

Jan. 18, 2022
West Tisbury Affordable Housing Committee
Minutes
Approved on Feb. 8, 2022

Present: Mike Colaneri, Jeffrey Dubard, James Klingensmith, Susan Silk and Rise Terney
Ted Jochsberger (arrived after the invoice vote)

Absent with Regrets: Larry Schubert

Also Present: Rhonda Conley, Jason Neago, Phillippe Jordi (IHT), David Vigneault (DCRHA) and members of the public

Terney made a motion, seconded by Silk, to accept the 12-14-21 minutes as written.

VOTE 5 YES 0 NO 1 ABSENT

INVOICES

Consultant: Conley presented the invoice from Barrett Planning Group LLC for consulting on 401 State Rd. Project. ***Terney made a motion, seconded by Dubard to pay invoice of Barrett Planning Group LLC (with monies set aside by Trust) for services rendered to date of \$3,150.00. VOTE 5 YES 0 NO 1 ABSENT***

Town Counsel: Conley presented Reynolds, Rappaport, Kaplan and Hackney, LLC invoice for RFP 401 State Rd work and new covenant on 2 affordable properties. ***Silk made a motion, seconded by Terney to pay Town Counsel invoice of Jan. 11, 2022 of \$1,775.50. The payment of invoice shall be \$324.00 from the AHT 401 State Rd funds set aside by the Trust and \$1,451.80 from AHC's legal line. VOTE 5 YES 0 NO 1 ABSENT***

No Announcements or Correspondences

Jochsberger arrived

ONGOING BUSINESS

401 State Rd.: The RFP (see separate attachment) for the project was reviewed. Klingensmith asked about the request of the committee members to include elderly housing on 50% of the rentals. Colaneri explained that the project must meet fair housing laws and as such there is no guaranties that 50% of the rentals will go to the elderly. After review the committee decided to send to the Select Board for approval. Silk stated the AHC should make sure that committee members would be at the Select Board meeting to answer any questions about the RFP.

Several members agreed they would attend. Colaneri and Jochsberger stated they would be in charge for the on-site visit of bidders which is tentative set for 10 AM Feb. 17th. The RFP as presented with the dates of advertising and submitting dates are tentative. The procurement officer, upon Select Board approval, will recheck the present dates upon the RFP and change them if necessary for advertising purposes. ***Silk made a motion, seconded by Terney to accept the RFP and go forward with the project. VOTE 6 YES 0 NO***

16 Old Courthouse Road: Colaneri reported that the construction has slowed due to material delay and the hopes are to have the opening in April.

Plaque has been sent to etcher.

57 Rustling Oaks: Jordi informed the committee that IHT and DCRHA are being sued by the first lottery pick for 57 Rustling Oaks. Applicant was disqualified on further review of application which the applicant is fighting.

5 Harpoon Lane: The committee has denied the owners of the home the right to rent their home again. The owners are currently off island and intend to remain so another two years. IHT had given them the permission for two years to rent their home at cost. The deed rider on the property as well as the zoning bylaw requires the home to be the primary home of the home owner. As this has not been the case the last two years and their wish to continue the rental the AHC has denied their application. Neago was disappointed with the decision saying he followed IHT rules and received their permission to rent previously. Colaneri and several others stated that the bylaws state that these affordable homes are to be primary residents of the homeowner. The committee asked what the homeowner planned on doing with the property as the renting of the property was denied. After a lengthy discussion of the issue the committee requested an answer on what the status of the home would be. ***Dubard made a motion, seconded by Jochsberger, that the homeowners respond in writing within 90 days with their intentions to the disposition of the home. VOTE 6 YES 0 NO***

2 Holly Lane-82 Pin Oak Circle: Conley reported Brown and Haynes requested a refinancing and a new covenant and were under the maximum resale price. ***Silk made a motion seconded by Dubard to approve the refinance of 2 Holly Lane-82 Pin Oak Circle. VOTE 6 YES 0 NO***

124 Pine Hill Road: Conley reported that Merry wished to refinance 124 Pine Hill Road. As the loan did not exceed the maximum resale price and the present mortgage would be including in the refi figures. ***Silk made a motion seconded by Dubard to approve the refinance of 124 Pine Hill Road. VOTE 6 YES 0 NO***

18 Bailey Park: Conley informed the committee that the The Resource inc (TRI) forgivable loan with present mortgage did not exceed the maximum resale price. The committee had a lengthy discussion with the TRI rep Melissa Vincent about the TRI program. The loan comes from state funds, is forgivable over a 15-year period and must be used for repairs to the home. After this talk committee members requested that time be set aside in the near future for an information meeting with Vincent, TRI rep. ***Silk mad a motion, seconded by Dubard, to approve the TRI lien on 18 Bailey Park Rd with the inclusion of the homeowners signing a new covenant. VOTE 6 YES 0 NO***

Adjourned at 8:15 PM

Approved by majority vote Feb. 8, 2022

The next Affordable Housing Committee meeting will be via zoom on Feb. 8, 2022