

Nov. 12, 2019
West Tisbury Affordable Housing Committee
Minutes

Present: Larry Schubert, Mike Colaneri, Ted Jochsberger and Angela Prout

Absent with Regrets: Jeffrey Dubard, John Rau and Rise Terney

Also Present: Rhonda Conley and Susan Silk

Colaneri made a motion, seconded by Jochsberger to accept the 10/22/19 minutes with grammar corrections. **VOTE 3 YES 0 NO 1 ABSTAIN**

ANNOUNCEMENT AND CORRESPONDENCE

Letters to Editors: Rhonda reported that the Gazette emailed and stated the ad would be treated as an announcement. **She stated** the MV Times did not run the article and believe the ad should be handled as an article.

CPC Application Hearing: The Affordable Housing Trust Fund application will be reviewed Nov. 13th at 6 PM in the Howes House. Jochsberger stated that there may be questions on the large amount as to the present Trust funds are over \$300,000.00.

Condolences: Terney's husband died. Schubert asked that Rhonda send a sympathy card.

Job Title Appeal: Rhonda stated the appeal papers, which have not been sent out yet. The Appeal must be into the Personnel Board by Nov. 22nd.

Budget for 2021: Rhonda handed out the budget request form for study before the next meeting.

UPDATES

16 Old Courthouse Rd.: IHT Director has signed the Land Disposition Agreement and Rhonda will be delivering to town counsel Nov. 13th.

Letter of Agreement: Conley met with the directors of IHT and DCRHA to discuss the letter. They requested some small changes; Rhonda will tweak it and return to them for review and return to the committee for their approval of changes.

ONGOING BUSINESS

Advertising: Prout has done a great deal of research on the various forms of advertising. She informed the committee of several. The Real Estate Guide told her they will keep the ad on file and will place the ad in the guide whenever there is unsold space. This will be totally free. The radio station MVY will run ad as a PSA. Prout also spoke with Lauren Reddinton. Reddinton would like to go on the air with an AHC member. She does a Sunday show "Vineyard Current" and also another show "Night Chats". All agree that Schubert should be the on air member. Schubert would like to know the format of the programs and what to expect. They will work it out. Some of the topics suggested were the rental assistance program, accessory apartments, and homesite lots. There was further talk of advertising, getting the word out to the public and cost. The ideas ranged from pitching stories to the newspapers to contacting realtors on island of the housing pursuit.

Vacant Land: Colaneri submitted the idea of buying 2 undersized lots that have been pursued before by others. The owners will not sell for the AHC set fee of \$50,000.00. These lots are 1/4 acre and can only be bought by affordable eligible purchasers. Colaneri suggested raising the possible purchase price to \$100,000.00. This figure does not leave enough money for development of the lot by an affordable eligible purchaser stated Schubert. Colaneri suggested the AHT purchase and subsidize the building with a nonprofit. This idea will need to be discussed with the Trust before anything can be done.

Jochsberger made a motion seconded by Prout to send a letter to the present owners of these two lots and what would be their sell price to the Trust. VOTE 4 YES 0 NO

Bylaw Changes: Schubert told the committee the Planning Board is working on the multi-family part of the bylaw (see attached). Part of the change would be raising the roof height to 32 feet. This could lead to 3 story buildings. Schubert stated that the extra building regulations that come with a 3 story house deter contractors to develop such. Schubert would like to work on the bylaws especially the accessory apartment, homesite lot and definitions. He and Rhonda will start work on that this week.

NEW BUSINESS

Squarespace Website: Conley stated that the accessory apartment website on squarespace site fee is due. She had to cancel the site temporarily as the fee last year was paid on Keith McGuire's credit card. The only way to pay is by credit card. It is unknown as to whether the town has a credit card. Schubert and Conley will speak to Town Administrator about paying the site fee. If no credit card will use Schubert card and reimburse him.

PUBLIC COMMENT

New Member: Susan Silk is applying for the at large open member position. She stated she has a media background and after watching and participating in the meeting would like to join. ***Colaneri made a motion seconded by Jochsberger to recommend Susan Silk to fill the vacated seat of Susan Feller to the Selectmen. VOTE 4 YES 0 NO***

John Rau will remain an alternate.

Adjourned at 8:15 PM

The next meeting will be Nov. 26, 2019 at 6:45 PM in the 2nd floor conference rm. of Town Hall.

The next meeting of the Affordable Housing Trust Fund will be at 6:30 PM in the 2nd floor conference rm. of Town Hall

Respectfully submitted by Rhonda Conley