

West Tisbury Affordable Housing Committee
Aug. 23, 2022 Minutes

Present: Mike Colaneri, Rise Terney, Jeffrey Dubard, Ted Jochsberger, James Klingensmith, Larry Schubert and Amy Upton

Also Present: Rhonda Conley, Phillipe Jordi (Executive Director of Island Housing Trust), John Abrams (South Mountain Contractor) and members of the public

Colaneri requested that the Aug. 9, 2022 minutes be held until quotes from that meeting are added and vote take place at next meeting.

INVOICES

Legal Expenses: Conley presented the invoices for the month of July from Reynolds, Rappaport, Kaplan and Hackney for work on the 15 Rock Pond Rd. (\$368.75) and Island Co-Housing (\$88.50). ***Terney made a motion seconded by Schubert to pay July, 2022 invoice of \$457.25. VOTE 7 YES 0 NO***

UPDATES

School Lot: Dubard had no report.

Island Co-Housing: Colaneri stated we are still waiting to hear from DCHD about a monitoring agent for the Island Co-Housing affordable home in the subdivision.

15 Rock Pond Rd.: Town counsel is waiting for response to selling the affordable home within the Island Co-Housing subdivision reported Colaneri.

ONGOING BUSINESS

401 State Rd. Project: Colaneri reported that the Select Board accepted IHT as the RFP bidder. He is caustic optimistic that the AHC and IHT can come to a design plan agreement. Jordi agreed there is a need to start working on a design plan. Terney said there is a crying need for one-bedroom apartments. She found there were 35 applicants for the one 1 bedroom offer for the Kuehn Way project in Vineyard Haven. As that seems to be the biggest need she thought it should be a consideration in 401 State Rd. plans. Colaneri wishes to form a subcommittee of 3 AHC members to work with IHT. The subcommittee will keep the AHC informed of progress. Klingensmith was assured that the full AHC would have final say on the plan. Upton volunteered to be on the subcommittee believing that a Planning Board member should be part of a subcommittee. She stated if not a formal member than as an observer and fill in for anyone chosen who couldn't attend. Terney said she would drop her spot to the abutter if so wished. Dubard questioned whether having an abutter may be inappropriate. Colaneri said he won't put an abutter on the subcommittee. Colaneri requested that himself, Terney and Schubert be the subcommittee members. Also, no more than three AHC members could be on the subcommittee due to Four members would be a meeting of a quorum which is not allowed under the Open Meeting laws. Colaneri will talk to Town Clerk and Town Administer about meeting status as to Open Meeting laws. Conley offered to make a list of the specifics concerns AHC members previously stated in past meetings. Colaneri did not believe this would be necessary.

Red Arrow Project: Colaneri spoke of a draft letter that Dubard wrote (see attached) which stated the various points of the case. Colaneri did not wish this to be an AHC letter and asked anyone who doesn't or does support the Red Arrow project to write individual comments to the MVC. Klingensmith asked to sign on to Dubard's letter. There were various members making their comments on the proposed development. Schubert stated he had written a letter to the MVC in support of the development. After speaking with John Abrams, the developer, Schubert had the feeling that the need to address employee

and higher income housing. Schubert realizes that the AHC is limited to addressing up to the 100% income level but believes everything needs to be looked at as a positive thing. He does not find self-serving development as a negative if it provides housing for employees and those in a higher bracket above 100% in need. He is in support of the project. South Mountain is restricting all homes to be restricted to year-round owners and not to be rented without the permission of the monitoring agent. Schubert wants to look at as a positive development.

Colaneri doesn't agree and finds it offensive. Terney knows the issue is contentious. She stated we are the Affordable Housing Committee whatever we believe as individuals is irrelevant. We are a committee that is for affordable housing and should work as a committee. Terney recognizes that the other issues besides the submitted plan of the development are the missing documents that had to do with a previous development plan. Some members feel that the Red Arrow development should have to hold a lottery for all the homes built and not have a choice as to who lives in them.

Jochsberger believes that affordability has changed as the pricing of homes rises.

Upton stated the project is going through the MVC with or without the AHC comment.

Colaneri gave the floor to Abrams. He responded to the committee's issues. Thurs. Aug. 11th MVC review is not happening. The issue will be in Sept. At that time Abrams meets with the land use committee. Sept. 22, 2022 MVC meet and discuss. Abrams spoke of the affordable purview of 80%-affordable 100%-community but the town bylaw states 140%. He stated that in his development of 4 homes 1 will be at 80% using the \$150,000.00 designated by previous housing development and a lottery will be held for its ownership. This money was to be used in West Tisbury for a home at 80%. Using the funds toward this project will satisfy the MVC. Abrams gave a list of the other 3 homes in the project with income levels and bedrooms. One with 3 bedrooms at full market value, two-2 bedrooms at 150% and one-1 bedroom at with lottery at 80%. All four homes will be deed restricted to year-round residents and use. IHT will be the monitoring agent and owner of the property. The homes will not be retained but paid for houses for the work force and may be sold as long as they are done so to an eligible purchaser according to the deed rider and handled by the monitoring agent. These homes will not be part of the Island Co-Housing Ass.

Abrams stated the steps the project will have to go through. The MVC will rule on the project, the project will follow 40B particulars, town ZBA will have to approve. Abrams stated this is not a scam. The property will be bought from Island Co-Housing.

Jordi noted that there is an important need way beyond 80%-100%.

Colaneri brought up a past subletting of an affordable home under IHT monitoring that went on for 3 years. IHT stated that renting is allowed with permission from them.

Schubert asked that the committee look to the future without looking at problems from the past. He said start to work on the future.

Adjourned at 7:28 PM

Approved Sept. 13, 2022

The next meeting will be Sept. 13, 2022 at 6:30 PM

Attachments separately posted

Respectfully submitted by Rhonda Conley