

February 14, 2022

To: Michael Colaneri, Chairperson  
West Tisbury Affordable Housing Committee

From: Island Cohousing Community Association, Inc.

Dear Michael:

Island Cohousing Community Association, Inc. recognizes that Christy Phillipps' rental of her affordable house at 15 Rock Pond Road to the Lowe family is not authorized by the terms of Ms. Phillipps' deed rider.

We are committed to working with the Town and the MVC to bring 15 Rock Pond Road into compliance. We propose that this be done in a fair, efficient, and cost-effective manner.

Ms. Phillipps recently committed to selling her house but wants to continue to rent to the Lowes until they can secure alternate housing. Despite diligently searching for months, alternate housing remains nonexistent. We are told that the Lowes' current rent is equal to Ms. Phillipps' carrying costs. Additionally, that the Lowes' income is above the 80% AMI maximum threshold required by the deed rider. Will the Town consent to a rental to the Lowes until they can secure alternate housing, or, at least one year from now, provided (a) the Lowes pay rent commensurate with their income level and pay the excess over the current rent to the WT Affordable Housing Trust fund, and (b) Ms. Phillipps agrees to sell her house immediately after they vacate?

When evaluating this proposal, consider the context. The Lowe household consists of Julius, who serves on the WT ZBA and is a licensed plumber, Mila who works at the WT School, their toddler Maxim, and Mila's mother. During the past two years of the Lowes' rental, the COVID pandemic has occurred, the Lowes became first time parents, Julius dealt with serious medical issues that kept him out of work for 3 months, the housing crisis drastically escalated, and there was a moratorium on evictions that was lifted just this past August 26, 2021. While at Cohousing, the Lowes have been active volunteers in our community.

Island Cohousing is intended to be a community of homeowners. We unanimously support this proposal to get 15 Rock Pond Road sold and back into the affordable housing pool where it belongs, allowing time for the Lowe family to find alternate housing.

Thank you for your consideration.

Caroline R. Flanders  
Island Cohousing Community Association, Inc.