

June 8, 2021
West Tisbury Affordable Housing Committee
Minutes
Approved 6-22-21

Present: Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, James Klingensmith, Susan Silk
And Rise Terney

Absent: Larry Schubert

Also Present: Rhonda Conley, Philippe Jordi and David Vignaeult

Terney made a motion seconded by Jochsberger to accept the 5-25-2021 minutes with grammar changes. **VOTE 5 YES 0 NO 1 ABSTAIN**

INVOICES

Legal Bill: Conley presented town counsel invoice explaining that there are not enough funds in the AHC budget. She asked if the committee wishes to ask Fin Com or the Trust for funds with the members deciding to apply with Fin Com. ***Terney made a motion seconded by Jochsberger to apply for \$600.00 to be transferred to the AHC spending budget to pay Town Counsel invoice of \$594.00 and any lingering legal fees.*** **VOTE 6 YES 0 NO**

ONGOING BUSINESS

401 State Rd.: Conley did not receive everyone's questionnaires back. Jochsberger said he would view them and let the committee know what if any consensus there are. Colaneri stated when speaking of a time line on the project said that it was hard to say exactly when. He can't say when the surveyors can get to the project. All the land information (survey, setbacks, access, septic) have to be determined and it does not happen in a week or even a month. Colaneri will work on getting these points meanwhile the members can discuss their ideas on design, number of units, handicap access, bedroom count and get prepared for a advertised public meeting.

57 Rustling Oaks: Jordi informed the committee on what is happening with 57 Rustling Oaks. Repairs are being made to the home with professional and volunteer workers. This may cost up to \$100,000.00. IHT hopes to be ready for a sale by the end of the summer. The maximum resale price has been set at \$370,000.00 for a family of four at 100% median income. ***Silk made a motion seconded by Klingensmith to accept the maximum resale price for 57 Rustling Oaks at \$370,000.00 to an eligible purchaser.***

VOTE 6 YES 0 NO

16 Old Courthouse Rd.: Colaneri reports that the site is cleaned and being prepped for building work. Terney apologized for not pursuing the plague for the project and will do some research.

89 Pin Oak Circle: Conley stated the home inspection report had arrived and did not seem to have any major problems with the home.

Vignaeult spoke of the eligible purchaser not having the funds and wanting a co-signer. The committee denied a co-signer as usual. Neither Vignaeult nor Conley have heard from the owners or relatives as to what they hope to do next.

Co-Housing: Vignaeult reported that letters to the noncomplying homeowner, Chrissy Phillips, in the Co Housing Development have not been answered. Certified letters stating she is violating her deed rider are not being addressed by Phillips. Nor has she made plans to comply and sale the home to a qualified eligible purchaser. Vignaeult reported this may turn into a legal problem and the fees to DCRHA may be too steep. Colaneri asked about getting the support of the Co-Housing community which Vignaeult said has no guidelines which would hold up in court.

Covenant: There was a very short word on the covenant and a few changes but not a total review. ***Silk made a motion seconded by Jochsberger to accept the covenant with the few changes.***

VOTE 5 YES 1 NO

NEW BUSINESS

Community Preservation Committee Application: Jochsberger wants the Trust to apply for more Community Preservation Fund monies. He suggested asking for a large sum. Conley stated at present there is \$610,000.00 in the Trust funds. ***Terney made a motion seconded by Jochsberger to apply for \$350,000.00 from CPC to be put in the Trust funds for future use s for affordable housing.***

VOTE 6 YES 0 NO

Property Possibilities: Colaneri asked Dubard to look closer to the land court deed restrictions on the property in the West Tisbury school grounds. He may need to talk with Town Counsel, Ron Rappaport.

Adjourned at 7:34 PM

The next Affordable Housing Committee meeting will be June 22, 2021 at 6:30 PM via Zoom

Respectfully submitted by Rhonda Conley