

Sept. 14, 2010
West Tisbury Affordable Housing Committee Minutes

Present: Glenn Hearn, Jim Powell, Jonathan Revere, Joanne Scott and Vickie Thurber

Absent with Regrets: Mike Colaneri and Ernie Mendenhall

Also Present for full or part of Meeting: Rhonda Conley, Ike Russell and David Vigneault

The Special meeting that had been called for Sept. 7, 2010 was cancelled.

Eisenlohr Subordination: Jim stated that the town counsel is still reviewing the files to see if the committee has to be notified and approve of any refinancing on Amy Eisenlohr's new home equity loan. In addition, can the AHC request that a new covenant be signed? There was a short discussion of the loan's use as to home improvement, lowering mortgage, etc. Several members believe the committee should be able to request an explanation as to what the loan will be used for. Jim restated that town counsel has not finished their review and the subject will be revisited at a future meeting.

Bailey Park Project: Jim stated that the Land Disposition Agreement has been signed by the West Tisbury Board of Selectmen and Habitat for Humanity. The next step is to get the approval of the West Tisbury Building Inspector to move the Martha's Vineyard Savings Bank donated house to the first lot in the development.

Municipal Trust Fund Speaker: Jim reannounced that Municipal Trust Fund Consultant, Jennifer Goldson would be speaking at the next meeting. The meeting will be Sept. 28, 2010 in the West Tisbury Public Safety Building at 7:00 PM. It was decided that Rhonda would recontact all the island towns and other affordable housing groups to once again invite them to the meeting. Joanne will be in charge of overnight accommodations. She will also pick Goldson up at the ferry and take her to dinner.

Renewing Covenants and Housing Chart: Rhonda stated she has prepared a new draft of the affordable housing recipients. Included in the chart are the names, addresses, covenants dates etc. There was a discussion as to what else should be included on the chart. Various items were added and Rhonda will update the chart with this further information and present to the committee at the next meeting for review.

Reports

CPC: Glenn reported that applications for funds are due. He will remind the CPC of the municipal trust fund talk.

Finance: Jonathan state the meeting has been postponed until next week.

Joint Affordable Housing Group: Joanne stated the meeting is tomorrow.

Planning Board: Jim reported that a 7000sq. ft. home is under review by the board. The home is to be built out at Paul's Point. It is not considered a project of regional impact so does not need MVC approval. Jonathan asked if any of these homes ever had a tax analysis done to the affect on the neighbors' property values. Jim said no. Jim

mentioned that a windmill representative had also approached the board. A short discussion of windmills followed. There was a also a short talk about the MVC and regional impact decisions.

Jonathan made a motion, seconded by Glenn, to accept the Aug. 24, 2010 minutes as written. VOTE 3 YES 2 ABSTAIN 0 NO

The special meeting that had been called for Sept. 7, 2010 was cancelled.

Crow Hollow: There was a brief discussion of the previous Crow Hollow development and its agricultural preservation restriction. Rhonda reported that the \$40,000.00 required payment to the town for the present development was securely in the Trust Fund.

Bridge Housing Project: Ike Russell presented an update on Bridge Housing's development off State Rd next to Scottish Bake House. There was a discussion of Bridge Housings' finances with Boston Community Capitol. Russell informed the committee that there would not be any funding from the state, as they are not financing any home ownership projects this year. Russell stated he is looking for the Affordable Housing committee's support for a CPC application Bridge Housing is filing. He stated they are asking West Tisbury, Edgartown and Tisbury for funding. In exchange for the funding Bridge Housing will give 4 West Tisbury residents preference on 4 houses in the development. The application will be asking for \$50,000.00 per house (\$200,000.00 all together. This would not guarantee the 4 homes would go to West Tisbury residents only that a preference would be granted to these residents. The committee wanted more clarification on the lottery process. No decision was made as to support or not support the CPC application. Glenn explained that CPC funds are not distributed without proper verification of expenditures when Vickie asked about pledged money and a project failure. Glenn also reiterated to Russell that CPC funds were only allowed to be used for affordable housing up to 100% of AMI.

Accessory Apartments: David Vigneault, Dukes County Regional Housing Authority Director, reported on the status of the 40 special permitted accessory apartments in West Tisbury. He stated this year's mailings have not gone out yet. He spoke of 3 continuous problem owners. There was a discussion of these accessory apartments and the next step. The committee agreed with Vigneault that stronger measures might be required.

Jonathan made a motion, seconded by Vickie, that West Tisbury Affordable Housing Committee supports DCRHA in sending a letter to the West Tisbury Building Inspector asking that he works with DCRHA on moving forward on revoking the special permits for accessory apartments on those specified owners if they do not comply within a short time. It may state that they have already voided the agreement by ignoring DCRHA's request of accessory apartment status or have falsified information.

VOTE 5 YES 0 NO

Eisenlohr subordination: The committee continued their discussion of the Eisenlohr issue. Vickie asked that it be noted that the committee feels that Eisenlohr or any affordable housing owners previous to 1990 should not be subjected to new covenants when the old covenants run out. ***Vickie made a motion, seconded by Jonathan and***

worded by Jim, that West Tisbury Affordable Housing Committee supports the Amy Eisenlohr subordination due to the facts of her sweat equity, reinvestment efforts and her reinvestment into the property. Her intentions to get a mortgage are in the spirit and letter of the law that both parties have agreed to earlier, per 1990.

VOTE 5 YES 0 NO

ADJOURNED AT 8:30 PM

The next meeting will be Sept. 28th at West Tisbury Public Safety Building for Municipal Trust Fund Speaker.

Respectfully submitted by Rhonda Conley