

Nov. 23, 2010
WTAHC Minutes

Present: Mike Colaneri, Ernie Mendenhall, Jim Powell, Jonathan Revere, Joanne Scott and Vickie Thurber

Absent with Regrets: Glenn Hearn

Also Present: Rhonda Conley, Kristina West and David Vigneault

Jonathan made a motion, seconded by Vickie to accept the 11/9/10 minutes as written.
Vote 4 YES 1 ABSTAIN 1 NOT PRESENT

Correspondence

Joint Affordable Housing Group: Rhonda presented an email from the Joint Affordable Housing Group MVC representative stating a meeting would be held Dec. 8, 2010 where updating the 2005 Housing Needs Assessment Study would be discussed. They will discuss asking each town to spend up to \$5,000.00 each for the study. This could be funded by application to the CPC.

IHT Memo: Jim received an email from IHT Director Philippi Jordi asking about the WTAHC using IHT services. Jonathan asked that copies of the email be forwarded to all members. A short discussion followed with the matter left to a future meeting.

Bailey Park Project: Jim told the committee that the property had not changed hands from the town to Habitat for Humanity yet due to some legality with the Land Disposition Agreement. Jim believes the paperwork should be cleared up in a few weeks. There was a short discussion of the sand pit/stump lot. Rhonda told the committee that she did not believe the AHC had taken ownership of the lot and the subdivision still owned the lot. Glenn would know more on this matter. The Habitat Selection Committee had their first meeting. Jim and Mike are on the selection committee. Mike stated that he believes there will be one West Tisbury resident who meets Habitat's qualifications.

No Reports

Capital Improvement Committee: Kristina West the Assessors representative to the Capital Improvement Committee came to discuss the possibility of having two town meetings per year. This suggestion came up due to the lengthy annual town meetings. The meetings would be broken up into one in April to discuss financial articles and one in Nov. to discuss warrant article not dealing with money. There was a discussion of how this would work with several members opposed to the idea. Kristina said that financial articles would be able to be put on the agenda in Nov. and nonfinancial warrants in April if found necessary. Special town meetings would also be allowed if warranted.

Budget: There was a short discussion of the budget. Items brought up were employee cost and other line items including legal fees. It was decided that Rhonda would get better figures of 2010 budget and discussion would proceed at the next meeting.

Rental Assistance: David Vigneault, Director of Dukes County Regional Housing Authority (DCRHA), presented the DCRHA's case for CPC funds. DCRHA is asking for \$104,000.00 for the 2012 rental assistance program. This is the same figure as 2011. This presently helps 15 households at a currently monthly average of \$529.00. The current average income level served is 46% of median income. Vigneault also stated there are still 11 households on the waitlist. The committee agreed this is a good program and support the DCRHA efforts in addressing this need. The question of the town withdrawing from the Community Preservation Act was discussion shortly. This will be voted on by the town in 2011.

Jonathan made a motion, seconded by Ernie, to support DCRHA's application for CPC funds at last year's figure of \$104,000.00. VOTE 6 YES 0 NO

Sepiessa II Project: Vigneault reported that the RFP has gone out for the construction on Sepiessa II. The deadline for responses is Dec. 21, 2010.

Plante Refinancing: Mark Plante, an affordable housing owner has requesting subordination to AHC for \$161,000.00. The present maximum resale price on the Plante home is \$327,540.00 according to DCRHA Director. The committee discussed the issue with inheritability left undecided. Rhonda also brought up the bank's desire to have the 120-day notification be changed to 90 days. The bank states that the 120 days does not meet the Fannie May guidelines. ***Vickie made a motion, seconded by Ernie, to approve of Mark Plante's refinancing of \$161,000.00 with the contingency that he sign a new covenant which contains the \$1.00 mortgage and listing DCRHA as the monitoring agent. The committee gave Jim, WTAHC chair the authority to seek counsel on this matter including the investigation of the Fannie Mae guidelines. VOTE 6 YES 0 NO***

Estrella Refinancing: Vigneault reported that Manuel Estrella had contacted DCRHA about refinancing. He informed Estrella that he needed to approach the WTAHC.

Adjourned at 8:40 PM

The next meeting is Dec. 14, 2010 at 7:00 PM on 2nd floor conference rm in Town Hall.

Respectfully submitted by Rhonda Conley