

May 11, 2021
West Tisbury Affordable Housing Committee
Minutes

Present: Mike Colaneri, Ted Jochsberger, Jeffrey Dubard, James Klingensmith, Susan Silk and Rise Terney

Absent: Larry Schubert

Also Present: Rhonda Conley, Doug Ruskin and Laura Silber (Member of Coalition to Create the MV Housing Bank)

Colaneri made a motion seconded by Terney to accept the 4-27-2021 minutes with grammar corrections. **VOTE 6 YES 0 NO**

ANNOUNCEMENTS AND CORRESPONDENCE

Letters to Editors: Jochsberger stated that the letters went out to the MV Times and the Gazette (see attached).

INVOICES

Town Counsel: Conley stated that the AHC legal budget was all used and that the committee will need to request Trust funds for April through July expenses. ***Colaneri made a motion seconded by Jochsberger to ask the Trust for funding at a Trust meeting on May 25th.*** **VOTE 6 YES 0 NO**

NEW BUSINESS

Housing Bank: Silber spoke of the questions asked at the Community Listening Sessions that the Coalition to Create the MV Housing Bank had. She stated that most questions were about zoning and the changes that would be needed. Any changes to zoning bylaws would have to wait for town meeting and a vote for such changes. Silber said that the current plan is to measure the community acceptance. Ruskin said that the legal form of the Housing Bank would be based the same as the Land Bank. State legislature would need to be formed with an endorsement amendment for the island. Local interface with town subcommittees along with the handling of transfer fees and passage of such legislature would be needed. ***Dubard made a motion seconded by Silk in support of the Coalition to Create Martha's Vineyard Housing Bank (CCMVHB)efforts.*** **VOTE 6 YES 0 NO**

ONGOING BUSINESS

Covenant: Colaneri led a discussion on changes of the present covenant (see attached email for discussion points). **#1** When owner decides to sell the affordable home they must notify the Affordable Housing Committee and the Dukes County Regional Housing Authority the intent to sell and the Town (WTAHC) and the DCRHA will handle the advertising and the lottery to sell. ***Colaneri made a motion that the AHC/DCRHA must be notified of owner's wish to sell their home and that the AHC/DCRHA will handle the advertising, lottery and sell of home.***

VOTE 6 YES 0 NO

#2 The inheritance clause shall be changed to discontinue inheritance through the generations. ***Dubard made a motion seconded by Klingensmith to change the covenant to read only upon the death of the homeowner will the covenant allow transfer of home to a first generation child who is income qualified and will make the home their primary domicile or sale home to an income qualified person which transfer shall be conducted by AHC/DCRHA.*** **VOTE 5 YES 1 NO 0 Abstain**

#3 Gifting by owner must be approved by AHC/DCRHA. ***Colaneri made a motion seconded by Jochsberger that the property may only be gifted if approved by AHC/DCRHA and only to an income***

qualified individual. Any unauthorized action by a titled owner shall be deemed void and not valid.

VOTE 6 YES 0 NO

#4 Previous owned property issue. *Terney made a motion seconded by Jochsberger that previous ownership of property shall follow state law which states that individuals and/or their spouse must have not owned property for at least three years previous in order to be eligible to seek to own or eligible to own covenant restricted affordable property.*

VOTE 6 YES 0 NO

16 Old Courthouse Rd: Colaneri informed the members that the old building has come down.

57 Rustling Oaks: No report

89 Pin Oak Circle: No report

401 State Rd.: There was a discussion pertaining to what to speak of at Town meeting. The final consensus was to state the interest in senior housing. DCRHA shall supply an income chart for use at the meeting. ***Colaneri made a motion seconded by Klingensmith to consent to members stating that a minimum of 50% of housing on the 401 State Rd. site would be for seniors. VOTE 6 YES 0 NO***

Elections: Jochsberger resigned as co-chair and nominated Colaneri to be sole chair. ***Jochsberger made a motion, seconded by Terney to appoint Colaneri AHC Chair. VOTE 5 YES 0 NO 1 ABSTAIN***
Colaneri nominated Terney to be vise chair. Colaneri made a motion seconded by Jochsberger to appoint Terney AHC Vise Chair. VOTE 5 YES 0 NO 1 ABSTAIN

Adjourned at 7:49 PM

The next meeting will be May 25, 2021 at 6:45 PM

The next Affordable Housing Trust meeting will be May 25, 2021 at 6:30 PM

Respectfully submitted by Rhonda Conley

Approved by the Committee 5-25-2021

ATTACHMENTS