

# Oak Bluffs

## Affordable Housing Committee

**Date:** 10.06.09

**Time:** 9:00 am

**Location:** Town Hall Meeting Room

**Members present:**

Chairman Ron DiOrio, John Bradford, James Westervelt(recorder)

**Members absent:**

Brian Hughes, Harvey Beth

**Others Present:** Town Administrator Michael Dutton, Dukes County Regional Housing Authority

Administrator David Vigneault

**Minutes of the meeting of 07.21.09, public hearing of 08.05.09, meeting of 09.22.09 were read and accepted.**

**Item: Noyes (Old Library) Conversion Project**

**Chairman DiOrio** told the committee that he appeared before the Finance Committee and explained the request and reason for transferring the remaining funds of the Resident Homesite Committee to be earmarked for use by the Affordable Housing Committee. The FinCom will recommend doing so at the upcoming Special Town Meeting.

**Michael Dutton** reviewed a draft lease proposed between the Town and TRI, Inc. A discussion followed concerning the terms (15 years) and management proposals. **RD** said if money from the Resident Homesite is transferred and used a mortgage would not be needed. This would enable the lease to be of shorter length. **Michael Dutton** will confer with Grant Administrator Alice Boyd on this matter. **JB** expressed 5 to 10 years would be more satisfactory. **JW** commented that there was a certain amount of time needed in the lease to satisfy the grant/bidding process. This needs to be checked out with Alice Boyd.

**RD** mentioned the time line created by TRI, Inc. bids October-November, construction beginning in December, occupancy August 2010.

The committee then discussed the management agreement for the building after construction was completed. **David Vigneault** stated he understood what TRI was doing and expected DCRHA to be part of the agreement. **JW** questioned the need for a capital improvement fund and a designated "go to" person for complaints, emergencies, etc. It was also suggested that with a shorter lease period we might have two agreements; one with TRI for construction and one with DCRHA for management of the property. This was what the committee originally had planned. All present agreed that would be the best arrangement for the committee. **David Vigneault** explained two methods that could be used concerning rents. One method; rent would be collected by DCRHA and transferred to Oak Bluffs, Oak Bluffs would then reimburse DCRHA their management fee. The other method would have DCRHA take their management fee up front and transfer the remainder to Oak Bluffs.

Monies coming from the affordable housing rents can only be used for housing and monies from the pharmacy lease could go towards the Oak Bluffs general fund. **JW** suggested establishing the Affordable Housing Trust would make it easier for the rent monies to be split and deposited into the two town funds (Housing Trust Fund and General Fund). **David Vigneault** stated he would start the rental procedures in the Spring. **JB** asked about Oak Bluffs preference. **David Vigneault** stated that his organization is aware of the Oak Bluffs preference and has done this in the past for the committee.

**Item: Resident Homesite Lot**

The committee will discuss the possible sale of the Jenkinson resident homesite lot at their next meeting.

**Meeting adjourned 9:45 am**

**Next meeting 10.14.09 Wednesday 9am**

