

May 24, 2011
WTAHC Minutes

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

Also Present: Rhonda Conley and David Vigneault (DCRHA Director)

Homesite Lots: Simone DeSorcy, (Planning Board Admin.Asst.) asked for a price set by the WTAHC for homesite lots. Mike reported to her that the committee had set the price at \$50,000.00. Rhonda will contact Simone and make sure she realizes this price is for a buildable lot (electric to lot, access, water and septic possible).

Crow Hollow Project: Rhonda received an email from Simone saying the Planning Board needs to send the change from one house within the subdivision and \$40,000.00 in the DRI to the MVC for their approval. Rhonda also received an email from Rob McCarron, which she forwarded onto the members, of a master deed, condo agreement and bylaws. It was only received today therefore, the members had not had a chance to review before the meeting. Mike said he had heard that the banks are not keen on mortgaging condominium properties. Glenn stated that the Hoehn property was listed in the paper as sold to Samantha Look for \$495,000.00. Glenn suggested the AHC give the lots to Habitat as they do there own financing.

Bailey Park Project: Jim told the committee there was a miscommunication in the moving of House #1 from the Bank lot. The mover did not coordinate the move with NStar.

Rhonda received a note from Bob Kimberly asking about the electric box excavation and when it would be filled in. Rhonda relayed the message to Habitat. Andre will take care of it.

New Recorder: Rhonda asked the committee if she could purchase a new recorder.
Mike made a motion, seconded by Ernie, that Rhonda purchases a new recorder.
VOTE 7 YES 0 NO

Reports

CPC: Jonathan reports there is nothing new. Habitat has requested funds awarded them for House #2. Glenn stated that House #2 has \$80,000.00 in funds available but that there must be invoices presented before funds are released.

There is also \$250,000.00 set aside for DCRHA's Sepiessa #2 Project and \$50,000.00 in the Green Fund Glenn said.

Database: Jonathan and Joanne will be working on the homeowner database. Jonathan noted that IHT is pitching their Hometracker system to the various towns.

FinCom: Nothing to report.

Joint Affordable Housing Group: Joanne stated that she could no longer attend the meetings as they conflict with her work schedule. There were no volunteers to replace her. The next meeting is June 8th at 5:00 PM.

Board of Health: Vickie asked if she is required to attend Board of Health meetings. The committee did not think it necessary but would like her to check in with the Board and see if there were any issues they have with affordable housing.

DCRHA: Ernie stated the Board of DCRHA is having a dilemma. The RFP for Sepiessa had 1 respondent, IHT. The problem is IHT's finances do not appear to be sufficient to cover the project. He said DCRHA would not award contract without proper funding. David reiterated Ernie's comments.

David reported on the Accessory Apartment mailings. The mailings have not gone out yet as HUD has not released the updated AMI. HUD is evaluating the new census. David stated when they do go out that the affidavit will already have the map, lot number, and permit date on it. This seems to speed up the return. According to David's records, there are 42 total apartments. Eighteen are rented with the remaining being occupied by family or not in use.

David is also working on a new maximum resale price table. He stated the Assessors' office has been helpful with this.

Habitat Selection Committee: Mike stated the selection committee has selected a family of 4 for House #2.

New Business

Refinancing and Banks: Mike asked that the committee consider inviting the banks to speak to the committee or someone from the committee speak to the various banks. He thinks the committee needs to know what the banks want and what they are having problems with in the covenant.

Conveyance Policy: Rhonda reported the selectmen will discuss the policy at the June 1st meeting.

Affordable Housing Building Criteria: Mike suggested that the committee start working on setting parameters for homes being built by affordable home recipients. He and Rhonda will work on a draft for the next meeting.

Jim Feiner Project: Jim Feiner has requested the Planning Board extend the permits he received some time back from the Planning Board. Mike stated Feiner is working on the details. There would be 1 market rate home and 2 affordable homes.

Mike made a motion, seconded by Ernie, to accept the May 10th minutes as written.

VOTE 5 YES 0 NO 2 ABSTAIN (Ernie and Vickie)

Adjourned at 8PM

The next meeting will be June 14, 2011 at 7PM 2nd floor conference rm town hall.

Respectfully submitted by Rhonda Conley

