

March 24, 2015
West Tisbury Affordable Housing Committee
Minutes

Present: Joanne Scott, Mike Colaneri, Glenn Hearn and Larry Schubert

Absent with Regrets: Henry Geller, Ernie Mendenhall and Vickie Thurber

Also Present: Rhonda Conley, Philippi Jordan, Executive Director of Island Housing Trust (IHT) and Derrell, IHT staff

Mike made a motion seconded by Glenn to accept 3/10/15 minutes as written.

VOTE 3 YES 0 NO 1 ABSTAIN

Pending Business

Fire Station Lot: Mike stated that Billy Olson will work on moving the road design and buildings' placement. Larry asked about the parking for the ball park. Mike said it will be incorporated into the design. Mike also spoke with Linda at EverSource about electric power. This can be handled by a private contractor or EverSource. If EverSource does the design and installation they will also service. The RFP specifics were discussed (see handout). Should there be a lease fee? Mike suggested it be discussed with the Assessor's office as to a nominal fee paid by the organization that ends up with the lease as is done with Sepiessa.

Mike stated that discussions with the consultant for the RFP be started. Hopefully AHC can use Leedara from Bailey Boyd Associates.

New Business

Covenant and Other Affordable Housing Papers: Rhonda was asked to send package to Larry.

IHT Presentation: Jordi presented handouts about vacant land in West Tisbury and an inventory list of affordable homes in West Tisbury. The committee reviewed the vacant land map.

Courthouse Rd. Town Land: The land is possibly available again. ***Mike made a motion seconded by Larry to again send a letter to the selectmen about making the property available for affordable housing.*** **VOTE 4 YES 0 NO**

Community Partnership Program (CPP): Jordi stated that IHT is kicking around ideas about the CPP proposal that AHC developed. The take IHT is thinking does not involve families in need of help with the cost of building but any home owner wishing to participant. There would be no income limits on the homeowner for a loan to set up for an accessory apartment. There would be deed restrictions on the rental and they would have to follow the West Tisbury accessory apartment rules. There would have to be inspections beforehand to check septic, electric, etc. by a qualified consultant. He has been looking into modular cost and how they can be used. Jordi has come up with a modular that can just be put in place and depending on the size the cost could be between \$135,000.00-\$150,000.00 per unit. The most economical way would be to have the manufacturer produce a group at a time and bargaining in a group.

Adjourned at 8:30 PM

The next meeting will be April 28, 2015 at 7PM in Town Hall 2nd floor conference rm.

The next Affordable Housing Trust will be April 28, 2015 at 7:15 PM in Town Hall 2nd floor conference rm.

Respectfully submitted by Rhonda Conley

Fire station Lot Development

RFP Draft Request

Property

Form of Conveyance will be through a Ground Lease

This will include a land disposition agreement for the development of the property.

Permits for the development will be the developer's responsibility.

Financing of the development will be the developer's responsibility to acquire. This may be through federal and state grants or loans as well as applying for CPA funds.

Provided to Developer

Plot plan with building envelopes will be provide.

Well and septic design plans available.

Electric hookup will be at the property

Developer Requirements

Building design must meet approval

Developer's plans must include landscaping and outdoor lighting that meets the town's approval.

Housing

Building Style must fit into community.

Building criteria may be any form that meets stretch code

At present housing will be 9 apartments (3 one bedroom, 3 two bedroom and 3 three bedroom)

Apartments will have universal access

Green construction consideration will be given to those developers

Apartments will be provided with the normal housing needs (heat, hot water, etc.)

Appliances provide will be refrigerator and stove with washer/dryer hookups.

Rent of Units

Apartments shall be rented at 80 % or below median income.

Preference for rentals should be given to West Tisbury residents.

Drafted 4-22-2015