

June 25, 2019
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Jeffrey Dubard, Susan Feller, Ted Jochsberger and Rise Terney

Absent with Regrets: Mike Colaneri and Angela Prout

Also Present: Rhonda Conley and member of the public

Ted made a motion seconded by Susan to accept the 6-11-19 minutes with corrections.

VOTE 4 YES 0 NO 1 ABSENT

ONGOING BUSINESS

57 Rustling Oaks: Rhonda asked about where to get the HUD sheet. It was stated that the lending institute should have this and that town counsel should ask for it. The committee also stated that the cost of town counsel expenses should be included in closing cost. There has been no word from Mr. Rogers on his findings from the Planning Board or MVC. He is still requesting the AHC to sign a letter releasing the covenant restrictions. As the above points have not been settled the committee feels they cannot sign.

INVOICES

MV Times: Rhonda presented an invoice from the MV Times dealing with 16 Old Courthouse Rd. As this is the end of the fiscal year and the Trust does not have a quorum to vote on payment the AHC has decided to pay. ***Ted made a motion seconded by Rise to pay the MV Times \$144.00 for RFP advertising.*** **VOTE 4 YES 0 NO 1 ABSENT**

NEW BUSINESS

All Island Planning Board: Ted and Rise attended the meeting of the All Island Planning Boards. It was concluded that town boards and town residents must make the effort to follow through with the suggestions of the Housing Production Plan Study (2017). Changes to the zoning bylaws for starters. Rhonda and Ted have met and are working on some ideas to present to the committee.

UPDATES

Housing Group Format: There will be a meeting with the Selectmen on July 10th at 4:30 PM to discuss who should be included in this group to come up with suggestions of how to move forward on the housing issues and funding for such. There was some discussion of where the Housing Bank proposal went wrong such as the conflict of use and image. One point the committee believes should be is that the group not only meets and discusses issues but gets results and has a time line for performance.

Trust Spending: At a previous Selectmen's meeting discussing the formation of a housing group what the Municipal Trust is legally allowed to spend funds on and AMI limits was brought up. Rhonda started researching trust spending. She did not have a report on the legalities of trust spending yet. Some of the things trust are allowed to do are borrow money, buy downs and soft loans.

CPA Funding Application: Rhonda presented the eligibility application and the funding application for Trust funding of \$300,000.00 (see attached). ***Ted made a motion seconded by Jeffrey to recommend to the Trust to apply for CPA funding of \$300,000.00.*** **VOTE 5 YES 0 NO**

Accessory Apartment Yearly Update: Rhonda stated she had received the 2019-2020 AMI table and rent limits from DCRHA and would be sending out the yearly inquires to accessory apartment homeowners.

Refinance/Covenant: Tabled

16 Old Courthouse Rd.: Rhonda presented copies of the only response to the RFP for members' review. She sent a copy to Leedara Zola (consultant) for her review and comments. She hopes to have these for the next meeting. She also sent a copy to town counsel.

Bollin Refinance: Rhonda stated she has sent the letter approving the refinance to the MV Savings Bank and town counsel. As a new procedure suggested by Mike she will prepare the required docs with all the information as to person, place and income levels to town counsel.

IHT Home Rentals: This issue was discussed some time back with no resolve. Larry explained to newer members that IHT was allowing affordable home owners to rent their properties to others for extended time periods. The committee discovered this and wished to set up a letter of agreement and understanding as to how these rentals should be handled (see attached draft). The issue will be discussed further at the next meeting.

Adjourned at 7:50 PM

The next Affordable Housing Committee Meeting will be July 9, 2019 at 6:30 PM in the 2nd floor conference rm. of Town Hall.

There will an AHC meeting/attendance at the Selectmen meeting on July 10, 2019 in the 2nd floor conference rm. of Town Hall.

The next Affordable Housing Trust Fund will meet July 23, 2019 at 6:30 PM in the 2nd floor conference rm. of Town Hall

Respectfully submitted by Rhonda Conley