

**April 24, 2007 Minutes
of
AHC**

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Caroline Locke,
Ernie Mendenhall and Eric Whitman

Absent with Regrets: Vickie Thurber and Mark Yale

Absent: Tom Roan

Also Present: Michael Jampel and Rhonda Conley

Great Plains: Michael Jampel attended the meeting to discuss access to the lots in Great Plains. Jampel read the letter sent by the Stoney Hill Homeowners Association (see attached). The Association is asking the AHC for \$5,000 per building lot for electrical access. Jampel also spoke about how the association does not want the other town owned lots in the development to be developed. Mike told him that the AHC has no control over these other town owned properties. Jampel stated that Baumeram wants \$10,000 per lot for road access over Great Plains Rd. This would bring the total per lot to \$15,000. Glenn led a discussion pertaining to the electricity. He thought that there might be a counter proposal the committee could come back to the association with on upgrading a portion of the main electrical line. After a discussion of the electricity problems of several years ago, Caroline stated the electrical problems did not seem to be an issue any longer. She is not sure upgrading the lines will be an incentive for the association to waive the access fee. Mike believes the AHC should deal with what the association is offering and not go into the electrical business. Caroline suggested that Glenn go ahead and get estimates for the electrical work in case needed for possible negotiations. Baumeram only cares about the road access fee of \$30,000 Ernie believes and Jampel agreed. So he would still want his money no matter whether the association agrees to the electrical upgrade. There was also a short discussion about the town doing an RFP and letting the contractor deal with all the ramifications but Mike believes the red tape in dealing with an RFP is a hindrance. Caroline also mentioned the possibilities of turning the property over to a non-profit. It was decided to let Glenn go forward on getting the electrical estimate and to wait till the association has their meeting and has taken a vote on the access issue to decide whether a counter offer is necessary.

Jampel 17-Acre Parcel: Jampel voiced a proposal to develop 17 acres off of Trotters Way. He said he owns 17 acres with 1 house on it that he wishes to develop under either the Open Land Bylaw or as a 40B. The open land development would mean an affordable housing component of 20% affordable homes. This development Jampel claims would consist of approximately 17 houses with 4 being in the affordable range. Caroline explained the Planning Board's ideology of 1 dwelling per acre. How they may interrupt the bylaw and this development was discussed. The other method of development, the 40B could create 1 bedroom per 10,000 square feet, which according to Jampel comes out to 76 bedrooms or 36 2-bedroom homes. Upon questioning by Caroline as to how many of these he would make available for affordable housing, Jampel stated 50% if possible. He said this would be affordable housing and elderly housing on a sliding scale of 80-140% median income. His question to the committee

was which plan they would like to see. The discussion led to the committee telling him they would like to see him work with the Planning Board and the open land bylaw. He said that both plans would have to go in front of the MVC no matter which way he went.

The minutes of 3/27/07 were approved as written. VOTE 4 YES 2 ABSTAIN

Correspondence: Mike read a letter from the DCRHA on the Homebuyer Wait List (see attached).

Mike read an announcement of Vineyard Haven affordable town houses (see attached). Catherine announced that Habitat for Humanity got a building lot on Andrews Rd. in Vineyard Haven.

Mike also received an e-mail from DCRHA that they are working on a 2007 Income Chart (see attached).

Mike responded to Secretary Brooks about a meeting, which was to be held during the daytime hours, saying that the meeting should be held at a time when working class people could possibly attend.

Town Warrant: The AHC was awarded the town owned lots in Great Plains. A large thank you to Glenn for all his efforts on this matter.

Median Income: Glenn had a question about the median income tables. There was a discussion about how the table and resale prices are developed. It was decided some time back that Caroline and Rhonda would review the various resale formulas and present the findings to the committee for formulating a new resale table for future use.

Great Plains: Glenn talked to counsel about getting the lots certified. He said there should not be any counsel cost for this. Glenn also spoke to Provost about surveying and bounding the lots. This will incur a fee. Mike asked that Glenn get an estimate and bring to the committee before going forward. Glenn also spoke to Kent about septic. This also will require an estimate and may need to go out to bid.

Catherine suggested the committee submit a proposal to the CPA Committee for funding and that Caroline work on it. Although everyone agreed this would be a great idea they do not wish to put the project on hold while waiting for funding from the CPAC.

Old Courthouse Rd. Property: This property was discussed briefly. Mike suggested the selectmen be contacted to support the AHC's efforts to have the property put under its control. To put under AHC will require a warrant article. Various uses of the property were discussed.

Duplex Owner/Rental: Ernie brought up the idea of affordable housing where a duplex is built with the owner living in one part and being able to rent the other part. After some talk it was decided to continue discussing this thought at a future meeting.

Town Counsel: Mike told the committee that Karen Burke is the new lawyer at Rappaport's office handling the AHC business. She called and told him that Joe Capecci (one of Michaels Way affordable housing recipients) had approached a bank about a

second mortgage. She stated that according to the covenant, as Mike knew, Capecci needs permission from the AHC on this. He is now at 80% of maximum resale price on his mortgage and wants to increase that. Burke feels the AHC should ask for a new financial report before making a decision on to approve or disapprove further financial lending. She thinks the AHC needs some way of knowing where properties stand as far as liens, etc. The committee talked about how much they should be involved in the financial dealings of the recipients and what it meant to the foreclosure clause of the covenant. Ernie thought it would be a good idea that the AHC have more money in the trust fund to cover the foreclosures possibilities.

Certificate of Occupancy: Ernie brought up the matter of CO's and Michaels Way recipients. Catherine suggest a letter be mailed out as to time frame. Caroline suggested the matter be tabled until a future meeting.

Adjourned at 9 P.M.

The next meeting will be **May 8, 2007 at 7:30P.M.** in the Howes House

Respectfully submitted by Rhonda Conley