

Nov. 14, 2017
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Glenn Hearn, Ted Jochsberger and Angela Prout

Absent with Regrets: Vickie Thurber

Also Present: Rhonda Conley

Mike made a motion seconded by Susan to accept the 10-10-17 minutes as written.

VOTE 5 YES 0 NO 1 ABSTAIN

INVOICES

Mike made a motion seconded by Angela to pay the invoice for printing of the Affordable Housing Brochure and posters of \$1,031.37. VOTE 6 YES 0 NO

Mike made a motion to recommend to the Affordable Housing Trust to pay invoices dealing with Scott's Grove (Town Counsel invoice for legal work of \$835.50 and to reimburse IHT for predevelopment cost of \$15,000.00). VOTE 6 YES 0 NO

ANNOUNCEMENT AND CORRESPONDENCE

Brochure: Mike stated that Chris Decker at Tisbury Printer helped a lot with the design and that every West Tisbury resident was direct mailed at a cost of \$0.17. Rhonda reported that she had several (4) people request further information. She emailed them the information. Mike stated that posters were put up at the Library, Town Hall, Post Office, 7A, Alley's, Conroy's and Cronigs.

NEW BUSINESS

DCRHA Rental Assistance Program: Rhonda stated that DCRHA asked for a letter of support for their rental assistance program. ***Mike made a motion seconded by Glenn to send a letter to CPC in support of the program. VOTE 6 YES 0 NO***

IHT Project Support: IHT is also asked for a letter of support for the Kuehns Way project (CPC request of \$35,270) and the Greenwood Ave. Project (\$100,000.00) both in Vineyard Haven. There was a short discussion of supporting projects outside of town with various members believing it should be town projects and others believing affordable housing projects should be supported in and out of town. The Greenwood Ave. Project was not decided on or voted for support. ***Mike made a motion seconded by Ted to send a letter of support for the Kuehns Way Project. VOTE 6 YES 0 NO***

ONGOING BUSINESS

Huseby Meadow Farm: Susan stated the site visit was informative and well attended by abutters who are concerned with the traffic issue and density. As this project has not been defined or approved, Ted asked that the committee not discuss this project again until there is a plan and decision of the proper boards.

Old Courthouse Rd.: Larry stated there is no report from counsel yet. Everything is on hold until Town Admin. Jen Rand has the report from town counsel and has the proper permission to tear down the building.

CPC Application: No vote taken by the CPC. The additional funds (\$250,000.00) for buyback have been put on a separate application as recommended by CPC Admin. Asst. ***Mike made a motion to apply for \$250,000.00 to keep in reserve for the use of buyback or help with homes heading for foreclosure.***

VOTE 6 YES 0 NO

Merry Update: Rhonda stated that she spoke with the bank loan officer Ann Hunt. Dan Merry would like to purchase the land before going for a mortgage. ***Larry made a motion seconded by Mike to accept this approach to the purchase. VOTE 6 YES 0 NO***

Mike asked Rhonda to make sure that the bank is aware that the land purchase price is part of the maximum value of the home.

HPP: Ted led a short discussion of the HPP study. Ted stated that Oak Bluffs has passed the HPP, Chilmark -not. At the meeting there was discussion of seasonal worker housing at the Airport possibly as a hotel. Blocks of rooms would be for employees of businesses. Waste water is an issue and MVC will be discussing this at an Island Board of Health meeting Dec. 1, 2017 and an All Island Planning Board meeting on Dec.4 Ted stated.

Larry said the hurdles are the waste water and perception of density. Mike said in actuality there is about 6 acres per household in town.

Ted spoke a little about the Housing Bank that Fernandez has been working on, similar to the Land Bank tax. This tax would only be 1% on homes over 2 million. There is a push back from the real estate companies.

Letter of Agreement: Reviewed draft, added an explanation line for why renting and not to exceed 3 years clause without review and strong reason for continuation. ***Mike made a motion seconded Glenn to accept the Letter of Agreement with revised articles to be sent to IHT for comment and acceptance. VOTE 6 YES 0 NO***

NEW BUSINESS

Flat Point Farm: Mike brought to attention a subdivision that has been subdivided once already. It is going before the Planning Board for resubdivision. This should create affordable lots. Mike believes possible 4 lots. As this is a re subdivision it should go before the MVC. Mike will keep an eye on the progress of this.

Adjourned at 7:55 PM

The next AHC meeting will be Nov. 28th at 6:30 PM in 2nd floor conference rm. Town Hall.

The next AHT meeting will be Nov. 28th at 7:15 PM in 2nd floor conference rm. Town Hall.