

Nov. 23, 2021
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Jeffrey Dubard, Ted Jochsberger, Larry Schubert and Rise Terney

Absent with Regrets: James Klingensmith and Susan Silk

Also Present: Rhonda Conley, Judith Barrett (Consultant) and Sara Rosenthal

Schubert made a motion seconded by Jochsberger to accept the minutes as written.

Vote 5 Yes 0 No

ONGOING BUSINESS

401 State Road: Discussion of the RFP proceeded. Barrett asked for changes to the Diversity portion of the RFP to make it clear what diversity is. Conley will do that. ***Jochsberger made a motion seconded by Terney to move forward with the sending of RFP to the Procurement Officer, Select Board, Town Counsel and Consultant for recommendations and approval. VOTE 5 YES 0 NO***

Conley reminded the members that dates must also be placed in the RFP.

INVOICES: None

ANNOUNCEMENT AND CORRESPONDENCE: None

ONGOING BUSINESS

Refinance of 82 Pin Oak Circle and 2 Holly Lane in West Tisbury: A new Covenant, Certificate of Approval, continued Town Mortgage and Permitted Mortgage Agreement are required. Conley stated the fixed rate mortgage is in place and the mortgage amount is \$204,000.00. **Terney made a motion seconded by Dubard to approve the maximum resale price of \$328,000.00 and loan amount.**

Community Preservation Committee: The committee discussed how the AHC application for CPA funds is necessary. Dubard stated that the AHC request may be a hard sale as the previous funds received have not been completely utilized. Colaneri stated that the cost of projects is increasing and property values rising will make land purchases high. Keeping funds available through the Affordable Housing Trust is important for future projects.

16 Old Courthouse Road: The plaque wording for 16 Old Courthouse Road was shortly discussed with Schubert suggesting taking out the rental portion of the wording.

NEW BUSINESS

South Mountain MVC Decision: Colaneri stated that under the DRI decision for a project South Mountain proposed the company was required to give \$150,000.00 to an affordable housing project in West Tisbury. Colaneri asked to request the funds for AHC project. He will contact MVC and have Conley apply for the funds.

Rustling Oaks: The lottery was held for the purchase of the affordable house. Terney questioned whether the first chosen lottery person was eligible as it was 3 unrelated applicants, two not signing the Ground Lease. Dubard's issue is the signing of the Ground Lease and that the 2 are not going to be on the documents but will be renters. Colaneri would like to have more information to further discuss this.

Harpoon Lane: Jochsberger said a letter to the owners should be sent. Dubard believes the owners should appear before the committee. Terney wants the committee to prepare to question before meeting owners. She stated the owners should be informed of the rules involved in ownership of an affordable home.

As this and the above item need further discussion and decisions Schubert asked they be put on the next meeting's agenda.

Adjourned at 7:28 P.M.



ATTACHMENTS

TOWN OF WEST TISBURY AFFORDABLE HOUSING COMMITTEE

P. O. Box 278

West Tisbury MA 02575-0278

508-696-0102

affordhouse@westtisbury-ma.gov

Nov. 16, 2021

Mr. and Mrs. Neago

P.O. Box 3000

West Tisbury, MA. 02575

Dear Mr. and Mrs. Neago:

We are in receipt of your request of October 15, 2021 to rent your residence at 5 Harpoon Way. While we understand that your employment requires you to be overseas, we believe this is the second time in recent years that you've made this request.

While we have no doubt that Ms. Hill is qualified to rent the property, you have to understand that there are other qualified individuals on the Island that are deserving of affordable housing.

We may remind you that the covenant you agreed to when you occupied the property requires you to occupy the Unit for at least eleven (11) months of each year. Article II, Part C. While Island Housing Trust has agreed to waive this requirement, the Affordable Housing Committee is reluctant to do so.

As stated, you have made a similar request in the past, which was granted by IHT although the AHC had reservations about permitting it. It is the Committee's belief that you are taking an unfair advantage of the situation and that a repeated violation of the covenant should not be permitted.

To remind you of some of the relevant sections of the 619 Condominium Affordable Housing Covenant that you are party to. The AHC has been established by the Town of West Tisbury to administer affordable housing programs in the Town. You, as Covenantor, along with IHT agree that restrictions in the covenant are for the benefit of the Municipality. Finally, the rights of the Municipality are not limited by anything in the covenant.

We find that your request is inconsistent with the Municipality's mission of affordable housing and regret that we must deny your petition to sublet the property. The Committee has bimonthly meetings via zoom. You are welcome to be on the agenda if you would care to discuss this matter further.

Sincerely,

Michael Colaneri, Chair of West Tisbury Affordable Housing Committee

Other Members of AHC Present at Decision

Jeffrey Dubard	Ted Jochsberger	Rise Terney
James Klingensmith	Larry Schubert	

The next meeting will be Dec. 14, 2021 at 6:30 PM via zoom.

Approved December 14, 2021 Dubard made a motion seconded by Jochsberger to accept the minutes of 11-23-21 as written.

VOTE 4 YES 0 NO 2 ABSTAIN

Respectfully submitted by Rhonda Conley