

Feb. 10, 2009
AHC Meeting

Present: Mike Colaneri, Glenn Hearn, Ernie Mendenhall and Vickie Thurber

Absent: Catherine DeVito

Also Present: Rhonda Conley, Pat Manning and David Vigneault

New Member: Joanne Scott attended the meeting to inquire about becoming a member. The committee welcomed her and Mike asked Rhonda to write a note to the selectmen requesting that the selectmen appoint Ms. Scott as the new at-large member.

Stoney Hill Project: Glenn explained to those present the MV Savings Bank donated house deal revisions as discussed at the previous AHC meeting. Glenn also informed the committee that Stoney Hill Farms Trust Fund (SHFTF) has decided not to give AHC access to the town lots until the town has voted to put the small lots on Great Plains Rd requested in conservation. The committee is very concerned about this development and what implications it could bring if the town votes no to putting the lots in conservation. How much money will have to be given to Baumrin and SHFTF for access to the one lot? What about the lot they promised AHC? What about the added expense of a second RFP? Glenn seems to believe that SHFTF will give AHC the access for the one lot to put the donated house on. He suggests that the committee create a separate RFP for this lot (92, 93 and 94). Glenn said that Edgartown had done a similar thing and that their RFP could be modified for AHC's use by town counsel. The need to come up with a figure for this separate RFP was briefly discussed. Mike stated that the committee is looking to get back \$30,000 to \$40,000 per lot. Vickie thought this figure was high. She would like to see the AHC recoup the cost they incurred but does not want to see the properties exceed affordability. ***Vickie made a motion, seconded by Ernie, for Glenn to continue discussions and draft documents with town counsel for an RFP to non-profits for the lot consisting of lots 92, 93 and 94 to be sold to a household at or below 80% of median income. VOTE 4 YES 0 NO***

Rhonda explained that she talked to Bruce Stone about the CPC funds. There is a detailed process that must be followed to receive the funds. Glenn will follow through with this process.

Cote Foreclosure: Mike stated that the foreclosure resale procedures are going forward with DCRHA and Island Affordable Housing Fund (IAHF). Though the deal with the foreclosure institute has not been finalized David Vigneault (DCRHA) is working on the application process. Mike asked about the assets amount and Vigneault stated that it remains at \$50,000 for applicants under 55 years old and is up to \$150,000 for those over 55. This higher figure gives more leeway for retirement savings not regular savings and income. DCRHA will be handling the applications and processing of such. Vigneault has come to the AHC to discuss the lottery and local preferences. After discussion the committee decided on the two hat lottery. One hat would include all qualified applicants island wide (state wide). The second hat would be the local preference hat which would be drawn from first. In this hat would be all qualified applicants who also live or work in town. They would also receive extra chips in the hat for the following 1) being a municipal employee or town volunteer (e.g. town committee, firefighter) for a minimum of two years. 2) being a graduate of a West Tisbury school. The number of chips in the hat will not exceed three.

Jampel: It appears the Jampel project will be proceeding using the AHC's covenant at 140% of median income. The Planning Board will be putting the MA Laws Chapter 445, H.B. 1510 on the town warrant to adopt this bylaw. When and if the town passes the new bylaw and documents needed for the bylaw are created than Jampel will switch from the AHC covenant to this bylaw rule. Mike read an email from Jampel's lawyer which discussed this issue (see attached).

Rhonda spoke to Simone, Planning Board Admin. Asst., about the legal expenses the AHC have incurred due to Jampel speaking to Rappaport's office. Simone stated that the developer is supposed to pay cost incurred before development. Rhonda also spoke to Jen Rand, Town Executive Secretary, about the expenses. Jen ask that the committee send a note to Rappaport's office stating that AHC is not involved any further legally in this project. ***Ernie made a motion, seconded by Vickie, to send a note to town counsel stating that the AHC is not responsible for Jampel legal inquiries to town counsel. VOTE 4 YES 0 NO***

Island Affordable Housing Fund (IAHF): Pat Manning, Director of IAHF, said there is money available Helm Grant Fund. He explained that this money could possibly be used by new affordable homebuyers. He suggested the Cote Foreclosure house may be a candidate for the grant. Mike suggested that Manning come to the public forum that will be held when the legal matters involving the house are settled.

The minutes of 1/27/09 were approved as written. **VOTE 3 YES 1 ABSTAIN**

Invoices: Rhonda presented a legal invoice. *The committee voted to pay \$39.00 from the AHC legal budget for expenses incurred due to AHC/ Jampel-receipt and review of e-mails from Mike Colaneri and \$68.25 from the AHTF for Stoney Hill Project expenses dealing with drafting easements.*
VOTE 4 YES 0 NO

Correspondence: Rhonda presented a letter she received from Great Bridge Properties, an affordable housing developer and consulting firm, interested in any projects AHC or other non-profits may have in the future.

Mike would like Rhonda to send a note to all town departments stating how to contact the Affordable Housing Committee. and should state any issues pertaining to affordable housing should be referred to Rhonda or Mike.

Adjourned at 9P.M.

The Affordable Housing Trust Fund Committee will have a meeting Feb. 17, 2009 at 7:30 P.M. in Howes House to be followed by a meeting of the AHC.