

**May 22 2018**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**Present:** Larry Schubert, Mike Colaneri, Jeffrey Dubard and Susan Feller

**Absent with Regrets:** Ted Jochsberger, Angela Prout and Rise Terney

**Also Present:** Rhonda Conley

Mike made a motion seconded by Jeffrey to accept the 5-8-18 minutes as written. **VOTE 2 YES 0 NO 2 ABSTAIN**

**INVOICES**

Rhonda presented invoices totaling \$4,059.25 from Reynolds, Rappaport, Kaplan and Hackney. **Mike made a motion seconded by Jeffrey to recommend to the Affordable Housing Trust for Scott's Grove (\$2,829.75), Cottle Foreclosure (\$49.00), and Flat Point Farm affordable lot (\$1,180.50). VOTE 4 YES 0 NO**

**ANNOUNCEMENTS AND CORRESPONDENCE**

**Land Bank Letter:** Larry read the response to the AHC letter from the Land Bank (see attached). Mike explained the Makoniky property offer from the Land Bank years back. Glenn had did the work on this property and found it undesirable for affordable housing use. There was a discussion of taking the Land Bank up on their new offer of this property. The thing to consider is dealing with the Association and their fees. If given as a gift to the Trust what can the AHT do? Could they sell it at fair market value? Some members think this may be something to explore. Rhonda will look into this.

**NEW BUSINESS**

**Substandard Lot:** Mike brought up the idea of raising the price from \$50,000.00. He had spoken to two owners of such lots and they stated they would be willing to sell at \$100,000.00. There was a short discussion. Larry said the higher sale price gives the owner an advantage not the buyer who has a set value (maximum resale price) that at \$100,000.00 leaves less money for building, septic and well. It was decided to leave open for discussion at future meeting.

**ONGOING BUSINESS**

**Scott's Grove:** Larry stated he had a call from Derill (project manager) about the water tank required for the project. The RFP has gone out for the new water tank.

**57 Rustling Oaks:** No report.

**Merry Affordable Home:** Rhonda reported on the home loan. The maximum resale price for the two bedroom home is set at \$300,000.00 the loan is a fixed rate loan of \$259,000.00. **Mike made a motion seconded by Jeffrey to accept the loan agreement. VOTE 4 YES 0 NO**

The committee also agreed that the Town Counsel should go forward with the other required documents (Affordable Covenant, Permitted Mortgage Agreement, Certificate of Approval, and Town Mortgagee). **Mike made a motion seconded by Jeffrey to sign off on the required documents and recommend to the Selectmen to sign. VOTE 4 YES 0 NO**

**Bolin refinance:** No report.

**Flat Point Farm:** Mike reported that the MVC has not finalized their decision yet. He stated there is no Form C yet.

Mike has a meeting with Adam Turner (MVC Director) to discuss lot creations and the affordable housing requirement.

**Old Courthouse Rd.:** Jen (Town Admin) has started drafting the RFP for demolition, which should state salvaging the granite and timbers if possible, and dealing with the lead paint.

Mike stated that he thinks the AHC should get the most out of the property as possible. This could be four bedrooms using the nitrogen loading from other town land. He is for a ground lease with condoing two or three units and selling them. Larry listed the points that need done

1. Public hearing after a consensus as to what want.
2. Site plan with building envelope, access and parking
3. One lane driveway in and out not two as the neighbors have asked.

Rhonda had provided handouts for the members to put their thoughts together for discussion. These should be reviewed by members for discussion. She will also send out a handout on RFP requirement questions.

**Lambert's Cove:** Larry asked the committee what the group wishes to do about the town vote-proceed or drop. Larry asked as a group do we have a public meeting. If a public meeting do with or without a concept plan. Mike wished to put on hold. Susan wished to pursue or sell the land to a conservation group with money going to the Affordable Housing Trust. No consensus was agreed upon at this time..

**Adjourned at 8 PM**

**The next AHC meeting will be June 12, 2018 at 6:30 PM in the 2nd floor conference rm. at Town Hall.**

Respectfully submitted by Rhonda Conley

ATTACHMENT

See Land Bank Response 2018