

**Sept. 25, 2018**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**Present:** Larry Schubert, Mike Colaneri, Ted Jochsberger, Angela Prout and Rise Terney

**Absent with Regrets:** Susan Feller and Jeffrey Dubard

**Also Present:** Rhonda Conley, Doug Ruskin and David Vigneault

Mike made a motion seconded by Ted to accept the minutes of Sept. 11, 2018 with wording corrections.

**VOTE 4 YES 0 NO 1 ABSTAIN**

**No invoices**

**ANNOUNCEMENTS AND CORRESPONDENCE**

**CPC representative:** Rhonda sent memo to CPC requesting Jeffrey Dubard be accepted as AHC rep to the CPC.

**Town Counsel Inquiry:** Rhonda made a request to town counsel pertaining to covenant and refinancing in regard to assessed value.

**NEW BUSINESS**

**Accessory Apartments:** Rhonda told the committee she has received approx... 2/3 of responses to accessory apartment inquiry. There was a short discussion of income levels and the law governing evictions. Under state law tenants whose income increase after entering a lease cannot be evicted for exceeding the income levels later. They may have their rent increased to 30% of income level and possibly given a year or two extensions on occupancy of rental unit. Due to lack of inventory of rentals many tenants opt to stay and pay this increase.

**Parquette Lots:** Rhonda explained a problem she found while pricing the resale value for the Assessor's. Two of the covenants keep the value of the property at a cap of \$265,000.00. The original covenant of 2002 reads "Maximum sale price shall be established as the lesser of \$265,000.00 or the price a family of four earning no more than 140% of Dukes County area median income can afford to pay spending no more than 30% mortgage, ...Thereafter, the maximum resale Price shall be established as the price a family of four earning no more than 140% of Dukes County area median income can afford to pay spending no more than 30% of gross annual income for shelter assuming a ninety percent (90%) mortgage" The possible problem is the original covenant under Maximum Sale and Resale Price reads as stated above which gives the purchaser a windfall on house value. This could lead to that person turning around and reselling the house for the new value. Another problem Rhonda found is that in 2016 one of these owners applied for refinancing thus creating an amended covenant. Rhonda researched for a new covenant that should have been recorded. She found a copy within her records with the signatures and seal but not within the Registry of Deeds files. If this new covenant is legal the wording dealing with maximum resale price capped at \$265,000.00 gives the eligible purchaser a large discount. If the resale price for the new purchaser is figured by the formula used the value of the home would be \$401,000.00. After a short discussion it was decided that Rhonda, Larry and David should try to come to some conclusion as how to handle this. One suggestion is that the home is revalued in increments instead of all at once. Another suggestion is to sign a new covenant with the property owners and raise the taxes to the appropriate rate.

This led David to state that a state universal deed rider would have kept this and other problems from happening as there would not be the variety of deeds riders we now have out there. Rhonda will get

together with David to review the universal deed rider and bring the difference to the committee of it and AHC's present deedrider for discussion.

**Rental Assistance Program:** David Vigneault presented his request for AHC's support of the DCRHA's rental assistance program.. There are 12 subsidies unit in West Tisbury and DCRHA is hoping to pick up a few more. They are asking CPC for \$98,000.00. ***Mike made a motion seconded by Angela to send a letter of support to the CPC of the Rental Assistance Program. VOTE 5 YES 0 NO***

**Other CPC Request:** Aideylberg on Wing Rd. in Oaks Bluff (elderly housing), Harbor House in Vineyard Haven and an IHT proposal for Hanover House.

**Trust Fund Raising:** There was a short discussion of fund raising for the Affordable Housing Trust. Also talk of a possible short term rental tax that could be used for affordable housing.

#### **ONGOING BUSINESS**

**CPC Grant Agreement:** No report.

**Scott's Grove:** Ribbon cutting will be Sept. 27<sup>th</sup> at 4PM at Scott's Grove. Also the new water tank is installed and piped.

Adjourned at 8 PM

**The next meeting will be a Project, 16 Old Courthouse Rd., information meeting at the West Tisbury Library at 6:30 PM Oct. 9, 2018**

Respectfully submitted by Rhonda Conley