

**Feb. 12, 2008
AHC Meeting**

Present: Mike Colaneri, Catherine DeVito, Caroline Flanders, Ernie Mendenhall, Eric Whitman
Mark Yale

Absent with Regrets: Glenn Hearn

Also Present for part or full meeting: Rhonda Conley, Michael Jampel, Kristine Mac Donald and
Mark Plante

Ernie made a motion, seconded by Mark, to accept the minutes of 1/22/08 as written.

VOTE 6 YES 1 ABSTAIN

CORRESPONDENCE

Joint Housing Meeting; Rhonda reannounced the Island Joint Housing Meeting of Wed. Feb. 13, 2008 at MVC House at 5P.M.

Rhonda also handed out several affordable housing articles as asked by Caroline and Mike (see attached).

M16L194 Update: Mike read the letter composed to Ms. Kelley on behalf of the committee (see attached). He has not received any further word on the matter.

Refinancing: Mark Plante (affordable housing recipient) told the committee he would like to refinance from an adjustable mortgage to a fixed mortgage. Mark P stated he does not wish to increase his loan. *Ernie made a motion, seconded by Eric, to authorize Mike to write a letter to the bank approving of the refinancing up to the maximum resale price which was set by the AHC in the covenant with the allowable increases per year. With this refinancing the AHC would also amend the covenant to include a \$1.00 mortgage and an increase of 120 days for foreclosure. These changes would be paid for by AHC. VOTE 7 YES 0 NO*

Rhonda subsequently looked up the maximum resale price set by the committee May 27, 2003. It was \$309,000. This max. resale price today allowing 3% increase per year would be \$347,782.21. Catherine had a question about the cost of recording fees which Caroline stated are a set fee created by the Registrar of Deeds. Caroline believes the fees are \$175 for covenants and \$75 for mortgage. Rhonda will confirm these figures for the next meeting.

Brown Refinance: Mike stated that the Browns had also mentioned they may wish to refinance. Rhonda will prepare the figures for the next meeting.

Taylor Refinance: There was a discussion as to who should pay for recording fees when the AHC wishes to amend the covenant with many members feeling the AHC should pay. *Caroline made a motion, seconded by Vickie, to reimburse Kara Taylor for the recording fees dealing with the new mortgage of \$1.00 and the amendment to the covenant. VOTE 7 YES 0 NO*

Cote Foreclosure: No new information

Bailey Park Update: Caroline stated that the CPC has approved funding for the road access and utility portion of the CPC application by AHC. This of course will have to be approved at town meeting as a warrant article. Glenn was not present to answer questions about the bounding or give a further update.

Topics for future meeting: Mike asked that members be prepared to discuss the handbook and possibly creating some house size maximums for affordable housing projects.

Jampel Project: Jampel presented a proposal for a 3 acre plot of land he owns off of Stoney Hill Rd. He wishes to create 2 new 3 bedroom homes to be sold at 140% of the median income level. According to his figures and IHT figures this would be in the price range of \$320,000-350,000. The existing house on the lot would be sold at market rate. There was a discussion of these homes being put in the hands of IHT. Jampel has not worked out the details with IHT as of yet. Vickie had some questions about the IHT fee to

the new home owners which Caroline answered. There are some conflicts as how this would work and also fit the bylaw. Which bylaw would this project fall under?

Ernie made a motion, seconded by Caroline, that AHC write a letter to the Planning Board supporting in concept the project under the conditions:

- 1) *The IHT receives possession of the land and its lease is used.*
- 2) *West Tisbury residents will be given a preference.*
- 3) *The price be \$320,000-350000 which is substantiated with proof of building cost.*

VOTE 6 YES 1 ABSTAIN

Board Reports

CPC: Caroline stated above in Bailey Update.

Planning Board: Mark stated the projects before the board and there public hearing dates as well as the PB's support of the 200 State Rd. project in concept
No other reports.

Future Possibilities

Old Courthouse Rd Firehouse: Ernie stated it appears the selectmen have given the use of the property over to the Roads Dept.

Land Bank/Duarte Garage: Mike informally spoke to the central land bank committee about the possibility of turning the garage on Lambert's Cove at the Duarte Pond property into an affordable housing unit. Eric stated the ZBA has declared it uninhabitable. Mike will keep the committee informed.

Adjourned at 9:00 P.M.

Notices

Planning Board Public Hearings

Jampel Project-Monday, Feb. 25, 2008, 7:30P.M. at Town Hall

Barnes-Monday, Mar. 3, 2008, 7:30 P.M. at Town Hall

AHC next meeting will be Tues. Feb.26, 2008 at 7:30 P.M. in the Howes House.

Respectfully submitted by Rhonda Conley