

# Oak Bluffs Affordable Housing Committee

09.16.08 @ 9am

**Members present:** Chariman Ron DiOrio, Brian Hughes, James Westervelt(recorder

**Absent:** John Bradford, Harvey Beth

**Guests:** David Vigneault, Doug Ulwick., Michael Dutton

**Minutes** of 08.15.08 were read and accepted.

## **Item: Southern Woodlands/Doughnut Hole**

**Michael Dutton** brought the committee up to date on the problems surrounding the "doughnut hole". He said many of the parcels in the landlocked area of the Southern Woodlands (the doughnut hole) have recorded deeds that may not be valid. The Town sends out tax bills to the "owners" of these parcels but do not get any taxes paid. If the Town takes these properties the Town would have in excess of \$1,000,000 tax liability to carry on the books. Not good for the Town.

## **Michael Dutton, Paul Manzi and Town Counsel will meet with DOR officials to see how to proceed.**

Once that is done we (the Town) can proceed to clear title and make a land swap with the Land Bank. Michael hopes to have this done by the end of this year. **Ron DiOrio** suggested sooner rather than later because new regulations regarding land swaps with the Land Bank are upcoming.

## **Item: Old Library Project**

**Ron DiOrio** reported on a visit by Tina Brooks the Under Secretary for Housing and Community Development for the Commonwealth. She was very enthusiastic about Bradley Sq. and the Old Library Project. He suggested we thank the Patrick Administration and place a sign on the Old Library announcing the awarding of state grant money. The sign should go up by Columbus Day.

**Michael Dutton** announced receipt of a contract from Doug Ulwick for site plan review documents, construction documents etc. He said he would not give the contract to committee members at this time since he believes we should put out an RFP (put out to bid) and then move forward.

**Michael will meet with Alice Boyd** (grant writer) this Friday 09.19.08 to work out details. Doug Ulwick was hired to do the design work. Grant money of \$443,654 and CPA money of \$250,000 gives us \$693,654. We will need additional funds. Discussion continued on the topic of funding. Michael Dutton will check with Alice Boyd on the pros and cons of having the Dukes County Regional Housing Authority lease the 1<sup>st</sup> floor pharmacy space versus a management agreement. David Vigneault said his organization could do both. Leasing the space would enable them to get a mortgage.

**Motion by Brian Hughes seconded by James Westervelt** to have the Chairman Ron DiOrio prepare an application to the Community Preservation Committee for additional funds approximately \$200,000 to \$225,000. Passed 3 to 0.

**Ron DiOrio** will urge the Board of Selectmen to create a revolving account funded with rental income to be used solely for maintenance and repairs of town owned buildings. Money for repairs and maintenance presently come out of "free cash". David V. said 5% is a reasonable number to use as a set aside for repairs and maintenance.

Ron stated that we have wastewater commission approval. **Michael Dutton and the Building Dept** will present a site plan before the next meeting of the Planning Board and Cottage City Historic District if needed. MVC approval is not needed. After site plan approval and CC Historic District approval we can go out to bid.

We still need an RFP for the pharmacy. David V. said this committee was to draw one up. **Ron will look** into this. We will have Alan Schweikert critique it when it is written up.

**Item: Island Housing Trust/Island Affordable Housing Fund**

Ron received a letter from Philippe Jordi regarding a purchase of land using CPA money. **Ron will invite him to our next meeting.** Ron asked Patrick Manning if IAHF would be interested in working on a project at the old laundry on Uncas Ave. He said they are not interested in working on much in OB at this time.

**Item: Old Town Hall**

Ron mentioned Tina Browns visit. He mentioned how nice it would be to have affordable housing units above the Police Station now located in the old town hall. He mentioned this to John Bradford in passing and John's response was he didn't think it was the highest and best use for that site. Jim Westervelt commented that the BOS a few years ago requested the CDC to analyze and report on Town owned properties. In doing so the CDC held a hearing on the future use of the old town hall. The results were that most of the people did not want to see a police headquarters on the site and they wanted the highest and best use of the site for the town. The Police Dept were told then by the BOS that they were to temporarily to occupy the old town hall for approximately two years. The CDC was then asked to put aside their work on town buildings to work on other projects for the BOS.

**Item: possible donated houses**

Tom Clancy would is interested in taking down two houses abutting his property. His representative appeared before the Cottage City Historic Committee. It was suggested that he donate them for affordable housing. He would pay the moving costs. **Michael Dutton will have Jerry Weiner** (OB Building Official) will visit the site to see if the houses are structurally worthy of moving. **Jerry W. will report back to us at our next meeting.**

**Item: Rental Assistance Program**

David V. will report to us at our next meeting on the Dukes County Rental Assistance Program in OB.

**Item: Oak Bluffs Affordable Housing Trust Fund**

Jim Westervelt brought up the subject of resurrecting and advancing a warrant for town meeting to set up an OB Affordable Housing Trust Fund. He reported that is was a goal of this committee last year and it is a goal of the MVC to have all towns have this sort or trust fund for affordable housing. Recently Edgartown Affordable Housing Committee was granted \$1.8 million from the Boat House project as a condition set forth by the MVC. The Edgartown committee as a committee cannot accept this money. They need an affordable housing trust fund to do so. They will be trying to get a warrant article passed this fall at special town meeting. **Ron asked if Jim would invite Christine Flynn from the MVC to attend our next meeting.**

**Meeting adjourned 10:20 am**

**Next Meeting: September 30, 2008 @ 9am @ Town Hall Meeting Room**