

Jan. 11, 2011
WTAHC Minutes

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

Absent with Regrets: Ernie Mendenhall

Also Present: Christen Strom and Samantha Look, Philippe Jordi, David Vigneault and Rhonda Conley

Crow Hollow: The history of the property that Strom and Look now own was reviewed. The subdivision they proposed required the town receiving affordable lots. The MVC decision stated that one lot within the subdivision and \$40,000.00 would be given to the West Tisbury Affordable Housing Trust Fund (WTAHTF) and the West Tisbury Planning Board accepted and approved the development of the land. Strom and Look would like to change that decision. They wish to give the town 2 off site lots instead of the 1 on-site lot and \$40,000.00. Look claimed the \$40,000.00 was to be put in an escrow account by the Planning Board in case they were able to find 2 off-site lots. There was a lengthy discussion about where the lots are and how Strom and Look were going to handle the land deal for the lots. *Jonathan made a motion, seconded by Vickie, to support the concept of 2 off site lots in place of the 1 lot and \$40,000.00 as presented by Strom and Look in the Crow Hollow development. VOTE 6 YES 0 NO*

Island Housing Trust (IHT) Services: Jordi discussed the services IHT would be able to provide to the WTAHC. The discussion centered on a database for the West Tisbury affordable housing pool. (See attached). Rhonda asked if WTAHC gathered the information would it cut the cost of setting up. Jordi stated yes. Jonathan asked that Jordi present the committee with a skeleton database so the committee could see what he proposed to include in the database. Glenn wanted to decide whether this expense should be considered for a warrant article or could be paid with WTAHTF. No commitment was made on this point. Jim brought up the need to expand grant writing which IHT could help doing. *Mike made a motion, seconded by Glenn, to support the Hometracker proposal in concept with the database details to be presented at the next meeting. VOTE 6 YES 0 NO*

Accessory apartments: Vigneault explained the various maximum set rents for accessory apartments and what Tara Kenny is asking the committee to support. Presently the apartment she owns is rented with split utilities. She has had people applying but who need rental assistance. DCRHA denies this due to the special permitting accessory apartments get in West Tisbury. This is that accessory apartments are allowed on property that does not meet the 3-acre lot size but they must be rented affordably. DCRHA said changing this policy and letting accessory apartment owners take rental assistance money would be double dipping and would have implications to the rental assistance program.

Estrella Refinance: Vigneault stated that Manuel Estrella's base price on home was \$280,400.00 when signed covenant. It is now at 3% increases per year is \$322,000.00. The Estrella's wish to remortgage for \$220,000.00 that is lower than the past or present maximum resale price. Rhonda stated that the present covenant is outdated and that an updated covenant should be reinstated. *Glenn made a motion, seconded by Mike, that the WTAHC supports Manuel Estrella's refinance loan with the stipulation that he sign a new covenant and a \$1.00 town lien be place on the property and that the chair, Jim Powell seek town council help with the signing and recording process. VOTE 3 YES (Glenn, Mike and Jim) 2 NO (Jonathan and Vickie) 1 Abstain (Joanne) Vote carries.*

FinCom: Vigneault stated that DCRHA would be in front of the FinCom to ask for a 3% increase in the DCRHA annual budget.

Bailey Park: Jim stated the project is going forward. Habitat for Humanity (Habitat) has been paid from the WTAHTF by the CPC for invoices from the project. This was done without a WTAHTF vote. Glenn will check with the CPC at their next meeting how this could be done. Rhonda will speak with Bruce. Jim said that a candidate for the first house has been selected and will be announced on Thurs. to the full Habitat Board.

2011 Annual Report: Rhonda presented the members with last year's report and asked for any comments. Jim asked that the members review the old report and present any ideas to Rhonda by the 22nd so she can have a draft for the next meeting.

Invoices: Rhonda presented a bill from town council. There was a question about Eisenlohr and Tax Abate Program at a cost of \$204.75. Jim or no one else knew what it was about. ***Jonathan made a motion, seconded by Joanne, to pay Reynolds, Rappaport, Kaplan and Hackney invoice for \$2814.25 (Plante refinance-\$45.25, Bailey Park-\$2564.25) with the stipulation that the disputed amount(\$204.75) be clarified to the committee's satisfaction. VOTE 6 YES 0 NO***

Aguilar: No policy report.

Database: Rhonda informed the committee that as requested by Jim; Jonathan, Joanne, and she were near completion of gathering and creating a database for the affordable homes in West Tisbury.

Warrant Articles are to be submitted by Feb. 1, 2011 stated Rhonda.

Mike made a motion, seconded by Glenn, to accept the minutes of 12/21/2010 as amended. VOTE 4 YES (Glenn, Mike, Jim, Joanne) 0 NO 2 ABSTAIN (Jonathan and Vickie)

Joanne made a motion, seconded by Vickie, to accept the minutes of 12/14/2010 as written. VOTE 6 YES 0 NO

Foreclosure Procedure: Rhonda inquired as whether any procedures were discussed at the last meeting. None was. Jim asked Rhonda and Joanne to make inquires to other town representatives at the next joint affordable housing group meeting.

Reports

CPC: Jonathan stated that the Selectmen would be considering the purchase of the Maley property next to the library for library septic purposes and a park. It is to be discussed at 5:30PM tomorrow Jan12th at the Howes House.

No other reports.

Adjourned at 8:37 PM

The next meeting is Jan. 25, 2011 in town hall 2nd floor conference rm. at 7PM.

Respectfully submitted by Rhonda Conley