

Oak Bluffs Affordable Housing Committee

09.30.08 @ 9am

Members present: Chairman Ron DiOrio, Brian Hughes, Harvey Beth, James Westervelt(recorder

Absent: John Bradford

Guests: Michael Dutton, Alice Boyd, Christine Flynn, David Vigneault, Doug Ulwick, Philippe Jordi, Patrick Manning, Adam Wilson

Minutes of 09.16.08 were read amended and accepted 3 in favor 1 abstained.

Item: Southern Woodlands/Doughnut Hole

Chairman DiOrio reported that Town Counsel has not finished their research into the "doughnut hole" resolution. They say we will get it soon.

Item: Old Library Project

Ron DiOrio reported to Alice Boyd of Tina Brooks' enthusiasm for the old library affordable housing/mixed use project. Ms. Brooks will be on island over Columbus Day Weekend. **Ron** says signs announcing grant money earmarked for this project will be up by then.

Alice Boyd thanked Michael Dutton for his help in the grant application process. **Alice** then summarized portions of the grant for the committee:

\$375,000 for construction

\$548,570 match \$198,256 mortgage (30year) to be taken out by lessee

\$923,570 for construction including the mortgage.

Alice needs to discuss mortgage details with **David Vigneault** of the DCRHA the lessee.

Ron reminded everyone of our proposed application to the CPA committee for \$225,000. If allowed by certain grant rules he said we possibly could use those funds instead of needing a mortgage.

Alice reports that there is not much breathing room-time wise. There is a 13-month time line from a future starting date until completion of construction. She says a 3 to 6 month extension maybe possible.

45-day environmental review

Special conditions that go with Heads Up Grants

Essentially a 60 day "comment period" before contracts signed.

Alice will work on a RFP for a general contractor. Contractors must be DCAM certified and pre qualified. Ron mentioned John Jones, and Dave Garvin maybe DECAM certified island contractors and if the economy slump may bring in off islander contractors.

Harvey urged caution on contractors in light of the economy. Contractors need to fund costs up front. **Ron asked Alice** if more dollars could be requested if needed. Alice said requests for more have not been successful in the last 20 years. **Alice** also stated that grant funds couldn't be used for architectural fees. **Ron** asked if we could set up a design committee to recommend architects. **Brian Hughes and Michael Dutton** will take on this task and report back to the committee at our next meeting.

Item: Affordable Housing Trust Fund

Harvey Beth started the discussion of the need for OB to have a Trust. **Alice Boyd** explained the benefits. **Christine Flynn** passed out material from the MVC and the Island Plan promoting passage of an Affordable Housing Trust Fund in all island towns. **Pat Manning** spoke of Affordable Housing Trust Funds vs. Island Affordable Housing Fund. IAHF could isolate funds raised for a specific town's affordable housing projects. He cited the "Aquinnah Fund" which the IAHF funds with CPA monies and other donations just for projects requested in Aquinnah. **Philippe Jordi** stated, persuasive arguments are needed to be presented to the town highlighting the need to act decisively and quickly when opportunities/properties become available.

It was agreed to have Ron draw up language for a warrant article if and when this committee agrees to pursue establishing a Trust Fund.

Item: Rental Units above PD Headquarters

Ron would like to pursue the idea of using the second floor of the old town hall above the present Police Dept. Headquarters. **He will meet with the CDC at their next meeting** to discuss this. He further went on to say he is confident on getting funding for affordable rental units. **James Westervelt** (who is a member of the CDC) stated that the CDC had been charged by the BOS a few years ago to research the highest and best use of certain town owned property, one of them being the old town hall. The present use as a PD Headquarters was to be temporary. They held a public hearing and the results were not favorable for having the PD there at all.

Item: Rehab Grants

Ron asked if there were any rehab grants available for homeowners. **Alice** said there were and she will make available rehab grant applications for us to post on the town's web site.

Item: Rental Assistance

David Vigneault reported that the DCRHA's rental assistance program is going very well. The demand is growing. The town's contributions add to the subsidies and provide a hedge for management if and when they have to throttle back due to the economy. He will be asking for a 25% increase from the OB CPC, from \$42,000 to \$65,000. They are now subsidizing 21 rental homes in OB. **Harvey** questioned some of David's figures. David said there might be a difference due to the dates of some of the rental leases. **David will forward to Harvey a clarification of numbers and dates.**

Item: Winter

Ron asked David V. if he would form a committee to see if assistance can be given to affordable housing families for home heating this upcoming winter.

Item: Clancy purchase

Ron reported on the possible donation of two houses by T. Clancy. He said OB Building Dept Jerry Weiner visited the site and thinks the smaller of the two houses could be moved and restored. The owner would donate \$25,000 for moving the structure. A discussion followed and it was agreed \$25,000 would not cover the moving costs.

Item: Alice Boyd

Ron thanked Alice Boyd for her excellent work on successfully procuring the grant for the old library.

Item: Wing Rd.

Ron asked Pat Manning and Philippe to come back to our next meeting with a proposal for Affordable Housing on Wing Road.

Meeting Adjourned 10:10

Next meeting 10.14.08 @ 9am