

Oct. 14, 2008
AHC Minutes

Present: Mike Colaneri, Glenn Hearn, Ernie Menden hall and Jessica Miller

Absent with Regrets: Vickie Thurber

Absent: Catherine DeVito

Also Present: Rhonda Conley, Emma and Justin Bryant, Doug Hoehn, Michael Jampel, Philippe Jordi,
Christine McDonald

Greene Refinance: Mike reported that the Greene refinance agreement had gone through after some haggling.

New Member: Mike stated that Jessica Miller after the AHC's recommendation has been appointed by the selectmen to the AHC as a member at-large.

Glenn made a motion, seconded by Ernie, to approve the minutes of 8/12/08 as written.

VOTE 3 YES 1 ABSTAIN

Glenn made a motion, seconded by Ernie, to approve the minutes of 9/30/ 08 as written.

VOTE 4 YES

Invoices: Rhonda presented a bill from the town counsel for legal fees in Aug. 2008. The fees added up to \$421.17. It was agreed that the fees (\$274.92) for Stoney Hill/Bailey Park 'S' certification of the building lots would come from the Trust Fund. The fees (\$146.25) dealing with the reworking of the covenant would come from the legal budget.

Correspondence

Housing Production Plan: Rhonda presented a letter from MA Dept. of Housing and Community Development (DHCD). She will send a copy for the members to review and discuss at the next meeting.

GIS: Rhonda received a notice of mapping communities workshop (see attached). Mike stated that the Assessors Office has started the GIS process and didn't believe the workshop was anything the AHC needed to attend.

40B: Rhonda received a packet from the DHCD about updating the town's subsidized housing units. Included in the packet was a letter stating the possibility of locally initiated affordable housing being counted toward the 40B count. Mike asked Rhonda to get together with DCRHA, David Vigneault to pursue this avenue. At present West Tisbury's subsidized housing percentage is 2.13% well below the 10% of the DHCD attainment (see attached).

Stoney Hill/Bailey Park: Rhonda stated that there has not been any response from the Stoney Hill Farm Trust Fund (SHFTF) to the AHC letter. Mike asked Rhonda to send Jessica copies of the AHC and SHFTF letters to bring her up to speed on the project.

Glenn stated that Habitat for Humanity is working on trying to do a project within the subdivision. Mike did not believe the committee should be concerned with it.

Mike asked Glenn to go forward with the agreement between AHC and Bernard Baumrin on road access. *Mike made a motion, seconded by Glenn, for Glenn to secure an agreement through town counsel with Baumrin for road access to the building lots within the subdivision for \$10,000 per lot totaling \$30,000.*

VOTE 4 YES 0 NO

Jampel Project: The principals involved in the project Michael Jampel and Christine McDonald are developing on Doug Hoehn's property on West Tisbury- Edgartown Rd. came for a discussion. Christine McDonald stated that the permitting is complete. The lot being discussed has been appraised at \$375,000.

The issues discussed were the condition of the house, the asking price and the ability of the recipients to afford the home.

Jampel (developer) is asking \$260,000 for the 700 square foot house and refused to reduce the price.

Philippe Jordi (Island Housing Trust director) stated that the Bryant's income only falls within the 60% of median income range (see attached). The price of \$260,000 would lead the Bryants to spend more than 30% of their income toward housing. The Island Housing Trust (IHT) does not condone this. The IHT also has a problem with the condition of the house.

Doug Hoehn, the property owner who is selling to Jampel, stated he would address the house repair issues listed by IHT. If the deal is completed Hoehn is willing to replace the windows, doors and gutters. He also plans to deal with the lead paint issue whether the project goes through or not. The committee was happy these concerns would be addressed before the transfer of ownership.

McDonald returned to the transfer of ownership. The land can not be subdivided but the developer wishes to condo the land. Hoehn stated that to the best of his knowledge this can be done under the condo laws. McDonald said that the market rate house and lot would be separately owned with the other two units being sold with the understanding there is an IHT ground lease agreement.

Jordi said the improvements proposed by Hoehn would solve the house issues but would not solve the income to price ratio dilemma. He stated the IHT will not proceed or agree to these applicants unless they can meet the IHT criteria. At present the Bryants' figures show that 44% of their income would be used for housing. Unless the price is reduced or the Bryants can prove more income the deal can not proceed. The Bryants can not do the deal unless they have the soft second loan provided by the Helm Fund. The Island Affordable Housing Trust will not give the loan without the IHT agreeing to deal.

Emma Bryant, for irony, stated that the mortgage will be only \$50.00 more than their rent at present. The Bryants will try and rework their income figures to meet the IHT requirements. Jampel will not reduce price.

Glenn made a motion, seconded by Jessica, to qualify the applicants, Emma and Justin Bryant, with the conditions that the agreement meets the IHT, mortgage bank, developer and seller approval.

VOTE 4 YES 0 NO

IHT-AHC Agreement: There was a short discussion of what the agreement would be between the IHT and AHC on the above project. The committee tentatively agreed to use the IHT covenant. Rhonda will send out the short version of the IHT deed rider along with various ones the IHT has with other towns.

Misc: Mike asked that everyone be ready to discuss plans for the Stoney Hill/ Bailey Park house design, RFP, etc. at the next meeting

Adjourned at 8:45P.M.

NOTICE

The next meeting will be Oct. 28, 2008 at 7:00P.M. in the Howes House.

Respectfully submitted by Rhonda Conley