

Dec. 14, 2010
AHC Minutes

Present: Mike Colaneri, Glenn Hearn, Jim Powell, Jonathan Revere and Vickie Thurber

Absent with Regrets: Ernie Mendenhall and Joanne Scott

Also Present: Rhonda Conley

Mike made a motion, seconded by Vickie, to accept the Nov. 23, 2010 minutes as written. VOTE 4 YES 0 NO 1 ABSTAIN

Bailey Park Project: Glenn verified that the subdivision and not the town owned the stump (sandlot) adjacent to the 3 Bailey Park lots. Jim stated that Richie Olson would start clearing the lots for Habitat for Humanity (Habitat) as the selectmen have allocated the land to Habitat.

Rhonda received an email from the administrator for Habitat asking the procedure for submitting invoices for the Bailey Park lots. The committee stated that this would be a Trust Fund issue as the funds would be from the Trust Fund account. Glenn stated in the application that he submitted on behalf of the committee there were funds allocated on the application for the Bailey Park Project. Rhonda was asked to contact the Community Preservation Committee (CPC) on the proper procedures for handling invoices. Mike had a question as to whether the application actually stated that funds from the application were to be designated to the Bailey Park Project. Rhonda will review the application and let the committee know the wording.

The Habitat Selection Committee has an upcoming meeting said Mike. He hopes to have something to report to the committee about the selection at the next AHC meeting.

Plante Refinance: Jim asked whether the committee was willing to change the notification of foreclosure clause of the covenant from 120 to 90 days. The bank is asking for the change due to Fannie Mae and Freddie Mac change. The committee discussed how this change would affect the town's ability to react to the foreclosure e.g. finding a prospective affordable housing purchaser. There may be other legal means put in the covenant for the town to monitor mortgages for default. The committee discussed ways of doing this but no resolve was found. *Glenn made a motion, seconded by Mike, to leave the covenant as presently wrote (not changing the 120 days to 90 days).*

VOTE 4 YES 1 NO

Jim will contact Mark Plante with the committee's decision.

Invoices: Rhonda presented an invoice from town counsel for \$273.00. The breakdown was Bailey Park Project-\$234.00, Eisenlohr-\$19.50, Plante-\$19.50. *Mike made a motion, seconded by Vickie, that the Reynolds, Rappaport, Kaplan and Hackney invoice of \$273.00 be paid out of the Trust Fund.* VOTE 5 YES 0 NO

Budget: Jim led a short discussion of the 2012 budget. The final breakdown was as follows:

Personal Services	\$3,500.00
Professional and Technical (training, seminars)	\$450.00
Communications (notices/ads)	\$100.00
Legal Services	\$2,000.00

Mike made a motion, seconded by Glenn, to approve the 2012 budget of \$6,050.00 with the above listed expenses. VOTE 5 YES 0 NO

Crow Hollow (Strom) Development: Jim heard that Strom might make an offer of 2 off site lots instead of the agreed 1 on site lot for the subdivision.

Conveyance Policy: Jonathan brought up the Cynthia Aquilar abatement request. He would like to see the committee pursue the conveyance policy they worked on earlier this year. *Jonathan made a motion, seconded by Vickie, that Jim via email contact town counsel (cc Jen Rand) about the status of the conveyance policy and if necessary to speak to counsel in person. VOTE 5 YES 0 NO*

Rules of Order: Jonathan asked Jim if he had reviewed the Robert's Rules of Order. Jonathan would like to have the rules of order clearly stated for conducting a meeting. There was a short discussion of rules. *Glenn made a motion, seconded by Mike, that Jim codifies the rules that the committee is presently using. VOTE 3 YES 0 NO 2 ABSTAIN*

Reports

FinCom: Jonathan stated the Financial Committee is preparing a schedule for budget presentations. He said the committee would be notified as to their presentation time.

No other reports.

NEW BUSINESS

VHO: Jim feels the public is not clear on what VHO is. He encouraged the committee members to familiarize themselves with the various organizations in the VHO building and educate those they meet in the public sector.

Potential Foreclosure: Mike feels the committee needs to set up some procedures to follow if a foreclosure happens with an affordable homeowner in West Tisbury. Some of the questions brought up were who should talk to other affordable housing groups, how to have an affordable housing qualified recipient already available as a possible purchaser, when to get the lawyers involved, etc. Vickie suggested that a questionnaire be presented to the various town affordable housing groups. The questionnaire would ask the groups various questions about their procedures on this issue. Questions about their covenants, foreclosure procedures, etc. Jim asked the committee to brainstorm questions and forward them to Rhonda to start creating a questionnaire.

Visions and Goals: Jim ask that everyone continue to think and prepare for a discussion at Jan. 11th meeting on what the committee sees for the future of affordable housing. Mike brought up a house that is being foreclosed upon on Pin Oak Circle that if the committee had a plan could start connecting on these opportunities.

Accessory Apartment Owner: Rhonda received a request from Tara Kenny, who has an accessory apartment, to speak to the committee. Jim stated that the committee stands behind the DCRHA decision if that is her reason for the request. Jim told Rhonda to tell Kenny she may come to the meeting and speak at the public comment section of the meeting.

Adjourned at 8:30 P.M.

The next meeting will be Jan. 11, 2011 at 7:00PM in the town hall 2nd floor conference rm.

Joint Affordable Housing Group meeting is Jan. 12, 2011 at 5:00PM at the MVC.

Respectfully submitted by Rhonda Conley