

**Sept. 8, 2020**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**Present:** Larry Schubert, Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, Susan Silk and Rise Terney  
**Also Present:** Rhonda Conley, Christine Flynn (MVC) and Melissa Vincent

Jochsberger made a motion seconded by Terney to accept the minutes of 8-8-20 as written.

**VOTE 3 YES 0 NO 1 ABSTAIN 2 NOT PRESENT YET**

**No Invoices**

**ANNOUNCEMENTS AND CORRESPONDENCE**

**Accessory Apartments:** Conley reported that the accessory apartment count is at 55 with the new ones created and given a certificate of occupancy. She has received 12 responses and ten returned with wrong address. Of the responses 12 response (3 rented, 7 family use and 2 not occupied). Silk asked several questions about the accessory apartment program and Schubert explained how it works. Silk stated that she believes there should be a tutorial for new members of the AHC on the various bylaws and AHC procedures and guidelines. Conley will look into preparing something.

**NEW BUSINESS**

**P.A.L.S. Program:** Flynn and Vincent came to request support for CPC funding of \$165,000.00 for a program preserving homes owned by year-round residents making under 100% of median income. The program works similar to the TRI Program. Grants are offered to preserve the integrity of their homes. These grants are up to \$35,000.00. ***Colaneri made a motion seconded by Jochsberger to send a letter in support of the P.A.L.S. Program. VOTE 6 YES 0 NO***

**UPDATES**

**57 Rustling Oaks:** Schubert reported that the Certificate of Approval between J.P. Morgan and AHC has been signed. Conley has not received any further correspondence from J.P. Morgan.

**16 Old Courthouse Road.** There was a short discussion on the \$50,000.00 set aside for the project and using it for predevelopment cost. Colaneri suggested that after legal and other expenses the Affordable Housing Trust has paid on this project the funds should be offered to IHT for predevelopment cost. These costs must be requested and documented by the IHT before payments are reimbursed.

**ONGOING BUSINESS**

**Property Advertisement:** Conley stated there is \$1,450.00 within the budget for notices and advertising. Silk said that since first discussing advertising for needed property the real estate market has changed. After a discussion of the changes in the market, it was decided to revisit advertising at a later date, possibly late Oct. There was also a brief discussion of the ad design. Ted would like to see something a little different. Silk and he will discuss the design.

**Letter of Agreement:** Schubert stated that he believes that there has to be some kind of agreement signed between monitoring agents and the AHC as to the renting of affordable homes. Other members agreed that something needs to be on paper. Colaneri said that the bylaw states that the homes have to be the primary residences and the AHC guidelines cover renting of such homes. ***Jochsberger made a motion seconded by Dubard that Conley send both IHT and DCRHA (monitors of affordable homes) a cover letter along with redline version of the Letter of Agreement and continue to work on creating an agreement between the property monitors and AHC. VOTE 6 YES 0 NO***

**Property Search:** Colaneri would like the committee to start focusing on a new project. He suggested revisiting the Wells property, the Lambert's Cove town land, and Look parcel. Colaneri and Dubard will work together to see what can be found. Conley stated that the assessor's office could help with a list of vacant properties within West Tisbury that may be buildable for affordable housing. Dubard said he also has a list. Colaneri suggested that the committee consider a new warrant article for the Lambert's Cove property.

#### **NEW BUSINESS**

**Chair:** Schubert would like the committee to have a new vote on the chairmanship of the committee. He feels that the ZBA and AHC Chairs should not be held by the same person and is asking the committee to renominate and revote on the Chair at the next meeting.

Adjourned at 7:58 PM

**The next meeting is Sept. 22<sup>nd</sup> at 6:30 PM on Zoom**

Respectfully submitted by Rhonda Conley



## TOWN OF WEST TISBURY

AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

[affordhouse@westtisbury-ma.gov](mailto:affordhouse@westtisbury-ma.gov)

Community Preservation Committee

P.O. Box 278

West Tisbury, MA 02575

Dear Community Preservation Committee:

The Affordable Housing Committee unanimously supports the P.A.L.S. Program.

Two representatives, Melissa Vincent, TRI The Resource Inc. and Christine Flynn, MVC representative attended the Affordable Housing Committee meeting to explain and discuss the Preserving Affordability through Loan Support Program. After listening to the project description of preserving affordability for year round residents through this program the committee agreed this would be a worthwhile affordable housing fund use.

Sincerely

West Tisbury Affordable Housing Committee

