

Sept. 12, 2017
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Susan Feller, Glenn Hearn, Ted Jochsberger,
Angela Prout and Vickie Thurber

Also Present: Rhonda Conley, Philipp Jordi, IHT Exec. Director, Old Courthouse Rd. property abutters
and other members of Public
Public

Ted made a motion seconded by Mike to accept the 8-22-17 minutes as written.

VOTE 5 YES 0 NO 2 ABSTAIN

INVOICES: Town Counsel

ANNOUNCEMENTS AND CORRESPONDENCE

Large Houses: Rhonda told the members that there will be a meeting Thurs. Sept. 14 at 6PM in the WT Library with a speaker from the Town of Chilmark. The meeting will speak to the over large homes and creating a bylaw to address the issue.

Huseby Meadows Land: Rhonda read letters and emails from abutters of the Huseby Meadows land (see attached).

ONGOING BUSINESS

Old Courthouse Rd Town Lot: Larry led a short discussion of the building and what needed to be done such as demolishing and ground contamination testing. Mike suggested the Trust pay for these things where other members do not believe any trust funds should be spent until the town has voted to give the land for affordable housing. Rhonda will speak to CPC about using CPC funds usage. Glenn suggested that a Referendum of Understanding be created. Susan asked what engineers would assess. Larry stated 1) cost of building removal, 2) cost of environmental assessment of lot, 3) septic and well locations, 4) tree work for safety. Larry will talk to Jen about other site analysis (21-E).

Huseby Affordable Lot: Rhonda stated no word on the Dan Merry financing.

Huseby Meadow Project: Larry told the audience there is no word from Cumming or IHT. Vickie stated the project must be reviewed by MVC, Planning Board and the committee has not made any decisions. Larry reinforced that the AHC wants to hear all the public opinions on the development of the 26 acres.

Scott's Grove Update: Jordi said IHT wants to break ground next month. The Ground Lease is signed. He asked the committee who should be invited.

NEW BUSINESS

CPC funds: Rhonda asked if the committee wish to apply for Community Preservation funds. The deadline is Sept. 29th. There was a discussion about how the CPC doles out funds to the trust and wanting specific projects in their applications. ***Mike made a motion seconded by Vickie to apply for \$50,000.00 to put in general trust funds for use on future projects and exploration of properties.*** **VOTE 7 YES 0 NO**

Affordable Homeowner's Renting: Larry asked Jordi about IHT's policy of letting affordable homeowners rent their homes. Jordi stated that in the ground lease there is a clause as in the AHC's covenant where IHT may permit homeowners to rent. He stated the renter must be income qualified and the home must be rented at an affordable rate for the home size. There is no rental length. The discussion of this policy went back and forth with members being fine with the renting and others

disagreeing with the policy. Rhonda told the committee the AHC covenant also allowed the rentals with AHC permission and that no time limit is mentioned in the covenant.

Glenn suggested that any IHT approved affordable home rentals should be shared with AHC before the rental approval is signed. Larry suggested the IHT should inform AHC once a year others thought it should be as they are rented. There was a question about other affordable homes within West Tisbury and what their status might be as they are not being monitored.

No decisions were made.

IHT other Projects Update: Jordi stated there are 3 projects in the pipeline. He did not elaborate.

Adjourned at 8:15 PM

The next AHC meeting will be Tues. Sept. 26, 2017 at 6:30 PM in 2nd floor conference rm. Town Hall.

The next AHT will be Tues. Sept. 26, 2017 at 7:15 PM in 2nd floor conference rm. Town Hall.

Respectfully submitted by Rhonda Conley