

# Oak Bluffs Affordable Housing Committee

**10.23.08 @ 9am - Town Hall Meeting Room**

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

**Absent:** Harvey Beth, John Bradford

**Guests:** Town Administrator Michael Dutton, Architect Doug Ulwick

**Minutes** of 10.14.08 were read and accepted, 3 in favor.

**Item: Bradley Sq.**

Ron reported to the committee that Deborah Ratcliff, Town Clerk, has received a petition for a recall of the approved \$400,000 in CPA funds awarded to the Bradley Square Project. The petition lacked the 200 signatures needed to force an immediate town meeting vote but enough for a warrant to appear on the April Town Meeting.

**Item: Old Library Project**

**Michael Dutton, and Doug Ulwick** met and reviewed Doug's contract proposal again. Michael expressed concern over the high cost of the proposal. Doug was asked to review and explain his findings to the committee. **Doug** produced a written response dated 10.22.08, to answer some of the committee concerns expressed at the last meeting. Summarizing: **Doug** stated that the travel expense of \$1,000 per visit for 6 visits for two engineering consultants etc. could be cut by 3 visits saving \$6,000. **Doug** further expressed the success of earlier school project where a clerk of the works was not hired but supervised by an assistant superintendent. **Doug** also will "shop" around for a better price by a qualified structural engineer.

**Brian** expressed doubts of raising the capital to meet this proposal. **Michael** suggested the need for Request For Qualifications be announced. **Doug** asked how that would sit with State Design Selection Laws. **Michael** said that RFQs do not preclude Doug from being the architect. The committee needs plans and specifications to go out for bids. Ron said he heard of a New Jersey construction company interested in bidding for the project. **Brian moved** to have **Michael** send out RFQs, seconded by **Ron**. **Vote 3-0 to have Michael Dutton request RFQs.**

**Michael** said a design selection committee could be the affordable housing committee. **Ron** asked Michael to put appointing a design selection committee on the BOS agenda for their next meeting. **Ron** expressed the need for swift action in light of the state's budget problems. The project needs to be completed in 2009.

**Michael** will draft the RFQs with date for submission and communicate them with Chairman Ron by email.

**Item: CPA application**

**Ron** said the application was submitted in time but it was misplaced and not brought up for discussion at the last CPC meeting. Not to worry it is there. **Jim** mentioned the CPC's fund this year is \$800,000 to \$900,000 with 18 applications for over \$2,000,000. **Jim** said that in the affordable housing category there is approximately \$464,000 applied for not counting our request for \$224,000. **Jim** said we should lobby aggressively for our application. A discussion followed on the Island Affordable Housing Fund's request for \$300,000 in CPA funds, which they would designate, to their new OB Trust. **Jim** said, by doing this they can set up funds for specific towns. This he believes is a result of the MVC's initiative to encourage each town on the island to establish their own housing trust.

**Meeting Adjourned 9:35**

**Next meeting to be announced**