

Nov. 10, 2020
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Ted Jochsberger, Jeffrey Dubard, Larry Schubert, Susan Silk and Rise Terney
Also Present: Rhonda Conley and Mark Leonard (Oak Bluffs Affordable Housing rep)

Colaneri made a motion seconded by Terney to accept the 10-13-2020 minutes as written with spelling corrections. **VOTE 3 YES 0 NO 2 ABSTAIN 1 NOT PRESENT YET**

No Invoices

No Announcements

No Updates

NEW BUSINESS

299 Old County Rd.: Conley presented the maximum resale price for the 299 Old County Rd. property according to the present deed rider. This \$419,750 price was based on the 3% increase per year. The 3% increase was lower than the appraised value and the allowable purchase price for an eligible purchaser.

Colaneri made a motion seconded by Terney to set the maximum resale price for 299 Old County Rd. at \$419,750. VOTE 6 YES 0 NO

124 Pine Hill Rd.: Conley stated she had an inquiry from the owner of 124 Pine Hill Rd. about refinancing. She has worked out a maximum resale price for the property using the 3% increase per year of \$318,000.00 if the home is in good repair. ***Colaneri made a motion seconded by Terney to set the maximum resale price for 124 Pine Hill Rd. at \$318,000.00 if the home is in good repair per inspection. VOTE 6 YES 0 NO***

89 Pine Oak Circle: Conley received an inquiry into the selling of 89 Pine Oak Circle to the owner's daughter. She responded to the owner and explained the process as well as sent the resale process to the homeowner. She has not received any further communication although she has continued to reach out to the homeowner.

Dukes County Regional Housing Authority (DCRHA) Rental Assistance Program: DCRHA has requested a letter of support for CPA funds of \$60,000.00 for their rental assistance program. ***Colaneri made a motion seconded by Terney to send a letter of support to the CPC for the DCRHA Rental Assistance Program of \$60,000.00. VOTE 6 YES 0 NO***

Oak Bluffs Affordable Housing Committee Request: Leonard, a member of the Oak Bluffs Affordable Housing Committee, made a request for funds that through a MVC-DRI decision (462-M4) of South Mountain Expansion are to be made available to West Tisbury. The MVC decision condition requires that the South Mountain Company contribute a total of \$150,000.00 in cash and/or pro-bono services to one or more affordable housing projects in West Tisbury. Leonard asked the committee to support those funds be given to Oak Bluffs for an affordable housing project they are presently looking for funding for. After a discussion of the OB project and the MVC decision the committee did not feel they could agree to the distribution to the OB committee. Schubert agreed to speak with John Abrams of South Mountain Company as to what their intentions are for the MVC conditions decision.

ONGOING BUSINESS

16 Old Courthouse Rd.: No report

Letter of Agreement: Tabled till next meeting

Property Search: Colaneri made a case for revisiting the Lambert's Cove corner property owned by the town. He would like to have something for town warrant in the spring. He believes with a proper plan to present at town meeting the project could be supported.

Polly Hill/Still Point (Priestly Point): Dubard was encouraged to continue to pursue the possibilities. Conley will look into the title search, etc.

Luck Property: There was some discussion as to pursuing the property was worth it. After discussing the size and buildability it was decided that Schubert would talk with the building inspector about substandard and nonbuildable lots and the possibilities of affordable housing use.

Autism CPA Funding: The committee discussed the Island Autism Group's CPC application and whether to support the project. With various opinions and concerns it was decided to support in concept.

Colaneri made a motion seconded by Terney to send a letter of support to the CPC stating the AHC supports the concept of the project but only the affordable housing component of the funding.

VOTE 6 YES 0 NO

Housing Bank Committee: Dubard reported that at present all the monies from short term rentals and other rental taxes are placed in the general town fund. Conley stated that the report from town accountant, Bruce Stone puts the funds at \$208,942.00. Colaneri urged the committee to send a letter to the Selectmen pertaining to the use of the funds.

Adjourned at 7:30 P.M.

The next Zoom meeting will be at 6:30 P.M. on Nov. 24th. Please see the website for zoom information.

Respectfully submitted by Rhonda Conley

ATTACHMENTS

SEPARATE: DCRHA CPA Application

Island Autism CPC Application

Short Term Rental Funds