

Oak Bluffs

Affordable Housing Committee

Date: 10.14.09

Time: 9:00 am

Location: Town Hall Meeting Room

Members present:

Chairman Ron DiOrio, Brian Hughes, James Westervelt(recorder)

Members absent:

John Bradford, Harvey Beth

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

Minutes of the meeting of 10.06.09 were read and accepted.

Resident Homesite Sunset Rd

David Vigneault spoke of the owner of 27 Sunset a Resident Homesite who wishes to sell her property. **David Vigneault** said there are income qualified Oak Bluffs residents who wish to purchase this property. **BH** asked about the deed rider attached to this Resident Homesite lot. A discussion followed about the rider and the appraisal on the property. What would be fair to the buyer and seller? It was decided to have David Vigneault speak with the seller and disclose the reality and costs involved with the proposed transaction especially highlighting the reality of appraisals. He will then advise the committee.

Motion by BH seconded by JW that the Affordable Housing Committee authorize their own appraisal (if needed) to be equitable to the buyer, seller, and the town. Passed 3 to 0.

BH discussed the philosophy of the Resident Homesite Committee and is that the same philosophy as the Affordable Housing Committee. **RD** expressed the opinion that the RHC was good when it was first established but there has been a change. The awarding a lot that becomes "free and clear" after a number of years only exacerbate the affordable housing problem. It does not create affordable housing for the future Oak Bluffs residents. **JW** agreed with **RD**.

Item: Noyes (Old Library) Conversion Project

Michael Dutton reviewed a newer draft lease proposed between the Town and TRI, Inc. A discussion followed concerning the terms (15 years) and management proposals. **Michael Dutton** reported that if a loan were not needed then Section 10 would allow for a termination of the lease after the construction was completed and the building occupied. The vote at the special town meeting on transferring funds out of the Resident Homesite to the Affordable Housing Committee will determine the need for a loan and the time of the lease. **JW** questioned the management agreement stating he preferred one between the town and DCRHA. Michael Dutton said that TRI and DCRHA were acceptable to the management agreement as presently drafted.

RD said he need to present this to the Board of Selectmen and that TRI will start the bid process in November.

Michael Dutton, HB, BH need to finalize the lease agreement with Conroy Pharmacy.

Meeting adjourned 10:05 am

Next meeting to be announced

