

**May 13, 2008**  
**AHC Minutes**

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

**Also Present:** Rhonda Conley, Michael Jampel and Pat Manning (Executive Director of Island Affordable Housing Fund)

The minutes of April 22, 2008 were approved with addition of committee's recommendation of Glenn Hearn as an at-large member to the selectmen. **VOTE 5 YES 2 ABSTAIN**

**Helm Home Loan:** Pat Manning explained what the Helm Home Loan (soft second loan) is (see attached). He explained the forming of the loan foundation. The funds given to Island Affordable Housing Fund (IAHF) were used for various projects through out the island. The foundation has closed down but will hold private fund raising events stated Mr. Manning because they were so impressed with the results of the IAHF. The IAHF decided to continue the Helm Home Loan program and keep the name of such and approached the Community Preservation Committee (CPC) for funding. Mr. Manning stated the program works well and that the IAHF is very conservative with the funds. Since the dissolve of the foundation the IAHF has created 2 separate Helm Home Loan accounts. The first account made up of CPA funds is for median income of 80-100% applicants for soft second loans. The second account is made up of private funds and these are used at the IAHF's discretion.

Mr. Manning also spoke of mortgage rates and various applications IAHF has reviewed.

Vickie asked about the ground leasing policy. Mr. Manning stated that IAHF works with Island Housing Trust (IHT) but will make exceptions if land is in a land trust that IAHF approves of.

Loans are due in full after the first mortgage is retired. This he stated is being revised to loans due in 30 years which is usually the length of a first mortgage. This way even if the home is refinanced within the 30 years the loan repayment will not be delayed.

**Cote Foreclosure:** Catherine had a question about the attorney fees of the Cote foreclosure lawsuit. A discussion about fighting predatory lending followed. Mike stated there has not been a settlement yet on the Cote case. Rhonda presented invoices on the Cote case given to her by Jen Rand, Executive Secretary, for the AHC to pay. There was a question about who authorized the spending of funds to pursue the Cote lawsuit. Rhonda reviewed the past AHC minutes and found no vote to do so. There were discussions about the foreclosure and talking to the attorney on the matter. It was noted that Mike reported at the AHC Oct. 23<sup>rd</sup> meeting that the selectmen agreed to taking on the Cote lawsuit. Caroline moved that there be a Trust Fund meeting to make funds available to pay the invoices. Mike asked Rhonda to talk to Ms. Rand about getting a final accounting of the legal bills. Mike also asked Rhonda to tell Ms. Rand as of Oct. 23, 2007 that it was the committee's understanding that the selectmen would take over the total legal cost of the Cote Foreclosure lawsuit.

**Stoney Hill (Jampel) Project:** Michael Jampel came to report on the Planning Board's rejection of his project. Mark read the written decision (see attached). Mr. Jampel is appealing the decision and will keep the committee informed.

**Hoehn Property Project:** Mr. Jampel is working on creating affordable housing under the multi-family bylaw on Doug Hoehn property off of Edgartown-Vineyard Haven Road. It is a parcel 3.58 acres that has 1 existing house. Mr. Jampel wishes to place 2 additional houses on the property. He proposes to sell the existing house at \$250,000 with one of the new homes selling at \$350,000. The third home would sell at market rate. Mr. Jampel has showed his preliminary plan to the Planning Board. A site visit took place and the Planning Board seems to like the preliminary plan. There has not been any decision about who would own title to the land as of yet. The existing house does have renters at present and Mr. Jampel would like for them to be able to purchase the home. Mike said they must meet the qualifications of the AHC. Mr. Jampel asked that the AHC members make a presence at the June 9, 2008 Planning Board meeting in support of the project. ***Ernie made a motion, seconded by Caroline, that the Affordable Housing Committee send a letter to the Planning Board stating their support of the preliminary plans of the***

***Hoehn Property development as presented to them by Michael Jampel on May 13, 2008 with the land being put into a land trust. VOTE 6 YES 1 ABSTAIN***

**Michaels Way Chips:** Ernie asked Mike about spreading the wood chips accumulated at Michaels Way. Mike said he will talk to Chuck Wiley, whose bid was accepted, about the spreading.

**Selectmen Letter:** Rhonda presented a draft letter to send to the selectmen to appoint Glenn Hearn as an at-large member to the AHC. After some revision she will represent at next meeting. It was also noted that a letter needs to be sent asking for a replacement of Glenn from the selectmen.

**CPC Representative:** Caroline asks that the committee also make Glenn the AHC rep to the CPC. Rhonda will draft a letter to this affect for the committee to review and adopt.

**New Covenant:** *Vickie made a motion, seconded by Caroline, to accept the new covenant.* The committee did not take a final vote.

**Bailey Park:** Glenn stated there has not been any progress on the conservation issue. There was a brief discussion of architectural review and RFP. It was decided to discuss this in length at a future meeting. Rhonda presented a draft letter to Stoney Hill Farm Homeowners Trust (SHFHT). The Trust meets over Memorial Day weekend. It was decided Caroline and Rhonda would do the revisions of the letter with Mike signing and giving to Caroline, whom is attending the meeting, to present to the SHFHT.

**Elections:** Caroline made a motion, seconded by Vickie, *to reelect Mike as committee chairperson.*

**VOTE 6 YES 1 ABSTAIN**

Mike made a motion, seconded by Vickie, *to reelect Ernie as committee vice chairperson.*

**VOTE 6 YES 1 ABSTAIN**

**Planning Board Report:** Mark stated that the Planning Board had done a site visit to the 200 State Road IHT project. He believes the plan was well received by the Planning Board. Caroline noted that State Energy Commission grant funding may be used on the project to make the homes more energy efficient.

Adjourned at 9:05P.M.

**The next meeting is May 27, 2008 at 7:30 P.M. in the Howes House.**

**Jampel Project Planning Board meeting is June 9, 2008.**

Respectfully submitted by Rhonda Conley