

Aug. 10, 2010
AHC Minutes

Present: Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Jim Powell (missed 1st ½ Hr), Jonathan Revere, Joanne Scott and Vickie Thurber

Also Present: Rhonda Conley, Habitat for Humanity (Habitat) Reps (Andre Mongol, Doug Ruskin, Neil Sullivan) Island Housing Trust (IHT) Director (Philippe Jordi), Great Plains Rd. Association members (notably Mike Eldridge) and other members of public

Mike led the first half hour of meeting as Jim was late.

Bailey Park Project: Mike stated that town council is presently preparing the Land Disposition Agreement. Mike then gave the meeting over to Habitat for Humanity to explain how their housing selection committee is formed and works. Mongol stated that the AHC may select two members to be on the selection committee as stated in Habitat's RFP response. Mongol stated that the selections would be made for each house separately as construction is to begin. Individuals will have to reapply each time. Mike asked the committee to vote to appoint selection committee members. Jonathan was against this idea as the AHC had previously spoken of conferring with the selectmen on choosing Habitat selection members. ***Vickie made a motion, seconded by Joanne, for the AHC to appoint 2 people to the Habitat selection committee. VOTE 5 YES 1 NO*** AHC members asked Habitat questions about the length of commitment time and number of meetings the selection committee held. Mongol said it usually is a three month process with approximately five meetings held in the evening at a central location. He stated that the committee evaluates applicants blind so a conflict of interest does not tend to be a problem. Members are expected to state a conflict if at some point the applicant becomes known and the member may have a conflict. The selection is based on income level first then need. By need, it is meant do they have a stable rental or no permanent housing, paying full rent or being helped with rental assistance, etc. Habitat matches the appropriate size family per size of house (2 bedroom 3-4 family members). Mongol stated if they have more families with equal needs than houses than a lottery will be conducted.

Glenn wanted to know if there was any expansion options built into the houses. Habitat stated not except for the full basement, which could be finished for use. The price model was discussed with Mongol presenting a formula table. Jonathan asked again about inheritance of property. Jordi stated that the ground lease deals with heirs. In order to inherit and live on the property the heir must income qualify or the property sold to an income-qualified individual.

Great Plains Rd Association: Jim introduced the president of the association, Mike Eldridge. Mike came to speak to the committee about the electrical problems that are present in the Bailey Park area. He spoke of the line supplying power to the Stoney Hill development and the lack of cooperation on paying for repairs to the line. Though there is nothing the AHC can do to assist this association Jim wanted everyone to be aware of the problems. Jordi spoke with the association members and may be able to help them

with their dilemma. The AHC has paid for power access and road access to the Stoney Hill Farm Trust and Baumirin.

Habitat for Humanity knows that they must have a public forum after the final papers are complete and will arrange such.

Ernie made a motion, seconded by Joanne to accept the minutes of July 27, 2010 as amended. VOTE 7 YES 0 NO

Invoices: Rhonda presented an invoice from Bailey Boyd Associates (BBA) for \$1,063.75. The committee asked Rhonda to get a detailed bill that just an amount on an invoice was not sufficient. ***Jonathan made a motion, seconded by Ernie, to pay the invoice when BBA has given a more detailed account of the cost. VOTE 7 YES 0 NO***

Affordable Housing Trust Speaker: Rhonda stated the Affordable Housing Municipal Trust Speaker, Jennifer Goldson will be at the Sept. 28, 2010 meeting. The cost will be \$150.00 plus expediteres instead of \$300.00 as she will be speaking alone. It was decided that Joanne will pick her up from the ferry and Jim will make the sleeping accommodations.

Roberts Rules v Chairman's Rules: Jim is still researching the various rules and is not ready to change the established chairman rules to Robert's Rules or other type of rules. ***Joanne made a motion, seconded by Vickie, to table rules recommendations for 2 months. VOTE 7 YES***

Conveyance Policy and Aguilar: Rhonda read a letter to Ms. Aguilar from the Assessors' office (see attached). There has not been any progress from town council on the review of the AHC draft of Affordable Housing Conveyance Policy.

Reports

Joint Affordable Housing Group: Joanne reported that the Joint Affordable Housing Group called the West Tisbury a leader in affordable housing policy.

Jonathan requested that a CPC funded affordable housing report be created. It should show where the money has gone for the past 5 years. It should also include a 10-year report on the AHC. Jim asked Jonathan to create this report. Jonathan believes he can accomplish this in one month.

CPC: Glenn stated that the CPC is holding \$225,000.00 in affordable housing funds of which \$125,000.00 is to be used for the Habitat-MV Bank House.

BBA email: Rhonda read email from BBA rep Leedara about continuing a relationship with the town as a housing consultant. The committee at this time is not interested in discussing such.

Crow Hollow: Glenn said he found out that after selling a lot in the development the developer has 1 year to give the town an affordable housing lot. Jim will check on the other condition (\$40,000.00). Where it goes and when it is transferred.

Adjourned at 8:35 P.M.

The next meeting is Aug. 24, 2010 at 7:00 P.M. 2nd floor conference room town hall.

Respectfully submitted by Rhonda Conley