

# Oak Bluffs

## Affordable Housing Committee

Draft

**Date: 11/2/07**

**Members Present: Chairman Ron DiOrio, Harvey Beth, Ann Margetson, James Westervelt (recorder)**

Meeting called to order by Chairman DiOrio at 10am. E-mail from Alice Boyd to Michael Button reporting on the status of our grant application was read and discussed by the committee. The news was not good as the Patrick Administration seems to be changing the rules midstream and that they will not entertain our application this year, perhaps in the spring. They also want a less costly plan. It was suggested that \$125,000 would be the amount per unit. Chairman DiOrio reported that he spoke with Doug Ulwick and lowering the cost would mean reverting to the original design for the old library ie: 2 units above the old library one being a studio apartment and the other a one bedroom apartment, and an ADA two bedroom apartment in the annex part of the library.

Questions were raised concerning the Dukes County Regional Housing Authority and their ability to raise money through a mortgage. It was decided that since they would not own the property a mortgage would not be appropriate. A long term managing contract with the DCRHA was discussed as a possible way for them to acquire additional funds. It was agreed that we should continue to pursue the grant now, and if we have to, in the spring. Also in the mix was funds now held by the Resident Homesite Committee. A discussion followed concerning the RHC and its future. Chairman DiOrio suggested having three members of the Affordable Housing Committee appointed to serve on the RHC.

It was agreed that if we can combine:

1. each unit would net us \$125,000 in grant monies-total net \$370,000
2. last years CPA money \$176,000
3. Resident Homesite money \$175,000

we would then have \$726,000 towards the old library conversion.

Chairman DiOrio will have legal counsel draft a warrant article to transfer Resident Homesite monies to the Affordable Housing Committee.

Harvey suggested a lease arrangement for the pharmacy with a fixed figure as a base and percentage of sales.

A general discussion followed concerning the committees application for CPA funds and Chairman DiOrio's appearance before the CPC on 11/6/07. We believe the AHC needs to have resources on hand because many grants require matching funds. We also agreed that the affordable housing/historic preservation aspect of the old library should be stressed as it appropriately fits objectives of the CPA.

Chairman DiOrio will see if Doug Ulwick can attend the CPC meeting of 11/6/07 and invite Kerry Scott to our next AHC meeting.

Our next meeting is scheduled for 11/8/07 at 10am in the Town Hall Conference room.