

Feb. 23, 2021
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Ted Jochsberger, Jeffrey Dubard, James Klingensmith, Larry Schubert and Susan Silk

Absent with Regrets: Rise Terney

Also Present: Rhonda Conley

Colaneri made a motion seconded by Silk to accept the minutes of 2-09-2021 as written with spelling correction. **VOTE 6 YES 0 NO**

INVOICES

Town Counsel: Conley explained that during the summer town counsel invoices had not been received or paid. The invoices had to do with 57 Rustling Oaks and 16 Old Courthouse Rd. from June till October 2020. *Colaneri made a motion seconded by Dubard to pay the past due invoices totaling \$1,306.25.* **VOTE 6 YES 0 NO**

ANNOUNCEMENT AND CORRESPONDENCE

IHT Vineyard Accessory Dwelling Unit...Right Away! (VADURA): Jochsberger wrote the letter of support for IHT and sent.

Squarespace: Conley asked the committee if they wished to renew the Squarespace website. There was a short discussion as to its usefulness, cost and monitoring. It was decided to discontinue the website. Conley is to make sure that the town website has the up to date affordable housing information available. This will include an updated affordable housing guidebook, other housing organizations' information, etc.

Radio Show: Silk believes that if the AHC is to be on the radio it should be in a news format and not in conversation during a music show. As Silk is overlooking the advertising portion of AHC the committee were fine with her decision not to pursue the radio program.

Mass Housing Partnership (MHP): Conley stated she will be attending a workshop, free of charge, updating affordable housing trust information. Klingensmith also will attend a workshop.

ONGOING BUSINESS

401 State Rd. (Lambert Cove): Warrant Article 8 for 2021 Town Meeting language change was discussed. First version: "To see if the Town will vote to transfer the care, custody, management and control of Town owned land located at 401 State Road, West Tisbury (Map 11 Lot 18) to the West Tisbury Affordable Housing Committee for development and use as affordable housing." Second version has the same language with this change "and use as affordable housing and, further, to the authorize the Affordable Housing Committee to sell or otherwise dispose of the parcel for affordable housing purposes." This change was not discussed with the committee. The change makes the required town meeting vote **a 2/3 vote instead of a straight majority vote.** This was not required of 2 previous development requests. *Silk made a motion seconded by Colaneri to ask that the language change be returned to its original wording.* **VOTE 6 YES 0 NO** It was decided that Jochsberger and Colaneri as well as others attend the Selectmen meeting the following day, Feb. 24th to return the language to original language.

Silk had several questions pertaining to setbacks. Schubert will review the zoning bylaws and get back to her.

Wells: No report

Other Properties: Dubard is having conversations with several property owners and will keep the committee informed.

57 Rustling Oaks: IHT is looking to purchase the foreclosed property and town counsel is working on the paperwork (Certificate of Approval, Ground Lease, Covenant, etc.) to be used between IHT and AHC. Conley will share with the committee when counsel is ready.

16 Old Courthouse Rd.: Colaneri stated that the Town Building Inspector is requiring IHT to return for a new demolition decision from the MVC.

89 Pin Oak Circle: Colaneri believes the resale of this property should be through a lottery while the daughter of the owners would like to purchase the home. During a discussion of the resale procedure Conley read the passage from the covenant being questioned. "Owner shall notify the AHC in writing of the Owner's intention to so convey the Premises. The AHC shall calculate the then Maximum Resale Price, with the assistance of Dukes County Regional Housing Authority. The Owner may seek to find an Eligible Purchaser. The Owner must use his best efforts to find an Eligible Purchaser to purchase the Premises. The term "best efforts" as used herein shall mean (A) the placement of an advertisement for sale of the Premises stating the Maximum Resale Price (as defined)..." Conley stated she has had phone calls and emails on the subject. She has requested the owners follow the resale requirements as to an appraisal and a proper resale request letter. A letter requesting to sale to their daughter was received and Conley has explained that the covenant resale clause must be followed. She has not received the appraisal nor do the owners wish the home to be put into a lottery. No further action should be taken at this time. ***Silk made a motion seconded by Colaneri that the policy and procedure of the covenant must be followed.***

VOTE 6 YES 0 NO

UPDATES

Teacher Housing: Schubert has not spoken with Town Counsel as to legality and fair housing laws.

Town Website: Klingensmith asked Conley to place him on the member list. Conley will also update other members and guide book.

AHC Flyer: Conley will send an affordable housing flyer created several years ago to Silk for her review and/or use.

Adjourned at 7:30 PM

The next AHC meeting will be Mar. 9, 2021 at 6:30 PM via Zoom. See the town website for attending details.

Respectfully submitted by Rhonda Conley

Approved by Committee 03-23-2021