

CPC minutes for November 16, 2011
Approved November 30, 2011

Present: Lesley Eaton, Glenn Hearn, Ginny Jones, Susan Phelps, Peter Rodegast; Tony Nevin, Administrative Assistant. Guests: Andre Mallegol, Bill Rossi, Michael Colaneri, Philippe Jordi, David Vigneault

A quorum being present, Lesley called the meeting to order at 5:31.

The minutes of Oct. 26, 2011, were reviewed and approved unanimously with one abstention.

Tony reviewed the current status of applications for funding and fund balances.

Andre Mallegol described the status of Habitat for Humanity's Bailey Park project, FY12-06. He reported that House #1 (the "Bank" house) is almost ready for occupancy; House #2 will be a First-Day Cottage kit to be assembled on site, where the foundation is in place; and House #3 will also be kit-built if the experience with House #2 is satisfactory. Habitat is asking for \$104,400 to make up for the shortfall in fundraising, with completion of the project expected in January 2013. After responding to questions from CPC members, Andre departed.

Philippe Jordi and Michael Colaneri described the condominium project for two new affordable houses at 619 Edgartown Road, FY12-05. The owners of the existing house have agreed to the condominium plan, which is functionally equivalent to a ground lease of the sort used by the Island Housing Trust. IHT will issue an RFP specifying a maximum cost and select a bidder on the basis of the best plan meeting that cost limit; modular homes may be considered. The houses will be sold to income-qualified families, drawn by lot, with preference for West Tisbury residents. Philippe asked that the warrant article approving \$150,000 in CPA funds for this project be written without the restriction of affordability in perpetuity because that would complicate mortgage loans.

David Vigneault discussed the application for funds to upgrade the septic system at the Sepiessa apartments, FY12-07. He described the present need for \$70,000 to meet covenant requirements and to facilitate acquisition of state support for the projected three new units, which will be supported in part by obligated CPA funds. CPC members raised questions about the project timing, access, and unit cost.

David went on to describe the DCRHA request for \$86,000 to support rental assistance and associated administrative costs in West Tisbury, FY12-08. He stated that the request had decreased from FY 2011 because both the number of eligible renters and the number of participating landlords had decreased. CPC members expressed enthusiasm for the program and urged that more landlords be recruited. Philippe, Michael, and David departed.

Tony reported that he had received a query from a potential developer of a housing project at Island Heights. CPC members noted a number of issues that should be resolved before a proposal could be considered. Tony will ask the applicant to pursue ZBA approval before coming to the CPC for possible funding.

The meeting was adjourned at 7:10 pm.

Respectfully submitted,

Tony Nevin, Administrative Assistant