

Nov. 13, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Susan Feller, Ted Jochsberger and Rise Terney

Absent with Regrets: Jeffrey Dubard, Angela Prout and Larry Schubert

Also Present: Rhonda Conley, Keith McGuire and Representatives for Island Elderly Housing

New BUSINESS

Aidylberg III: Island Elderly Housing reps presented their case for support of their CPC project, Aidylberg III. Dorothy Young gave a short history of IEH and the Aidylberg community. The project would build a building holding 5 units which will be available to the elderly (over 62) and the disabled (no age limit). The total estimated project cost is one million six hundred thousand (1,600,000.00). They are asking for a total of five hundred thousand (500,000.00) from all island town CPCs. They asked the AHC to support their request of seventy-five thousand (\$75,000.00) from the West Tisbury CPC. They will be offering an all island preference. ***Susan made a motion seconded by Rise to send a letter of support to the CPC. VOTE 4 YES 0 NO***

MINUTES: ***Ted made a motion seconded by Rise to accept the 10-9-18 minutes with name spelling corrections. VOTE 4 YES 0 NO***

Ted made a motion seconded by Susan to accept the 10-23-18 minutes as written. VOTE 4 YES 0 NO

INVOICES

Town Counsel: Rhonda presented invoices from town counsel pertaining to the covenant on 15 Holly Lane. ***Ted made a motion seconded by Rise to pay invoices totaling \$ 158.50 to Reynolds, Rappaport, Kaplan and Hackney. VOTE 4 YES 0 NO***

ANNOUNCEMENTS AND CORRESPONDENCE

Resale Price Request: Rhonda stated she had received a request from a present owner for a resale price quote. She and David did a formula calculation and came up with the figure of two hundred sixty five thousand (\$265,000.00). She asked the members to approve this amount. ***Ted made a motion seconded by Rise to set the Maximum Resale Price for 20 Lottie's Lane at \$265,000.00. VOTE 4 YES 0 NO***

ONGOING business

15 Holly Lane: Rhonda explained the situation she discovered while recalculating maximum resale prices for the assessors. The owner's refinanced in 2016 but a new covenant was not issued therefore the owners are still under their previous covenant. The maximum resale Price Clause in this form reads "the affordable Housing Committee (AHC) shall calculate the initial maximum resale price...Maximum resale price shall be established as the lesser of \$265,000.00 or the price of a family of four earning no more than one hundred forty percent (140%)...Thereafter the Maximum resale price shall be established as the price a family of four earning no more than one hundred forty percent (140%)...". Rhonda explained that this will give the purchasers of the property a large windfall as this calculated price is at present \$400,000.00. She asked the committee what should be done. ***Ted made a motion seconded by Rise to send a letter to the owners explaining the discrepancy in their present covenant and asking if they would be willing to sign a new covenant. VOTE 4 YES 0 NO***

57 RUSTLING Oaks: Rhonda stated she had a call from George Rogers about the road association fees unpaid by the owners of 57 Rustling Oaks. He asked about putting a lien on the property and Rhonda

explained that there are some difficulties with the property. He asked if he could buy the note on the property. Rhonda said she did not know. Later Rhonda received a call from Counsel Isabelle Lew telling her that Rockland Trust had contacted her stating that someone approached them about buying the note on 57 Rustling Oaks. Rhonda will contact the bank again requesting that all correspondence please comes through the AHC. She will also check on the status of the situation as the bank has not been in touch.

Scott's Grove: Rhonda had received an inquiry into the Scott's Grove landscaping. The committee told her to speak with IHT. Keith McGuire stated that there is a landscape contractor she may talk to as well as Derrill.

Mike inquired about the drainage problem and McGuire stated that they are aware and working on it.

IHT WEBSITE FOR WEST TISBURY ACCESSORY APARTMENTS: McGuire presented a demonstration of the website. He spoke with the webmaster for West Tisbury and they are okay with the link to the town website. He stated the cost of maintaining the site per year is approximately \$144.00. The committee thought that could be incorporated into the AHC budget. McGuire has already paid the first year's cost

Mike made a motion seconded by Ted to put into the budget for the following years the cost of maintaining the website. VOTE 4 YES 0 NO

Mike made a motion seconded by Susan to reimburse McGuire for his cost of \$122.40.

VOTE 4 YES 0 NO

Hanover House: Town Counsel opinion for Hanover House Project funding from CPA funds is that public funding may not be used for this project. Therefore AHC support is null.

Adjourned at 740 PM

The next AHC meeting will be Nov. 27, 2018 at 6:54 Pm in the 2nd floor conference rm. of Town Hall.

The next Affordable Housing Trust meeting will be Nov.27, 2018 at 6:30 PM in the 2nd floor conference rm. of Town hall.

Respectfully submitted by Rhonda Conley