the Selectmen chair does not support housing being placed on this property. The chair feels the land should be saved for future town needs, possibly a wastewater pumping station or other uses. Rise said that the AHC should argue for housing. All agreed that as the Selectmen planned on asking the article be dismissed at Town Meeting the AHC should have a handout stating why the Town should go forward with creating housing here.

The handout should state income statistics, size potentials, nearby facilities and lack of rental opportunities. Rhonda was asked to create such a handout.

UPDATES

57 Rustling Oaks Rd.: The bank is going forward with a foreclosure. Rhonda was asked to send an email to the bank and make sure they are aware that AHC wishes to find an eligible purchaser for the home.

Scott's Grove: Larry said the contractor is moving forward. In addition, the Selectmen have signed the revised property documents.

Flat Point Farm: Larry reported on the meeting with town counsel. Ron Rappaport explained the two ways that the Flat Point Farm Trust could move forward on the Form B. Larry read the letter stating the options. The letter from the Trust attorney stated that they are going forward with a Form A and a Form C. With the Flat Point Trust plan of Form A and Form C, only one affordable lot will be required. Mike believes that the Form A circumvents the intent of the bylaw.

NEW BUSINESS

Land Bank: Mike reported on the Land Bank purchase of 22 acres (Murphy's property). The Land Bank would not discuss a housing component as it was not on their agenda and they will not be doing any housing on this property. Mike wishes to write to the Land Bank stating the AHC's wish for the Land Bank to consider housing on properties they acquire. ***Mike made a motion seconded by Rise for Rhonda to compose a letter to the Land Bank stating AHC's wish to have housing considered in land purchases by the Land Bank. VOTE 6 YES 0 NO***

Adjourned at 8:30 PM

The April 10th meeting is cancelled due to Town Meeting.

The next AHC meeting will be April 24, 2018 at 6:45 PM in the 2nd floor conference rm. of Town Hall.

The next AHT meeting will be April 24, 2018 at 6:30 PM in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley