

July 27, 2010
AHC Minutes

Present: Mike Colaneri, Glenn Hearn, Ernie Mendenhall, Jim Powell, Jonathan Revere, Joanne Scott and Vickie Thurber

Also Present: Rhonda Conley

Glenn made a motion, seconded by Vickie, to accept the 7/13 minutes as amended.
VOTE 6 YES 0 NO (Jim Powell missed the vote.)

Bailey Park Project: Mike reported that the Board of Selectmen unanimously voted to accept Habitat for Humanity (Habitat) RFP Proposal with conditions to be handled in the Land Disposition Agreement. The Land Disposition Agreement is now in the hands of town counsel and Jen Rand, the Procurement Officer. The completed Agreement will be shown to the AHC before signing.

Members for the Habitat homeowner selection committee Mike believes should be discussed with Habitat and the selectmen. The RFP states that 2 committee members shall be chosen by AHC. Mike would like to wait to pick these selection committee members until after AHC speaks with Habitat. There was a discussion about when the new homeowner selection process would start. Points to clarify include:

1. Who should serve-1 AHC member 1-Selectman or other
2. Selection Committee length of commitment
3. Conflict of Interest concerns
4. How new homeowners will be chosen as the homes are built or all at once.

Glenn received an update on where West Tisbury stands on resident income levels. Residents at 60-80% median income -27, 40-50%-15 and 0-40%-14. Mike said that the committee might talk to Habitat about building a home at the 60-80% level.

Affordable Housing Conveyance Policy: No report.

Reappointments: The Board of Health has not reappointed Vickie yet. Jim Powell needs a letter from the Planning Board.

In addition, Rhonda reminded Vickie she needs to take the Ethics test. Jonathan completed it.

Visions for Future: Mike asked the committee to start brain storming for the future. He mentioned the Sepiessa II project that Dukes County Regional Housing Authority has been working on for several years. The Crow Hollow development was discussed. The developer is supposed to supply 1 affordable lot and \$40,000.00 to affordable housing. It is unclear whether this occurs upon sale of a lot in the development or upon development. Ideas passed around included:

1. Purchasing non-conforming lots
2. Partnering with the Land Bank. Mike stated there is nothing presently happening there.
3. Little lots between State Road and South Indian Hill Road

4. Doug Hohn property that Jampel was going to develop
5. Property behind John Keene Excavation (45 acres)
6. MV Museum property (10 acres)
7. Blue Bird Way (100 acres) not a clear title
8. Conservation Restriction Lots trade
9. Luck Property on Pin Oak Circle
10. Subsidizing market rate houses

Jim asked if a list could be started of various possibility properties in town. Glenn has done research on finding lots around town and has a list from the assessor's office. Rhonda stated that a realtor had called her about the Luck lot. Ernie spoke to the realtor, explained that the lot was nonconforming, and could only be sold as an affordable housing lot. Ernie said that the committee might need to consider raising the price a landowner can ask for a nonconforming lot. At present, this is \$50,000.00 and the lot must have road access and electrical access.

Elections: Joanne asked about elections and how long a person holds the chair or other offices. Mike and Ernie explained that elections for chair and vice chair, which are the only 2 positions, are held each year. There was a short discussion with the possibility of a rotating chair mentioned. *Jonathan made a motion, seconded by Jim, to adopt a policy to have elections for the chairperson and vice chairperson once a year.*

VOTE 7 YES 0 NO

Joanne, seconded by Jonathan, nominated Jim Powell for chairperson. Jim accepted. Mike, seconded by Jonathan, nominated Ernie. Ernie declined. A brief discussion of what the job entails followed.

Jonathan, seconded by Vickie, asked to close the nominations.

Mike called for the vote of Jim Powell for AHC chairperson. VOTE 7 YES 0 NO

Jonathan, seconded by Ernie, nominated Mike as vice chairperson. No other nominations were brought forward.

Jim called for the vote of Mike Colaneri as AHC vice chairperson. VOTE 7 YES 0 NO

The committee all thanked Mike for the great job and time he dedicated to the AHC as chairperson.

Robert's Rules: Jonathan would like the committee to adopt Robert's Rules of Order. *Jonathan, seconded by Ernie, made a motion to adopt Robert's Rules of Order.* There was a discussion of creating rules. Several members do not know Robert's Rules; other members stated the rules are not used by any other town boards. Jim stated that he would look into Robert's Rules and Chairman's Rules and present something to the committee at the next meeting. Jonathan then withdrew his motion.

Adjourned at 8:30 P.M.

**The next meeting is Aug 10, 2010 at 7:00P.M. 2nd floor Town Hall Conference Rm.
The next Joint Affordable Housing Meeting is Aug 11, 2010 at 5:30 P.M. at MVC.**

Respectfully submitted by Rhonda Conley