

Mar. 25, 2008
AHC Meeting

Present: Mike Colaneri, Catherine DeVito, Caroline Flanders, Glenn Hearn, Ernie Mendenhall,
Vickie Thurber and Mark Yale

Also Present: Rhonda Conley

Rhonda stated that Eric will no longer be attending AHC meetings. He is looking for a new appointee from the ZBA. There was a short discussion about attracting new members to replace the vacancies the committee has.

Ernie made a motion, seconded by Mark, to approve the minutes of 3/11/08 as written.

VOTE 5 YES 2 ABSTAIN

Vickie made a motion, seconded by Glenn, to accept t the Affordable Housing Trust Fund meeting minutes of 3/11/08 as written. VOTE 5 YES 2 ABSTAIN

Cote (51 Rustling Oak Rd.): Mike spoke with Rappaport about the foreclosure lawsuit. Rappaport spoke with Jackson Mortgage Bank which holds the foreclosure title and whom he will be negotiating. There are some back taxes of approx. \$700 and association fees of \$750 owed on the property. Rappaport has been in contact with DCRHA and IHT directors about working out purchasing the property with an IAHF loan. Rappaport is starting the Jackson Mortgage Bank negotiations at \$200,000 with the town picking up the back taxes and association fees. A discussion about where the house would fall in the affordable range, what role IHT, IAHF and the AHC would play in the redistribution of the property followed. Caroline suggested that Jordi come and tell the AHC how using IAHF funds would work and what the IHT would request with the loan. Vickie and several other members would like to see the AHC keep the right to hold a lottery for the property open to all qualifying purchasers. *Caroline made a motion, seconded by Catherine, that the AHC approves of Rappaport's course of action in pursuing bringing the property back into the affordable housing pool.* VOTE 7 YES

Jampel Project: Jordi sent a letter, read by Mike (see attached), asking for confirmation of AHC's Jampel Project approval conditions. The committee studied the sale price charts Jordi created showing the suggested selling prices at 100%, 120% and 140%. Seeing as these houses will be on IHT leased property Ernie wanted to make sure IHT fees were included in the calculations. The chart appears to reflect that they are. This will be confirmed with Jordi by Rhonda. The discussion ended with *Ernie making a motion, seconded by Vickie, that the committee makes the recommendation to Jordi that the sale price to qualified purchasers be set at 140% of Dukes County median income according to the DCRHA chart and that the sale price does not exceed \$345,000.* VOTE 7 YES

Refinancing: Mike left a message for Cindy W pertaining to affordable housing properties (Plante and Brown) refinancing but had not heard back.

Taylor Recording Fees: Mike had not received from Taylor a recording fee invoice for her covenant amendments when she refinanced. Rhonda will contact her about this so the committee can reimburse her the cost.

Luck Lot: Mike talked to Jennifer who wished to purchase the Luck lot and found out the owner refused to sell the lot for less than \$150,000. Ernie has spoken with the owner about the lot several times about its lack of build ability and applying for tax abetment. A discussion about developers buying non-conforming unbuildable lots and building affordable housing upon them followed. Questions about how this could be done and whether it was right to let the purchase price of these lots be uncontrolled were issues discussed. Mark suggested that the AHC may wish to create and submit a zoning bylaw allowing developers to purchase these lots for the purpose of building affordable housing.

Bailey Park: Caroline talked to Laura Barbera about the Tisbury RFP created by Bailey Boyd Architects for them. They were pleased with the architects' work. Rhonda had a conversation with Alice Boyd of the

architect company. Boyd stated that they work in two phases and the cost depends on what the project requires and whether the firm is involved in both phases. Phase 1 is the creating of the RFP which estimated cost is \$500-1,000. Phase 2 includes the creating of the RFP as well as the bidding process and reviewing the candidates the estimated cost is \$1500-2000. If someone wishes to submit an outline of the project and requirements the firm will give an estimate of cost.

Planning Board Report: Mark said the board made a site visit to the Jampel Project. The site was marked out and Jampel is willing to move building sites to appease abutters if necessary. There is a question about the abutters wells and septic. Mark stated that a hearing continuation date as not been set yet.

Adjourned at 8:45 P.M.

April 8th meeting cancelled due to town meeting

Next meeting is April 22, 2008 in the Howes House at 7:30 P.M.

Next Joint Affordable Housing Group Meeting is May 7th at 5:00 P.M. at the MVC

Respectfully submitted by Rhonda Conley