

West Tisbury Affordable Housing Committee
Nov. 29, 2022
Minutes

Present: James Klingensmith, Jeffrey Dubard, Larry Schubert, Amy Upton, Ivory Littleton

Absent with Regrets: Mike Colaneri and Rise Terney

Also Present: Rhonda Conley (AHC Admin Asst.), Skipper Manter (Select Board), David Vigneault (DCRHA), Philippe Jordi (IHT), Christy Phillipps, Sara Rosenthal and other members of the public.

INVOICES: None at Posting

Announcements and Correspondence

Jochsberger Appreciation Letter: Conley started a draft that Klingensmith revised and asked for other members' comments.

UPDATES

15 Rock Pond Rd.: Klingensmith led a discussion of the home inspection (see separate attachment) done on the property. Vigneault stated the specifics can be broke down into the customary wear and tear on the house, code changes that may or may not need addressing as to the home being built before codes were set, issues that may need cared for are roof repair, electrical problems, safety and other items within the inspection report. This work can be time consuming work for the owner. Schubert, DuBard and Littleton having construction knowledge will review the inspection. Schubert stated a break down and cost report would be helpful which could then be negotiated with the owner with options. He suggested that at some point a walk-through be scheduled with an AHC rep and a list be put together. Schubert will review the inspection report as will DuBard and Littleton and produce an estimate. Some items appear to be an easy fix and some code items are not needed. Schubert will white line and red line items in the report based on his knowledge and share with DuBard and Littleton. Schubert will commute with Vigneault and Phillipps on items of importance that should be addressed. Phillipps is working on an item or two on the list which may make a shorter list of necessary repairs. Klingensmith asked that the report be ready for discussion at the next meeting Dec. 13, 2022.

Previous Minutes (Nov. 15, 2022)

DuBard made a motion seconded by Upton to accept the minutes of Nov. 15, 2022 as written with spelling and grammar changes. **VOTE 5 YES 0 NO**

Island Co-Housing: Flanders clarified that she lives in the Island Co Housing and is not acting as counsel to Co-Housing but is a cooperative participant in such to find a monitoring agent for the Island Co Housing subdivision. Schubert believed that DCRHA is the monitoring agent until there is one found to take DCRHA's place. Vigneault said for consistency DCRHA will be the lottery agent but not the monitoring agent past 30 days notice. He said the object is to have a new monitoring agent in place and new deed rider upon the completion of the lottery.

ONGOING BUSINESS

401 State Rd: Klingensmith stated no representative of IHT present.

Short Term Rental Tax: DuBard sent out amendments to discuss. He would like to see the funds go toward homesite lots and accessory dwelling units (ADU). Dubard would have the funds allotted to create ADUs. His plan would have the short term rental taxes allotted to the Affordable Housing Trust

as a town meeting warrant article. Specifically stated article would designate in 2023 75% of short term tax to the West Tisbury Affordable Housing Trust to be used to create ADU's by homeowners. The funds collected would be given to private homeowners in the sum of \$20,000.00 to use to create these. He stated that homeowners would have more interest if they had free money to build with and could rent at a higher rate of 140% AMI as those ADUs at 80% AMI lose money for landlords. The need and help for housing for higher income residents such as teachers, doctors and police should be given at this higher level as these people are important to the needs of the community said Dubard. Other members of the committee and attendees asked about an agent for this transformation and overseeing the use of the ADU funds.

Questions from the committee and public had:

How would this affect the uses of home and ADU as restricted rentals or is this for homesite lots only?

How would the money be distributed?

As this is a committee for affordable housing which described by the state is incomes at 80% AMI or less are affordable, incomes at 81% to 100% AMI community and 150% AMI not affordable.

Clear language must be used as to what is affordable with a capital A and what is not according to the state.

Klingensmith asked DuBard to come up with a warrant article for affordable housing with no specifics.

Other members spoke to specifics of a warrant article at town meeting with these comments:

What do propose for 1 year?

How much (amount or percentage)?

AHT subsidizing property owner to create housing?

Up to 140% AMI?

Raising the sale price of an undersized/homesite lot from \$50,000.00?

Will need a change in the bylaws?

Guidelines upgrade needed?

Funds given to property owner as incentive be enough?

Share with select board?

ADU loan program/proforma finance

Schubert made a motion seconded by Upton to give the committee members time to digest the material sent on the Short Term Rental Tax. VOTE 5 YES 0 NO

NEW BUSINESS

Budget: Budget due to the hour was tabled until the next meeting.

Adjourned at 7:45 PM. The next meeting will be Dec. 13th at 6:30 PM via zoom

See agenda for Dec. 13, 2022 for zoom info.

Approved Dec. 20, 2022

Respectfully submitted by Rhonda Conley

