

West Tisbury Affordable Housing Committee
Jan. 31, 2023
Minutes

Present: James Klingensmith, Jeffrey DuBard, Mike Colaneri, Larry Schubert, Rise Terney and Ivory Littlefield

Absent with Regrets: Amy Upton

Also Present: Rhonda Conley, Simon Bollin, Christy Phillipps, Bill Bennett, David Vignaeult, MV Times reporter and other members of the public

Special meeting for one item-15 Rock Pond Rd.

Klingensmith led the meeting concerning the value of the solar panels on the house. The decided and voted value shall be the written value of the solar panels recommended to the Affordable Housing Trust. Klingensmith asked each member to give their input.

Schubert said that the agreement on the solar panels should be agreed by both parties. He feels that Dukes County Regional Housing Authority (DCRHA) should set the value of the house leaving the solar panels separate from that value. The panels value should be determined and recommended to the Affordable Housing Trust and as well to Phillipps agreeing to the value proposed to leave the panels. The compromise would then be to give the determined solar panels value to Christy at the home closing.

DuBard agreed with Schubert as to value. Schubert demised \$7,500.00 for the panels and leave the past behind.

Colaneri does not believe this is the best move. The long misuse of the house and not adhering to the covenant should not be rewarded he stated. Colaneri stated the rental violation has been going on for years. He said the covenant was not adhered to and the owner should not be set free.

Terney also spoke to the covenant and honoring such. An affordable house should not be allowed in the future to disregard the covenant because they feel it isn't for them anymore.

Littlefield said he was leaning more toward Colaneri's view. He stated a deal is a deal.

Vignaeult asked what about the price.

Klingensmith said he doesn't want to go all the way on price just wanted to deal with the solar panels.

Schubert suggested that the committee vote on the solar panels and come to an agreement Phillipps nor the AHC disputes. The agreement will need to be shared with the Trust for their vote on giving the \$7,500.00 for the solar panels on the home which Klingensmith said when this is all documented it will be shared with the Trust.

Vignaeult setting the maximum resale stated has been tricky as the home prices fluctuate and interest rates for mortgages continues to raise thus making the maximum resale price decrease. Vignaeult suggested that a rider be put on the price between \$252,000.00- \$255,000.0 in the agreement. On the day of the lottery opening, the price will be reviewed and confirmed. This amount will be put into the covenant and the purchase and sale agreement. Bennett stated he needs to look at numbers and wants to talk to Phillipps lawyer.

Terney asked as to whether a motion should be called on the question. ***Schubert made a motion of recommendation seconded by DuBard to request that the Trust give \$7,500.00 to the owner Christy Phillipps of 15 Rock Pond Rd. for the continued use of solar panels on the home at the closing of the home sale. At closing Phillipps agrees to sign the purchase and sale agreement of 15 Rock Pond Rd. at DCRHA affordable home resale value, which is reviewed and confirmed before opening of lottery, at which time West Tisbury Affordable Housing Trust shall present the agreed amount of 7,500.00 for the solar panels on the home. VOTE 6 YES 0 NO***

Approved Feb. 14, 2023

Adjourned at 7:10 PM

The next meeting shall be Feb. 14, 2023 at 6:30 PM via Zoom

The next Trust meeting shall be Feb. 28, 2023 at 6:00 PM via Zoom