

Oct. 25, 2016
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Susan Feller, Glenn Hearn, Ted Jochsberger, Angela Prout and Vickie Thurber

Absent with Regrets: Mike Colaneri and Henry Geller

Also Present: Capece family, Rhonda Conley and Philippe Jordi (Island Housing Trust Exec. Director)

Ted made a motion seconded by Glenn to accept the 10/11/16 minutes as written.

VOTE 5 YES 0 NO 1 ABSENT

ANNOUNCEMENTS AND CORRESPONDENCE

Town Meeting: Special town meeting will be at the W. Tisbury School Nov. 1, 2016.

Joint Affordable Housing Group (JAHG): The JAHG will meet Nov.2, 2016 at MVC building at 4 PM. Rhonda will attend.

NEW BUSINESS

Affordable Housing Lot w/House: Rhonda received an email requesting information on creating affordable housing lot with a house. She spoke with the Attorney Hammarlund about how this happens. She explained that a house appraisal must be done, application for creating a homesite lot with a special permit from the Planning Board, the prospective buyer must fill out an application with DCRHA and be approved by the AHC. This property must also be put under a restrictive covenant in perpetuity. She will send him the proper process form and the required restriction documents. Rhonda will also contact DCRHA after getting the house size and appraisal value from the attorney.

Zoning Bylaw Definitions: Rhonda presented the definitions the JAHG (see attached) has worked on for all island towns to use in their definitions on housing. The committee discussed the wording. After which they decided they agreed with it. ***Ted made a motion seconded by Glenn to support the JAHG definitions for town zoning bylaws changes. VOTE 6 YES 0 NO***

Affordable Home Refinancing: An affordable home owner came before the committee about getting an equity line of credit to finish their home. This loan will not incorporate their present loan into it. The bank is willing to make a loan of \$200,000.00 at an adjustable rate. This amount would exceed the max. resale price. The appraised value at market rate is \$675,000.00. There was discussion of the varied rate interest and whether it should be approved. The AHC has never approved a varied rate. The committee asked that the Capece's speak to the bank and strongly recommend that a fixed rate be implemented. Rhonda also will contact the bank on this. Any liens on the property must also be addressed if they exist. ***Glenn made a motion seconded by Ted to approve the loan for \$100,000.00 with a fixed rate if possible or varied rate if not. The conditions being that this amount will be adjusted for outstanding liens which must be addressed.*** This approval requires the signing of a Certificate of Approval, Amended Covenant and Permitted Mortgage Agreement prepared by Town Counsel. This may also require subordination on town mortgage. **VOTE 6 YES 0 NO**

ONGOING BUSINESS

Fire Station Lot (Scott's Grove): Larry stated comments from Mike dealing with the ground lease. One question was what the area of lease should include, well area and road? The members stated that the well area should be part of lease. The road area may be a joint responsibility with the town owning the first part and IHT the rest or the town owning the road and IHT having an easement or IHT owning the

road and the town having an easement over it. After a discussion of the liability involved and responsibility of maintenance it was decided to contact town counsel for an opinion.

Larry had some questions about how the lottery will work and possibly explaining this at town meeting. Philippe told him to contact DCRHA for how they run a lottery.

Philippe informed the AHC that IHT will be going before the Planning Board Oct. 31, 2016 at 5:30 PM. He also stated that after the IHT meeting with the Park and Rec on the parking at the ballfield they will not be making any changes. The Park and Rec does not want any changes nor do they want the cover (trees, brush) removed from side of the road. The drainage from road will be addressed Jordi stated. There was a discussion of local preference and how the committee feels about it. The members stated they are not against the regional approach and will embrace this on future projects but the RFP in this case states 70% local preference. Jordi has withdrawn his regional CPC applications for funding from the other island towns. **Vickie made a motion seconded by Ted to support IHT in a request for additional funding from West Tisbury CPC for Scott's Grove. VOTE 6 YES 0 NO**

Jordi discussed the use of bonding CPC funds to service the debt. It has been done before in town. The committee has no problem with this method of funding.

The Land Disposition Agreement came back with town counsel comments on the triplex design and how this design change could not be done. Larry pointed out that the RFP gives the town the right to approve design changes. The other questions were about time lines for curing defaults, etc. Rhonda will review the 2nd draft for other wording problems and send back to town counsel. ***Ted made a motion seconded by Vickie to accept the Land Disposition Agreement with the revisions. VOTE 5 YES 0 NO 1 ABSENT***

School House Lot: No report

Lamberts Cove Lot: No report

Housing Production Plan (HPP): Ted stated that the Consultant's report is out.

No further reports.

Adjourned at 8:30 PM

The next AHC meeting will be Nov. 8, 2016 at 7 PM in the 2nd floor conference rm. of Town Hall.

The next HPP workshop will be Nov. 14, 2016 at 5 PM.

The next AHT meeting will be Nov. 22, 2016 at 7:15 PM

Respectfully submitted by Rhonda Conley

ATTACHMENTS

DRAFT

Town Zoning By-laws:

Definitions

Area Median Income (AMI):

County Area Median Income (AMI) is determined annually by the Federal Department of Housing and Urban Development (HUD) and used to calculate income limits for eligibility in a range of housing programs.

Affordable Housing:

Affordable Housing is defined as permanently deed-restricted year-round rental or ownership housing for those earning up to 80% of AMI as referenced in HUD and the Massachusetts Department of Housing & Community Development (DHCD) guidelines

Community Housing:

Community Housing is permanently deed-restricted year-round rental or ownership housing for those earning between 81% - 150% AMI as referenced in the 2004 State Legislation for Martha's Vineyard.

Affirmative Fair Housing Marketing Plan and Resident Selection Guidelines:

Federal and State Fair Housing statutes require municipalities to prevent and address disparities in access to community resources and assets in the promotion of healthy, diverse, and sustainable communities. All municipal housing efforts shall follow Fair Housing prescripts and guidelines.