

May 22, 2007
AHC Minutes

Present: Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Eric Whitman and Mark Yale

Absent with Regrets: Catherine DeVito, Caroline Locke and Vickie Thurber

Also Present: Rhonda Conley

Glenn made a motion, seconded by Ernie to accept the minutes of May 8, 2007 as written. All agreed.

New Member Update: Rhonda placed ads in the MV Times and Gazette. Those interested were advised to attend the June 12th meeting. No members have had anyone show interest in the position.

Correspondence: Mike received an e-mail from Caroline stating she would not be attending the next two meetings. She also mentioned the Richard Silva application for an accessory apartment (see attached). Mike said he told Caroline that she suggest to Silva that he speak to the subdivision association about his plans. There was a discussion about the plan and whether it would be allowable. Mike believes it is. Most members support the idea. Eric said it comes before the ZBA May 30th. Mark asked whether the max resale value would have to be adjusted. Both Mike and Ernie said no.

Great Plains Update: Glenn has not received an estimate from Provost yet for surveying. He believes it will be less than \$5,000. Rhonda passed on the documents from the Planning Board dealing with the road access.

Refinancing Affordable Houses: Mike had talked to Attorney Burke and the Dukes Co. Bank loan officer, Tammy King about the max resale price and refinancing. The bank has decided to refinance the Capece's home up to the max resale price. The bank will make up the papers and town counsel will review. King said the AHC might want to set limits on the size of affordable houses to keep recipients from over building and getting in financial difficulties. She said she would attend an AHC meeting in the fall to discuss this issue if the committee wishes. There was a discussion about limiting house sizes. Some members thought that putting a limit on house sizes allowed may need to be established. The committee thought allowing for an increase in size at a later date within the building envelope would be a good idea.

Foreclosure: Ernie brought up the need to be able to cover the cost of any affordable house that is foreclosed upon. There was a discussion about having monies in reserve and possibly making arrangements with the banks to carry the mortgage while a new recipient is found. Also it was discussed as to changing the time frame within the covenant the AHC has when a foreclosure takes place. *Ernie made a motion, seconded by Mark, for Mike to speak to town counsel about the AHC being able to carry the mortgage on an affordable house.*

VOTE 5 YES 0 NO

Accessory Apartments: Mike led a discussion about the new rental rates the DCRHA introduced (see attached). They are the same as 2006. *Ernie made a motion, seconded by Glenn, to accept the rental rates at present with the possibility of an increase if new increased median income figures come out.*

VOTE 5 YES 0 NO

Rhonda was asked to send copies to Julie at ZBA.

Refinancing Letter: The committee reviewed and made some changes to a letter to go out to all affordable housing owners (see attached).

DCRHA and Affordable Housing Applications tabled.

Future Projects

Courthouse Rd. Property: Glenn had talked to Park and Rec. about the shed at the school. The electric issue there will need addressed Ernie said. Glenn also stated the Highway Department would like the use of the Courthouse Rd. Property to store town vehicles. The committee has already voted to pursue this property and Mike said further discussion should take place with a full committee.

Lambert's Cove Triangle Property: Mark reported the Planning Board talked about the 3-acre town owned property at Lambert's Cove Triangle. He thought it would make the perfect location for elderly housing or affordable apartments.

Flatlands: Mark asked what happened to the Flatlands Committee. Glenn said the title searches were done and the committee now needs to talk to town counsel as to what to do next.

Greenlands Lots: Glenn brought up the Greenlands lots ConCom has and the possibility of a land trade for these lots for affordable housing. Mike said he thought there was a lot of legality involved in the transfer of conservation land out of conservation.

Adjourned at 8:45p.m.

Respectfully submitted by Rhonda Conley

Next meeting is Tues. June 12, 2007 at 7:30 p.m. in the Howes House

Announcements

On June 20, 2007 at 5:00 p.m. at the Howes House there will be a training session dealing with Open Meeting Law, Public Records and Ethics. Anyone wishing to attend should contact Jen at town hall.