

**Aug. 11, 2015**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**Present:** Joanne Scott, Mike Colaneri, Glenn Hearn, Ted Jochsberger, Larry Schubert and Vickie Thurber

**Absent with Regrets:** Henry Gellar

**Also Present:** Rhonda Conley, Richard Knabel and Joe ---

Joanne opened the meeting by asking the committee to not discuss the Welles property or particular individuals in the refinance discussion to be held with town counsel.

Glenn made a motion seconded by Ted to accept the minutes of 7/28/15 as written. **VOTE 5 YES 0 NO 1 ABSTAIN**

**ANNOUNCEMENTS AND CORRESPONDENCE**

**Tiny Houses:** Rhonda stated that there will be a tiny house booth at the fair and they are asking for volunteers to man the booth.

**Ethics Test:** Rhonda reminded everyone to please complete the test.

**Sworn In:** Rhonda asked everyone to make sure they had been sworn in by Town Clerk Tara.

**ON-GOING BUSINESS**

**Dowd Refinance:** Rhonda stated that she was recontacted by Elizabeth Dowd's financial institute about the refinancing of her home. CHAPA who is the monitoring agent of this property had also been in contact. CHAPA is in the process of approving the refinance with Simon Warren as well as Ms. Dowd as borrowers. It appears CHAPA will allow Simon Warren be placed on the deed. The committee asked how CHAPA determines the value of the property and as to whether there was an appraisal done. Also at what percentage of the value is allowed for financing (80 or 90%). Rhonda will contact CHAPA for this information.

**NEW BUSINESS**

**Refinance:** Town Counsel, Cynthia Wansiewicz came to speak to the committee about how to keep the cost of affordable home refinances down. She believes the process can be streamlined to eliminate miscommunications. Wansiewicz suggest that not all refinances be required to sign a new covenant. Mike stated that the new covenant which now is based on the universal deed rider needs to be put in place on properties that are under the old covenants and this step should not be eliminated. He also stated that the AHC has a vested interest in these procedures and should be involved. There was some confusion on whether an affordable housing covenant should be called a covenant or a deed rider. Wansiewicz believes it should be called a deed rider.

The discussion continued onto cutting the cost. One suggestion was eliminating the Certificate of Approval as this was redundant due to the other forms required such as the Dollar (\$1.00) Mortgage and Permitted Mortgage Agreement. The question of what is the average cost of these refinancings was brought up. Wansiewicz said she will review recent past refinancings and get back to the committee. AHC may consider putting a cap on what the AHC will pay. The issue of cost and how the procedure should progress needs to be addressed in a policy guideline. The committee does have a guideline for affordable housing owners that they will review at the next meeting.

On this note Mike suggested that a review of all AHC docs should be conducted once a year.

**ON-GOING BUSINESS**

**IHT Funding Proposal:** Have not received a legal decision. Rhonda was asked to recontact town counsel forwarding previous email with a new message. Rhonda will also contact CPC for their input.

**Welles Property:** Mike stated he had spoken to someone at MVC about traffic studies (see attached). He also had several other materials as did Rhonda for the committee to review. There was discussion about how to proceed. Larry suggest that a letter be sent to the selectmen asking them if they had resolved the purchase issue and that further discussion wait until a trust meeting. Vickie suggested that the materials gathered by Mike and Rhonda be sent as a

package to the selectmen with a note saying looking forward to seeing you and having a productive discussion about this property and addressing your concerns expressed at the last trust meeting. The other members agreed this is the way to advance.

**Fire Station Lot:** Joanne stated that the committee had to choose which way they wished to proceed 1) go with the 2 duplex warrant article passed in April and hope to add to this at a future town meeting or 2) ask to change the warrant article or modify it to read 3 triplexes at a special town meeting this fall. The discussion was divided on what to do with several members not wishing to hold things up and others stating it was better to wait for a special town meeting and try for the whole package. ***Mike made a motion seconded by Ted to wait for a special town meeting and introduce a new warrant article (new if not modified) for 3 triplexes and if no town meeting is scheduled by the 2<sup>nd</sup> AHC meeting in Nov. (which should be Nov. 24<sup>th</sup>) to go forward with the present warrant article of 2 duplexes.***

**VOTE 4 YES 1 NO 1 ABSTAIN**

Larry requested that a letter be sent to the selectmen calling for a special town meeting.

Rhonda is to check with Jen as to whether the warrant article can be modified or a new article is necessary.

#### **NEW BUSINESS**

**Resignation:** Joann announced that she is resigning from the committee due to other commitments and asked that Larry be put as interim chair until April when elections are held. ***Mike made a motion seconded by Glenn to accept Joanne's resignation as AHC chair. VOTE 5 YES 0 NO 1 ABSTAIN***

***Glenn nominated Larry to replace Joanne as Chair until April 2016 elections. VOTE 5 YES 0 NO 1 ABSTAIN***

Adjourned at 8:45 PM

**The next AHC meeting is Aug. 25, 2015 at 7PM in town hall 2<sup>nd</sup> floor conference rm.**

**The next AHT meeting is Aug. 25, 2015 at 7:15 PM in town Hall 2<sup>nd</sup> floor conference rm.**

Respectfully submitted by Rhonda Conley