

May 8, 2018
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, Angela Prout and Rise Terney

Absent with Regrets: Susan Feller and Larry Schubert

Also Present: Rhonda Conley, David Vigneault and Phillippe Jordi

Ted made a motion seconded by Angela to accept the 4/24/18 minutes with spelling corrections.

VOTE 5 YES 0 NO

INVOICES

Reynolds, Rappaport, Kaplan and Hackney: Rhonda presented town counsel invoice for March.

Ted made a motion seconded by Rise to recommend to the Trust to pay invoice totaling \$3,777.50 (Flat Point Farm -\$1,180.50 and Scott's Grove-\$2597.00). **VOTE 5 YES 0 NO**

ANNOUNCEMENTS AND Correspondences

Swearing In: Rhonda reminded everyone that after their designated board reappoints them the Town Clerk must swear them in.

Workshop: Rhonda restated the CPA changes Workshop is June 13th between 4-6 PM in the Oaks Bluff Library.

Flat Point Farm: The next MVC meeting on the Form B is 5/21/18 at 5:30 PM. Mike gave a short report stating that the Form C will soon follow.

IHT-McGuire Letter: Rhonda got the letter back from McGuire with the suggested changes and will mail to accessory apartment homeowners (see attached).

ONGOING BUSINESS

Scott's Grove: David Vigneault and Philippe Jordi presented the application (see attached) for the rental units. They explained the West Tisbury resident 70% preference. The income qualification and validation process was explained. The maximum income level will be 80% of median income. If a family's income increases above this over the years, rent will increase to 30% of income. This is in line with the Federal non-displacement rule.

The lottery process will consist of several draws. Vigneault said he will get back to the committee with further details. He said they are looking at an Aug. 2018 lottery. There will be several information meetings before this. Vigneault said if an applicant wishes to appeal a rejection AHC will review the applicant information and make a determination.

Jordi stated that IHT is looking for a Sept. completion. The Contractor is hoping for an end of July completion. The full in cost is approximately \$275.00 per square foot stated Jordi.

Jordi presented the Sepiessa II apartment Cooperation Agreement IHT has with the town for an example. This deals with payment in lieu of taxes that they wish to do with the town for Scott's Grove (see attached).

Mike made a motion seconded by Ted to support the same formula as the Sepiessa II Cooperation Agreement for Scott's Grove. **VOTE 5 YES 0 NO**

Old Courthouse Rd. Property: Mike led off this discussion by suggesting that families at 100%-120% of median income might be considered for this development. He stated that all town employees make above the 80% mark and this should be considered. Rhonda reminded everyone that nothing over 100% of median income could use CPA funds for expenses.

Rhonda spoke to Town Admin. Jen Rand who stated the 21E is in progress.

Mike told the members it is time to decide what they all want. Rhonda offered to create a questionnaire to help the members form their vision.

57 Rustling Oaks: No report. Rhonda did ask the bank to directly contact AHC and not town counsel.

Merry Affordable Home: Rhonda told the committee the appraisal has been completed and the AHC should be getting the info on the proposed mortgage agreement soon.

Bolin Refinance: No report.

Lambert's Cove (401 State Rd.): Mike said they should start talking about the vision for this property as well. Ted asked that Rhonda email the RFP from Scott's Grove to the members. This will give the new members an idea of the necessary elements.

Smith Lot: Mike stated Smith is looking at his options since the lot has been determined to be non-conforming.

Member Letters: Rhonda presented the letters to Selectmen, CPC and Glenn (see attached).

NEW BUSINESS

Property Search: Mike spoke about searching for vacant land or buying homes that could be converted into affordable housing. Jeffrey said he would be willing to start a dialog with property owners with vacant land. Rhonda stated she would speak to the Assessor's office about getting a list of these.

Bylaw changes: Another avenue the members brushed upon was making bylaw changes and/or creating new bylaws such as small houses.

Community Partnership Program: Rhonda suggested that the CCP have another look.

Adjourned at 8 PM

The next AHC meeting will be May 22, 2018 at 6:45 PM in the 2nd floor conference rm. of Town Hall

The next AHT meeting will be May 22, 2018 at 6:30PM in the 2nd floor conference rm. of Town Hall.

Respectfully submitted by Rhonda Conley

ATTACHMENTS



TOWN OF WEST TISBURY AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

affordhouse@westtisbury-ma.gov

May 8, 2018

Glenn Hearn

Box 3000 PMB 3036

West Tisbury, MA 02575

Dear Glenn;

We are sorry to see you leave the Affordable Housing Committee. We understand that members cannot stay forever that life changes. You were a great asset finding land for

development, being liaison between the committee and other boards and fighting for the creation of housing for those in need.

You were there twenty (20) some years ago at the beginnings of the affordable housing commitment. You helped to form the vision and guidelines of the creation of affordable housing. Without you and a few other dedicated souls the issue of affordable housing would not be addressed as it is today in West Tisbury and on the island.

Thank you for your contributions.

Sincerely,
Larry Schubert, Chair
West Tisbury Affordable Housing Committee



TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

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April 25, 2018
West Tisbury Board of Selectmen
PO Box 278
West Tisbury, MA 02575

Dear Selectmen:

The West Tisbury Affordable Housing Committee has received word that our long time Selectmen Representative has decided not to be reappointed. Glenn Hearn has been a steadfast member of the WTAHC for over 20 years and will be greatly missed.

Our alternate to the committee became the Board of Health Representative in March (Angela Prout). We acquired a new alternate, Jeffrey Dubard, at that time who has been attending meetings steadily for 6 months or better. The WTAHC would like to recommend Jeffrey DuBard to take Glenn's place as the Selectmen's representative to the WTAHC. He is very engaged and interested in affordable housing and the committee believes he will make a great asset.

Sincerely,
West Tisbury Affordable Housing Committee



TOWN OF WEST TISBURY
AFFORDABLE HOUSING COMMITTEE
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508-696-0102
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May 8, 2018
West Tisbury Selectmen
PO Box 278
West Tisbury, MA 02575

Dear Selectmen:

As Glenn Hearn has resigned from the Affordable Housing Committee (AHC), we are left without a Selectmen representative and a Community Preservation Committee (CPC) representative.

Jefrey Dubard the AHC's alternate has agreed to be the representative to the committee for the Selectmen if they so agree.

Ted Jochsberger, AHC member at large, has been approached to become the newest member to the Community Preservation Committee. He would be replacing Glenn Hearn who has retired. Technically a representative from the CPC is not required by the AHC member makeup or vice versa. We have had a liaison to the CPC since its inception. Ted has graciously volunteered to be that liaison thus filling Glenn's shoes. The AHC request that the Selectmen condone this liaison to the CPC.

Sincerely,
Larry Schubert, Chair
Affordable Housing Committee
cc: Community Preservation Committee
In PDF form (see separately)
IHT Acc. Apt. letter
Scott's Grove Rental Application
619 Condo doc