

Jan. 13, 2009
AHC Minutes

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Ernie Mendenhall, Jess Miller and Vickie Thurber

Also Present: Rhonda Conley and David Vigneault

The minutes of Nov. 18, 2008 were accepted at written. **VOTE 5 YES 1 ABSTAIN**

Annual Report: Mike asked everyone to review last year's report and contact Rhonda with any additions or revisions. She will bring the revised report to the next meeting for editing and approval.

Correspondence

Habitat for Humanity: Rhonda presented a letter from Habitat thanking the committee for their time and expressing their interest in a Stoney Hill lot. Rhonda also received an email from the Edgartown Affordable Housing Committee stating they were not a part of the Habitat house selection committee. Rhonda will follow up on this as there was a conflict from what the Habitat reps had told our committee.

Apartment Openings: DCRHA emailed there will be apartment openings in Halcyon Way and Sepiessa.

Community Preservation Committee will have a public meeting Wed. Jan. 14, 2008 at 7p.m. in Howes House.

Planning Board News: Rhonda informed the committee of Planning Board minutes pertaining to a preliminary project proposed by Andrew Woodruff. Woodruff is proposing affordable housing on farm land at Whippoorwill Farm.

Joint Affordable Housing Meeting: Rhonda presented the minutes from the last joint meeting which was attended by Alice Boyd (see attached).

Invoices

Rhonda presented two legal invoices (Nov. and Dec. 2008). The summary charges are as follows:

Greene Refinancing/Covenant change	\$1834.80
Jampel Project (619 Edgartown Rd.)	\$ 91.25
Stoney Hill	\$ 78.00

Ernie made a motion, seconded by Vickie, to pay the Stoney Hill legal fees out of the Affordable Trust Fund predevelopment cost reserves approved at the July 2, 2008 Trust Fund Committee meeting.

VOTE 6 YES 0 NO

There was no vote on the other two invoice charges. Rhonda will look into the remaining funds in the AHC legal budget and the Resident Homesite Fund. These figures as of Jan. 15, 2008 are **legal budget-\$277.25 and homesite fund-\$168.40**. Rhonda informed the committee in order to pay the Greene bill there will need to be an Affordable Housing Trust Fund Committee meeting.

Cote: Mike presented letters he had received from Blueberry Meadows Farm Association (the subdivision where Cote house located). The letters deal with the past due subdivision fees. Again, Mike informed George Rogers (Declarant of the association) that the town does not own the home and are not responsible for the fees.

Mike also met with Ron Rappaport (town counsel) and Philippe Jordi, Island Housing Trust (IHT) director, about presenting the mortgage institute in possession of house with an offer. The figure (near \$600,000) the mortgage institute wants and the affordable housing figure (tops \$315,000) are still being ironed out. Mike stated that IHT is willing to step in and purchase the property to keep in the affordable housing pool at the \$315,000 figure. Vigneault stated that hopefully the transaction could all be handled in a matter of 3 months. There was a discussion of the transfer and lottery process. Catherine wanted to know if the town was paying the legal fees shouldn't the selectmen be involved? Mike told her no.

Greene Refinance: Mike and David Vigneault explained the reasons for the large legal fees of the Greene refinance. Richard Greene was uncomfortable with signing the new covenant but after explanations from his lawyer and town counsel he understood the reasoning.

Accessory Apartments: Vigneault presented the update of the figures for the accessory apartments in town. He has had some difficulty with a few landlords. There was talk of a letter being presented to those landlords not complying stating what will happen next. Ernie and David will collaborate on composing such a letter. Meanwhile Vigneault will ask to speak directly to one of the landlords (Crimmens) about the change in status of her apartment.

Rental Assistance: Vigneault asked the committee if they supported the DCRHA's CPA application for their Rental Assistance program. DCRHA is asking for \$30,000 in subsidies on their application. These monies are used to subsidize year round housing for 11 households. There remain 19 families on the waiting list. There was a discussion of the program and its benefits. *Ernie made a motion, seconded by Jess, to support DCRHA's Rental Assistance Program application to the CPC.*
VOTE 6 YES 0 NO

Sepiessa Update: Vigneault stated that the CPC funds for final design have been used. But with the economic woes there have been some changes in mortgage at the bank and state funding. This he stated has put DCRHA behind approximately 1 1/2 years.

Jampel Project: Mike informed the committee the issues of this project are not settled. Mike did tell Jampel that any contact with town counsel would be at his own expense and not AHC's responsibility. IHT has pulled out. A sale price is still being negotiated.

Stoney Hill/Bailey Park: Glenn presented the agreement town counsel has created for the right of ways. *Ernie made a motion, seconded by Vickie, to have Glenn and town counsel goes forward with signing of the Right of Way and Utilities Easement with Stoney Hill Farm Trust Fund.*
VOTE 6 YES 0 NO

Mike presented the letter of agreement between AHC and Bailey Boyd for the RFP services for committee to review. *Glenn made a motion, seconded by Jess, to go forward with the letter of agreement for services at a cost of \$2,500.* **VOTE 6 YES 0 NO**

Misc.

Michaels Way: Jess informed the committee that the Michaels Way Road Association had a meeting and agreed to change the name of the road to Lottie's Way. The Planning Board agreed to this change.

Adjourned at 8:45 p.m.

The next meeting is Jan.27, 2009 in the Howes House at 7:30 P.M. At this time a Trust Fund meeting will be held also.

Respectfully submitted by Rhonda Conley