

Jan. 27, 2009
AHC Minutes

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn and Ernie Mendenhall

Absent with Regrets: Vickie Thurber

Also Present: Rhonda Conley, Richard Leonard (Pres. of Martha's Vineyard Savings Bank) and David Vigneault (Director of Dukes County Regional Housing Authority-DCRHA)

Martha's Vineyard Savings Bank House: Richard Leonard came to speak to the committee about the house owned by the Martha's Vineyard Savings Bank on State Rd. The house, next to the bank, of approx. 1380 sq. ft. was accepted as a donation by the selectmen. Leonard explained how the bank would like to make the donation. The town or whomever is donated the house would take on the responsibility of moving the house to a designated spot. That entity would be responsible for getting the permits, building a foundation to put the house on, etc. The bank would make a second donation to the town or entity in the amount of these expenses. The committee would like to see the house go on one of the Stoney Hill /Bailey Park lots Glenn stated. Mike said that the town would have to go through the bidding process if they were to be the recipients and it would be better if it went to a non-profit. Leonard said there is a time frame involved due to tax reasons which is March 15, 2009. After a lengthy discussion it was agreed that the bank should speak to Habitat for Humanity about doing the move. Mike stated that legal documents would need to be sorted out. Habitat would need to understand that the lot would remain in control and ownership of West Tisbury AHC and Habitat may not get the house in the end. Habitat would still need to apply for the RFP but if it does not get the house and lot that they would be reimbursed by the RFP developer chosen for the house moving cost. *Catherine made a motion, seconded by Glenn, that Martha's Vineyard Savings Bank, Richard Leonard, speak to Habitat for Humanity about accepting the responsibility of moving the donated house and setting on a foundation on one of the town owned lots on Bailey Park Rd Habitat would pay the expenses for this and the bank would make a second donation to them for the moving expenses. VOTE 4 YES 0 NO*

Glenn suggested to Leonard that if Habitat does not wish to accept the offer that the bank approach Island Housing Trust (IHT).

Glenn made a motion, seconded by Ernie, that Bailey Park lot, consisting of lots 92, 93 and 94 with lot 93 being the lot where the house is placed. VOTE 4 YES 0 NO

Rental Assist Program: David Vigneault reported that DCRHA's Rental Assistance Program CPC application was reviewed by the Community Preservation Committee and that the committee offered to increase the program from \$30,000.00 to \$66,000.00. There was a discussion of other CPC applications from IHT and Bridge Housing which Vigneault said hit some snags. Bridge Housing's project is in Vineyard Haven and has some well and septic issues and IHT (250 State Rd) was questioned about contractor choices.

Town Assessment Agreement: Vigneault presented DCRHA's 2010 town funding proposal (see attached). They are asking for \$33,710.00. The report goes into detail as to what they do for the town and the breakdown of cost. *Ernie made a motion, seconded by Glenn, to support DCRHA's budget assessment to West Tisbury of \$33,710.00. VOTE 3 YES 1 ABSTAIN*

Cote Foreclosure: Mike reported that town counsel is still negotiating with the foreclosure company for a selling price of no more than \$315,000.00. Vigneault says that DCRHA is set to start the application process, etc. as soon as the attorney negotiations are complete. He stated that the only detail would be AHC's preference additions.

Resignation: Mike informed the committee that Jessica Miller had resigned from the committee. There was a short discussion as to why she may have quit.

Housing Covenant Program-Jampel: Mike read letters (emails) from Michael Jampel, Nell Coogan and David Vigneault concerning Housing Covenant Programs and Jampel's project (see attached). Vigneault explained the housing covenant bylaw. He used Nantucket as an example. This is available on the Town of Nantucket's website. Vigneault stated it is a set program with written out guidelines which also includes

an affordable housing covenant. The State Act Chapter 445 authorizes the towns to create and vote on a housing covenant bylaw. Although AHC has created a covenant we use it is not a covenant bylaw program. It is possible to build a program which includes the AHC covenant Vigneault said. What would need to be done is that a warrant article is written to authorize the town's AHC and Planning Board work with DCRHA to create a Housing Covenant Program. Mike stated that the Planning Board is already working on something although AHC has not been consulted. Vigneault said he will speak to the Planning Board about warrant article language. Ernie stated that the AHC covenant should not be altered again but remains as is with only the income percentages and selling prices being the variables.

There was a discussion about how this all fit in with the Jampel project. If such a program was in place it may help with the issues Jampel is having with the Planning Board. Mike stated that he told Jampel that AHC has done their part on the Jampel project. AHC approved the applicant with DCRHA approval income guidelines insuring the individual qualified. Mike told Jampel that the Planning Board is who must approve of the project not AHC. Mike also stated that he has spoken to Simone (Planning Board Admin. Asst.) of all this.

Annual Report: The report was reviewed and name changes were made. *Glenn made a motion, seconded by Ernie, to accept the annual report draft written by Catherine. VOTE 4 YES 0 NO*

Minutes of 1/13/09: Catherine asked that more detail be put into parts of the minutes. *Minutes were approved with the added details as requested. VOTE 4 YES 0 NO*

Adjourned at 9:15 P.M.

The next meeting will be Feb. 10, 2009 at 7:30 P.M. in the Howes House. An Affordable Housing Trust Fund Committee meeting will be held before the regular AHC meeting.

Respectfully submitted by Rhonda Conley