

**Mar. 23, 2021**  
**West Tisbury Affordable Housing Committee**  
**Minutes**

**PRESENT:** Mike Colaneri, Ted Jochsberger, James Klingensmith, Susan Silk and Rise Terney (late)

**Absent with Regrets:** Jeffrey Dubard and Larry Schubert

**Also Present:** Rhonda Conley, Admin. Asst. AHC, Phillippe Jordi, Ex. Dir. IHT

**Public Members:** G. Coogan, Helen Green, Chris Look, Martha MacGillivray, Christy Phillips,  
R. Saltzberger and Laura Silber

**Minutes:** Silk made a motion seconded by Klingensmith to accept the minutes as written of Feb. 23, 2021. **VOTE 4 YES 0 NO 1 (Not Present)**

#### **INVOICES**

**Town Counsel:** Conley presented the invoices for Mar. 2021 from Reynolds, Rappaport, Kaplan and Hackney pertaining to 401 State Rd. (Lambert's Cove) \$540.25 and 57 Rustling Oaks \$370.25.

**Jochsberger made a motion seconded by Silk to pay invoice total of \$910.50.**

**VOTE 4 YES 0 NO 1 (Not Present)**

#### **ANNOUNCEMENTS AND CORRESPONDENCE**

**Reserve Budget Fund:** Colaneri announced that the town Financial Committee approved of adding back to the legal line of the AHC budget slashed from 2021 budget.

#### **NEW BUSINESS**

**Advertising for Warrant:** Silk presented her request (see attached) to go forward with printing and posting signage (50) around town. This shall start first of May and be removed day after town meeting according to Silk. This will be done throughout town with property owners' permission. **Jochsberger made a motion seconded by Klingensmith to give Silk permission to have the signs printed and posted at the cost of \$510.00 plus tax. VOTE 4 YES 0 NO 1 (Not Present)**

**Housing Coalition:** Silbur came to inform the committee as to what is happening with the housing bank/coalition formation. Silbur stated it will be a regional effort with 70 members selected from the island towns. She believes this regional housing effort could involve 6 to 7 million dollars.

#### **ONGOING BUSINESS**

**401 State Rd.:** Colaneri informed the committee that the warrant article will not be changed for this project. It will require a 2/3 vote.

**Wells:** No report

**Island Co-Housing Land Sale:** No sale as the Co-Housing owners did not all agree to sale. Look asked about the affordable housing process. Who approaches who and when? Colaneri stated there are many layers to creating these lots and that all this should be ironed out before coming to the AHC. A full proposal should be in order.

#### **UPDATES**

**Teacher Housing:** No report.

**16 Old Courthouse Rd.:** Conley stated that the new DRI was approved. The question of the demolition posting was settled and demolition is free to start. There is to be a ribbon cutting April 1, 2021 at 1 P.M.

**57 Rustling Oaks:** Jordi stated that Island Housing Trust (IHT) is looking at April 4th closing with Chase Bank. Conley said that the committee had not had a chance to review the Ground Lease IHT sent that day. The committee does not meet again until April 13<sup>th</sup> therefore could not approve of the lease.

Jordi also informed the committee that IHT was looking into creating an ADU (accessory dwelling unit) on the property as well. This had not been spoken about before with the AHC and only a short discussion as to increase value and what income level would this fall under took place. Jochsberger and Klingensmith brought up the homeownership versus rental issue which will be discussed at future meeting along with IHT development idea of the property.

#### **PUBLIC COMMENT**

**89 Pin Oak Circle:** MacGillivray wished to speak about purchasing her parents' home. She gave a history of her parents, their health and need to move into an assisted living facility. She stated that a letter from her parents was sent to AHC. MacGillivray also was income qualified by Dukes County Regional Housing Authority. As she reads the covenant she does not see the need to look for another buyer.

Coogan, an attorney, also did not see the need to advertise or search for another possible buyer or that the covenant required the owner to do so.

The covenant reads under 3: **"When the Owner, his successors or assigns, shall desire to sell, transfer, dispose or otherwise convey the Premises, or any portion thereof, the 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..."**

Conley did state that she had receive the letter of intent but it only stated the MacGillivray's wish to sell to their daughter. An income qualification letter from DCRHA was also received but not an application with income and assets completed.

The discussion went back and forth as to the reading of this section of the covenant by the daughter of owners and Coogan with the AHC members and members of the public. Colaneri asked the committee to send back to DCRHA. Conley stated this had been done and DCRHA kicked it back to the committee. No resolution or vote was taken on the interruption of the covenant.

**Adjourned at 7:29 P.M.**

**The next Affordable Housing Committee zoom meeting shall be Apr. 13, 2021**

ATTACHMENT

# **West Tisbury Town Meeting**

**May 18<sup>th</sup> 5:00 P.M.**

**Tabernacle in OB**

**Vote YES on Article #6  
For Affordable Housing**

DRAFT