

West Tisbury Affordable Housing Committee
Jan. 10, 2023
Minutes

Present: James Klingensmith, Mike Colaneri, Jeffrey Dubard, Larry Schubert, Rise Terney, and Amy Upton

Absent with Regrets: Ivory Littlefield

Also Present: Rhonda Conley, Kanta Lipsky and Simon Bollin (AHC Alternates applicates), Philippe Jordi (IHT), Caroline Flanders (Co-Housing), David Vigneault (DCRHA), Christy Phillipps, Laura Silber, Sara Rosenthal and other members of the public.

Previous Minutes

Schubert made a motion seconded by Terney to accept the Dec. 20,2022 minutes as written.

VOTE 5 YES 0 NO 1 ABSTAIN

ONGOING BUSINESS

15 Rock Pond Rd.: Vigneault stated that the walk through the home was lovely. Phillipps had made some repairs after working through the short list of the home inspection. Vigneault in his status report stated that the issue of the solar panels according to his review of the state DCHD is they cannot be factored into the resale value. Phillipps believes that the solar value needs to be factored into the resale price. Schubert asked is it possible to think out of the box and add the solar into the price. There will be cost to the home if the panels are removed. Schubert wanted to know could the trust fund an upgrade before the sale in a grant like a buyback to current owner? Terney questioned removal cost of panels and repair of roof.

Phillipps said the solar energy is important as the cost for utilities and the association fees are high. She stated that the association fees are up to \$205.00 in the last 2 months. Phillipps does not want to remove the solar panels as they are a heating value. The conversation continued about the panels as to valuing them in the resale price, remove and repair, leave on with no compensation to present owner or the time it would take to remove and repair is factored in to sale.

Klingensmith said the house has been empty since Oct. and the sale needs to move quicker as the interest rates move up. Another suggestion was that as Phillipps collected rent over the past years maybe the deal should be a wash with no repayment of the rent collected and the solar panels stay. Vigneault will set the value of the home based on the formula used to value affordable housing.

Schubert made a motion seconded by Upton to put the item of spending funds to subsidize directly to Phillipps payment for the panels on Affordable Housing Trust agenda. VOTE 6 YES 0 NO

Island Co Housing: Vigneault reported that a new monitoring agent may have been found for the affordable homes in Island Co-Housing. He has shared a revised application with Dale Keller of the monitoring agency HAC. Keller agreed to take over. Paperwork will need to be done.

401 State Rd.: Jordi reported that IHT is working with an architect designer for a contract and will be prepared to attend the next AHC meeting. The goal at this meeting is to address AHC's questions and discuss how the designer shall address them. Klingensmith wants time lines on the project which can be preliminary.

Short Term Rental Tax: DuBard is asking that the AHT be given the short-term tax to help with predevelopment to home owners creating affordable dwelling units (ADU). He has created a warrant article for town meeting (see attached). Terney questioned if Affordable Housing Trust could work

outside the affordable range. DuBard said that AHT funds can be used at a higher rate. Klingensmith had questions about the zoning in West Tisbury where Dubard stated that the zoning bylaw for multiple housing exist. Colaneri urged members to look at the Board of Health, building regulations set by the Planning Board, Zoning Board etc. He believes that ADUs are a good thing. Upton asked that the short-term tax be used as a program using spaces not being used on their properties such as sheds, garages etc. DuBard stated he already has a list of possibilities. Schubert thinks it is a good idea for a warrant article for town meeting. He believes that \$20,000.00 is handcuffing the development unless get \$40,000.00 not going to be done. No vote was taken. Klingensmith requested DuBard send the paper form to him and noted that time is running out for warrant articles.

NEW BUSINESS

Affordable Housing Trust Meeting: Klingensmith and Conley shall request a trust meeting for Jan. 24, 2023.

Committee Alternate: Upton did a follow up with Alex Bullen about pulling out of position. She requested that a letter to Bullen be written this withdraw. Klingensmith asked that Kanta Lipsky and Simon Bollin be considered as alternates. ***Terney made a motion seconded by Upton that Affordable Housing Committee request the Select Board to elect Lipsky and Bollin to fill the 2 alternate positions on the Affordable Housing Committee and Affordable Housing Trust. VOTE 6 YES 0 NO***

2022 AHC Report: Conley asked if anyone wished to write the 2022 or help her by doing such as checking form of report and any additions that should be included in report. Terney said she would help.

Minutes of Jan. 10th Approved Jan. 24, 2023

Adjourned at 7:54 PM

Next meeting will be Jan. 24, 2023 at 6:30 PM via zoom

Next Affordable Housing Trust meeting will be Jan. 24, 2023 at P.M. via zoom

See attachment below