

Jan. 23, 2007
Affordable Housing Committee Meeting

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Caroline Locke,
Ernie Mendenhall, Tom Roan, Vickie Thurber, Eric Whitman and Mark Yale
Also Present: Rhonda Conley

Catherine made a motion, seconded by Vickie, to accept the minutes of Jan. 9, 2007 as written. VOTE 8 YES 1 ABSTAIN

Annual Report (see attached): The committee reviewed the annual report and made some editing changes. Catherine will do final edit before Rhonda submits for publishing. Mike made a *motion, seconded by Catherine, to submit the annual report as written with grammatical changes and deletions as noted.* VOTE 9 YES

Trust Fund Language: Caroline has not pursued this issue yet. The issue is what does low to moderate income entail in the bylaw. Caroline says by state standards this means up to 80% of median income. If this is the standard the town must abide by instead of the town bylaw standard of 140% the trust fund language may need amended. Caroline will get together with Bruce and see if it can be sorted out without legal consultation.

Accessory Apartments (see attached): Ernie went over the list of accessory apartment homeowners. Mike wants to know where it stands as far as letters sent. Ernie was not sure. Rhonda and Mike will check with David to see what stage the DCRHA is at.

Great Plains: Glenn said that Rappaport 's office is still working on the lot list. Mike wants to have the issue of the lots, etc. in order before going to town meeting. Glenn agrees. Catherine brought up the issue of legal cost for this work. There was a discussion of how much money should be spent on this matter. Several members stated that seeing as this is the only land the committee may have available it should be pursued. Other members wish to make sure the legal costs are worth it.

Homesite Lot with House: Rhonda had a question from a resident about doing a homesite lot with a house on it. There was a discussion about how the price should be determined, appraisal value, etc. as well as choosing an applicant. Tom suggested that the homeowner be responsible for having the home appraisal, survey, and any necessary inspections. He also believes that the homeowner should also have the lot declared a separate affordable piece that falls within the 80-140% median income range depending on these factors. The homeowner can then find a buyer for the committee to certify. Mike asked Rhonda to create a proposal based on these ideas for the committee to discuss for the next meeting.

Island Affordable Housing Fund Liaison: Rhonda stated that several months back the IAHF had asked AHC for a liaison. Caroline had volunteered at the time to do so although she did not remember doing so. Mike asked Rhonda to get further information from the IAHF as to what the position entails and report back to the committee. The

committee will then take up the issue in April when the other committee positions are discussed.

Affordable Housing Changeover: Rhonda brought this idea back up that Mike had brought up in 2006. It was the idea of changing present homes over to affordable homes by placing a deed restriction covenant on them for future sale. This would possibly give the homeowner a break on their property taxes. Mike stated that after reviewing the subject he does not believe the committee should pursue it. He will check with Chilmark whom apparently have done some work with this idea.

Appraisals: The necessity of all affordable houses having appraisals was readdressed. Mike does not believe that this is an issue seeing as the houses being built are above the value being placed on them.

NEW BUSINESS

Multi-Family Bylaw Change: Mike led a discussion about the Planning Board's plan to change the bylaw to say 1 dwelling per acre of land. Mark said there will be a public hearing some time in Feb. Mike encouraged the committee to attend this public hearing and denounce this change. Ernie thinks the committee needs to get public support against this bylaw change and show up in mass to reject this change. Mark stated it could be a warrant article at town meeting in April.

Elections of Chair/Subcommittee Positions: This issue is tabled until April.

Resale Price Formula: Caroline would like to discuss a new formula for creating a maximum resale price. She and Rhonda will meet to go over the various formulas and create some plans for the committee to review for the 2007 table in April.

Rental Rates: Tabled till April when the DCRHA can present their recommendations.

Future Goals: Tabled until next meeting.

Hiring Contractors: Rhonda presented a memo (see attached) from Jen dealing with hiring contractors.

Adjourned at 9:00p.m.

NOTICE

Planning Board Public Hearing on Bylaw change is Mon. Feb. 12, 2007 at 7:45 p.m. in the Howes House.

The next meeting will be Feb. 13, 2007 at 7:30 p.m. at the Howes House.

Respectfully submitted by Rhonda Conley