

Oct. 12, 2010
AHC Minutes

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

Absent: Vickie Thurber

Also Present: Rhonda Conley and Philippe Jordi, Director of Island Housing Trust (IHT)

Glenn made a motion, seconded by Jonathan, to accept the minutes of 9/14/10 as written. Mike stated that comments in the minutes of 9/14/10 were inaccurate. He believes that information on Eisenlohr is missing points because people directly involved were not at the meeting. For one he said Eisenlohr does not have any sweat equity in the home. Mike asked that the date and page number be posted on each page of the minutes.
VOTE 4 YES 1 ABSTAIN (Ernie not present for the vote)

Glenn made a motion, seconded by Jonathan, to accept the minutes of 9/28/10 as written.
VOTE 4 YES 1 ABSTAIN (Ernie not present for the vote)

Invoices

Bailey Boyd Ass.: Rhonda presented the detailed invoice the committee asked for before paying invoice of \$1063.75 to Bailey Boyd Ass. The committee agreed to payment.

JMGoldson: Rhonda presented the invoice for the Jennifer Goldson speaking engagement. Glenn asked Rhonda to acquire the booklets Goldson referred to at her speech. *Glenn made a motion, seconded by Joanne, to pay \$249.00 to JMGoldson for the presentation of Municipal Trust Funds.* VOTE 5 YES (Ernie not present for the vote)

Dinner Voucher: The chair approved the dinner voucher from Joanne for \$61.80.

Correspondence/Announcements

Joanne asked that a thank you be sent to Harriet Bernstein at the Red Hat B&B for the accommodations provided free of charge to Goldson. Jim also thanked Glenn for finding Jennifer Goldson and Joanne for transporting and dining Goldson.

Assessor's Office Memo: Kristina West of the Assessor's Office sent a memo from DCRHA pertaining to updating the sale price of affordable houses under covenants. She is doing the adjustments. There was a brief discussion about updating covenants.

Public Hearing: Rhonda informed the committee that the ZBA Public Hearing on the Habitat for Humanity Bailey Park Project would be Oct. 14, 2010 at 5:20 PM 2nd floor Town Hall.

Plante Refinance: DCRHA Director David Vigneault sent a memo informing the committee that Mark Plante is looking to refinance his home. The memo mentioned that the 1st covenant in 2001 was not recorded at the registry of deeds but the amended one

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of 2008 was recorded. With this disclosure, it was decided that all properties should be reviewed to make sure the covenants have been recorded. Joanne volunteered to help Rhonda with this matter. The committee discussed the Plante refinancing in general. Plante must approach the AHC to ask for permission. Rhonda was asked to send a letter to Plante to present his request to the AHC. Rhonda was also asked to compare Plante's covenant with the latest covenant. She stated it does not have the AHC \$1.00 lien nor does it mention a monitoring agent. This brought up the fact that most covenants do not (if any) list a monitoring agent in their context. Jordi stated that the monitoring agent must be recorded on the deed restrictions.

Eisenlohr Covenant: The subordination went through without updating her covenant, which runs out in 5-6 years. Mike stated town counsel is still looking into whether the covenant can be unilaterally updated or renewed. In addition, the MVC counsel is reviewing this issue. The discussion continued on renewing covenants and the opportunities to do so.

Unbuildable Properties: There was a discussion about what makes a lot unbuildable. Different histories of which subdivision lots are in, whether one owner owns two small lots next to each other and various other points determine whether a lot is non-conforming or not. Some of these lots are buildable under the affordable income level and AHC has the right to designate the price of these lots. There was brief talk of whether the price should be raised from \$50,000.00 that was set several years ago.

Reports

Joint Affordable Housing Group: Joanne reported the meeting is being combined with a Citizen Planner Training Collaborative Workshop on "Planning Locally for Affordable Housing Strategies" from 7-9 PM Wed. Oct. 13th at the MVC. She asked that the AHC pay her to attend. *Glenn made a motion, seconded by Ernie, to pay \$30.00 to send Joanne to the Workshop. VOTE 6 YES 0 NO*

CPC: Glenn stated that Bridge Housing withdrew their application. He also stated that applications can be presented any time through the year for CPC discussion and if the CPC feels it is a project worthy they may approve for town meeting consideration.

FinCom: Jonathan stated the committee is sharpening their budget review techniques.

DCRHA: Ernie said DCRHA is closing in on their Sepiessa II RFP.

New Business

IHT Proposal: Philippe Jordi, Director of IHT, presented a fee for services proposal (see attached) for the committee to consider. He stated that the IHT is working on diversifying. They are looking to provide specific services such as development management, grant writing, RFP preparation, etc. The committee asked questions about the services IHT would have to sub out. Jonathan was concerned about the companies IHT would do business with. Jordi restated this was a proposal to see what services the towns may be interested in having performed. He stated that the IHT cost per hour is approximately \$67.00. The proposal would charge by service not asking for an annual

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fee. Jim closed the discussion by stating the proposal would be reviewed at the next meeting.

Affordable Houses Data Base: Jonathan restated he is willing to create a database for all the town's affordable homes under covenant. Rhonda will complete information on homes and give it to Jonathan to compute.

Adjourned at 8:34 PM

The next meeting is Oct. 26, 2010 at 7:00PM 2nd floor conference rm Town Hall.

Respectfully submitted by Rhonda Conley