

**Oct. 26, 2010
AHC Minutes**

Present: Mike Colaneri, Glenn Hearn, Jonathan Revere, Joanne Scott and Vickie Thurber

Absent with Regrets: Jim Powell and Ernie Mendenhall

Also Present: Rhonda Conley

Jonathan made a motion, seconded by Joanne, to accept the 10/12/10 minutes as written.
VOTE 4 YES 1 ABSTAIN

Invoices

Rhonda presented an invoice for town counsel. *Glenn made a motion, seconded by Vickie, to pay the Reynolds, Rappaport, Kaplan and Hackney invoice for \$1,345.50 that pertains to the Bailey Park Project LDA. VOTE 5 YES 0 NO*

Rhonda presented another bill from town counsel dealing with the Eisenlohr affordability longevity and the LDA. The LDA portion was \$429.00. Eisenlohr portion was \$1,491.75. The committee had a lengthy discussion of the Eisenlohr part of this invoice. Mike explained the history of the MVC decision. When the subdivision was given approval, the MVC decision included a provision for 2 affordable housing units within the development. The decision did not mention a period on the affordability. The covenant Eisenlohr signed stated 30 years. Mike explained this was the state law at the time not necessarily the intended time of the decision. Town counsel is presently reviewing and conferring with MVC counsel as to what the intent of the MVC decision was at the time thus the invoice. Several AHC members were dismayed by the lawyer fees and wish to limit legal cost by setting caps or creating some form of legal review. Paying this invoice was postponed and suggested that it be paid upon a counsel decision.

Correspondence

Plante Refinance (Subordination): Rhonda stated she has not received any correspondence from the Plantes. She informed the committee that the present covenant does not contain the \$1.00 lien or have income qualifications for inheritance.

Invoice Payment Procedures: Bruce Stone (town accountant) sent a memo asking for verification on how the AHC authorizes payment of invoices. Rhonda informed him that the committee must approve all invoices by vote. Any funds being used through the Affordable Housing Trust Fund must be approved by vote at a West Tisbury Affordable Housing Trust Fund meeting. The Trust may make an allotment of funds to the AHC for use for certain issues or projects. The Trust did set aside \$5,000.00 to be used for renewing and updating covenants as well as funds for the Bailey Park Project.

J.C.Murphy: Rhonda presented an email from Mr. Murphy stating his views on the Bailey Park Project as well as his ideas on how affordable housing should be handled (see attached).

Bailey Park Project ZBA: Rhonda informed the committee that the ZBA approved the Habitat for Humanity Bailey Park subdivision.

10/26/10 minutes cont.

Old Business

IHT Fees for Services: Mike led a short discussion of IHT's proposal of fees for services. Points brought up were that the committee before committing to any paid services should make sure the services were not available free from DCRHA, MVC or other entities. Services that may be helpful to the AHC are grant writing, RFP preparation and compiling a vision outlook.

Reports

CPC: Jonathan reported that IHT has withdrawn their application. Glenn stated that there has not been any request for the Sepiessa II project. There was a short talk about the Sepiessa I and II housing.

Affordable Housing Joint Group: Joanne presented the materials she received at the workshop held at the last joint meeting. She stated the material discussed was similar to the material that Jennifer Goldson presented to the committee.

AHC's Vision: Ideas were floated around as to what the committee believed the goals and future should be for the committee. Various properties around town were discussed that could be possible affordable housing lots. It was decided that the members should work on an outline of sorts to create a written proposal for CPC funds. Everyone was asked to write his or her ideas down and be ready to discuss at a future meeting in Dec. Rhonda was asked to create a draft of questions from the various handouts that Goldson presented and Joanne received from the workshop she attended.

New Business

Owner Deed Restrictions: Jonathan said Cynthia Aquilar contacted him wanting to know where she stood with the affordable deed restriction she placed on her property. Mike told the committee the draft policy on such the committee had reviewed went to the selectmen. The selectmen forwarded the draft policy to town counsel for their review and recommendations. As this is new ground for affordable housing policy, town counsel will need to do some research on the matter.

40 B: The committee discussed the 40B question on the ballot.

Adjourned at 8:30PM

The next meeting is Nov. 9, 2010 at 7:00PM in town hall 2nd floor conference rm.

Respectfully submitted by Rhonda Conley