

Oak Bluffs
Affordable Housing Committee

Date: 05.04.10

Time: 9am

Location: Town Hall Meeting Room

Members present:

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

Others Present:

Christine Flynn MVC, David Vigneault DCRHA, Neal Sullivan Habitat for Humanity

Minutes of November meeting and March meeting read and accepted

Item: Committee Vacancy

Chairman DiOrio then brought up the topic of membership of the Affordable Housing Committee. Brian Hughes resigned during the winter and we now have a vacancy. It was thought Christine Flynn or Guinevere Cramer would be a member of the committee but they have both declined. The committee will still look to have someone appointed in the near future. **Jim** will speak to Scott Hershowitz to see if he would be interested in serving.

Item: Pacific Ave

Chairman DiOrio then reported on the progress of the Pacific Ave property. Town meeting voted to purchase and Town Counsel reports the title is clean. **Ron** said Alice Boyd thought we should not have any problem in getting \$75,000 to \$90,000 per unit in housing grant funds. Our objective would be to approach this project like the Noyes project without the commercial component. **Ron** added that Michael Dutton suggested the architecture be similar to the library's. Each unit should have approximately 700 sq. ft. of living space. **Ron** said, we need to speak with the WasteWater dept. They have not up to now charged any town facility. **Harvey** thought that Ron and Alice Boyd have done a fine job. It was noted that we have to blend the town properties to make one lot for the affordable housing structure. The committee needs touch base with the Planning Board and possibly the ZBA. The members of the committee did not believe it needed to seek approval of the MVC.

Item: Noyes Project and Rentals

David Vigneault commented that Oak Bluffs has now 30 people on the wait list, all under 80% threshold and a majority below 60% of median income.

Ron reported that the BOS thought it would be a nice idea to have an open house. A discussion followed. **The committee agreed to have an open house to coincide with the OBA summer solstice on June 19th around 5 or 6 pm. Ron will notify the Conroys of this date.**

Harvey was very pleased with the progress and work of TRI. **Harvey** was especially impressed with the handicapped unit. He was at the site and met with Tammy Conroy and she was pleased with the progress. She expressed concerns over security and signage. **Ron** asked David V. about background checks on applicants.

TRI hopes to complete the project by July 1st.

David V. discussed the selection procedure and the State requirement for an affirmative action process. We can have 70% (2units) under the local preference procedure and one unit open. **David V.** also thought the time line for marketing and selection would take us out to August. **David V.** said we need to

explain this affirmative action process to the public. A discussion followed on which two units should be in the local preference

John Bradford motion seconded by Jim Westervelt, to have the AHC exclude the studio apartment from the local preference. Passed 4 in favor.

David V. suggested we look at a sample initiative from Dennis, MA. He said it was basically boilerplate and we could use it for our purposes. The committee discussed the parameters of the local preference.

John Bradford motion seconded by Harvey Beth, to limit the local preference to two categories:

- 1. Current residents of Oak Bluffs: A household in which one or more members is living in Oak Bluffs at the time of application. Documentation of residency will be required, such as receipts, utility bills, street listing or voter registration listing.**
- 2. Oak Bluffs Municipal Employees: Employees of the Town of Oak Bluffs, such as teachers, janitors, firefighters, police officers, librarians, or town hall employees.**

Motion passed 4 in favor

Ron said he would speak with Tina Brooks (State) about the time line taking us to at least August and that we would prefer a much earlier occupancy. He would request an exemption or exclusion from the requirement. **It was then thought that Michael Dutton would be better requesting this from Tina Brooks.**

David V. thought that the management agreement drawn by Michael Dutton was a good one to work under. All financial reports would go to TRI and the Town once a month.

Item: Rental Assistance

David V. reported that all rental assistance payments have been paid up through May and that things looks solvent going out one year. **Ron** mentioned that adding two more rentals on Pacific Ave would help Oak Bluffs rentals. We need to prepare for something to replace the rental assistance program.

Harvey thought we could use a town representative for the next phase of rental assistance.

Michael Dutton sat in the meeting at this time.

Item: Town Meeting

Tonight's Town Meeting will have the CPA funding vote and the Trust By-Law vote. **Jim** reminded everyone that we had already passed the Oak Bluffs Affordable Housing Trust Fund last year. We need to adopt the By-laws at tonight's meeting.

Item: Miscellaneous

Ron brought Michael up on what we have discussed and asked him if he would contact Tina Brooks and request some sort of relief from the state requirements.

Meeting adjourned 10:38pm

Next meeting to be announced

