

**West Tisbury Affordable Housing Committee**  
**Jan. 24, 2023**  
**Minutes**

**Present:** James Klingensmith, Mike Colaneri, Jeffrey DuBard, Ivory Littlefield, Larry Schubert, Rise Terney and Amy Upton

**Also Present:** Rhonda Conley, Kanta Lipsky, Simon Bollin, Keith McGuire, Members of the architect design company Union Studio, Christy Phillipps, Bill Bennett and members of the public

Colaneri made a motion seconded by Schubert to accept the minutes of Jan. 10, 2023 as written.

**VOTE 7 YES 0 NO**

**INVOICES**

**Town Counsel:** Conley presented invoices from Reynolds, Rappaport, Kaplan and Hackney for \$1,485.50. **Colaneri made a motion seconded by Schubert to pay the \$1,485.00 for legal work on new covenants and resale of affordable housing. VOTE 7 YES 0 NO**

**ONGOING BUSINESS**

**401 State Rd:** McGuire led off by introducing members of the design firm (Union Studio) who will be working with IHT to create year-round affordable apartments. Points to address the AHC's questions from the RFP response and answer such.

- 1) Housing for 55 and older was the committee's preference. McGuire answered this with the legality of such is not allowed for local preference. If want the 55 and up there are rules. When taking this preference at least 80% of the renters must be over the 55 mark. There must be at least one member of each unit of housing a person 55 or more. If lose the people of 55 and do not reach the 80% mark any more the housing goes back to any affordable home searcher. After a short conversation it was set at the 80% preference. The AHC decided that they wish to move forward with the 80% 55 or older restriction.  
**Colaneri made a motion seconded by Littlefield that housing be designated for tenants 55 and older with an 80% or less median income receive preference. VOTE 7 YES 0 NO**
- 2) Number of units and bedrooms went back and forth as the committee did not want to go over the septic limit which maxes out at 12.5 bedrooms. The ending decision of the configuration of units was 3-2 bedrooms and 5- 1 bedroom.  
**Colaneri made a motion seconded by DuBarad to support the creation of 3-2 bedroom's 5-1 bedrooms VOTE 7 YES 0 NO**
- 3) Common Area, this also was a back and forth conversation as to the benefits and necessity. Several members were concerned with the space a common area would take over (cutting number of units) and the cleaning of the space. The majority believed that the common space is an important area for gathering community appreciation  
**Colaneri made a motion seconded by Terney to move forward including a common space for gathering with as mentioned in the RFP water and bathroom. VOTE 7 YES 0 NO**

Although this did not cover all points of contention it was a good beginning. A basic time schedule was brought up. Six months for design then 12 months for construction with the promise that the designers will come back in 3 weeks ( the next AHC meeting) with a rough layout is hoped.

**Warrant Article:** Upton stated that the warrant article should have been drafted by Admin Asst. Conley that it was her responsibility not those(DuBard and Upton) working on creating it. Conley stated she has

never written a warrant article, helped yes but not drafted. After a short time, Schubert suggested that Dubard and Upton put the article together and take to the Select Board with the support of the AHC. ***Schubert made a motion seconded by Upton that Dubard and Upton present the drafted article to the Select Board with the understanding that the AHC support the effort to place short term rental tax money into the affordable housing trust.*** VOTE 7 YES 0 NO

**Approved Feb. 14, 2023 AHC Minutes**

**Adjourned at 8:20 PM**

**Next meeting will be Jan. 31, 2023 at 6:30 PM via zoom**