

Oak Bluffs
Affordable Housing Committee

Date: 01.31.11

Time: 9am

Location: Town Hall Meeting Room

Members present:

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

Others Present:

Island Affordable Housing Fund Director Ewell Hopkins, Matt Viaggio, Candy Nichols, Donald Muckerhiede, Brian Packish

Island Affordable Housing Fund Presentation

Ewell Hopkins Director of the IAHF updated the committee on the activities undertaken by the IAHT. According to Ewell, the IAHF has been reviewing the 2005 Land Bank agreement for the Southern Woodlands section of Oak Bluffs with an eye towards the upcoming land use meeting of the Land Bank. Ewell stated how he has walked the property and informed the committee that the IAHT is very interested in possible affordable housing on the site. Ewell wanted to know if the committee and or the town have plans for developing the land. Ewell wanted to express the IAHF's desire to work with the Town and AFH committee.

Chairman DiOrio told Ewell that there are two issues that need to be resolved surrounding the Southern Woodlands but first he communicated to Ewell that Oak Bluffs enacted the Oak Bluffs Affordable Housing Trust Fund and has been funding it with CPA money. The OB Trust is composed of this committee (Affordable Housing Committee) and the Board of Selectmen. The Affordable Housing Committee will be doing the "busy work" of the Trust. Having explained that to Ewell Chairman DiOrio went on to outline the two outstanding Issues surrounding the Southern Woodlands.

- There remains a clear title issue that Town Counsel has been working on and we are awaiting counsel from him.
- There is a Department of Revenue issue regarding how to handle the tax/assessment. The DOR presently states that the Town would need to come up with over a million dollars on the books to adjust for the land. We are waiting to hear how to deal with this problem.

The death of our Finance Director Paul Manzi has contributed to the slow pace of resolving these issues. Chairman DiOrio also stated that the affordable housing committee has been focusing on rental units as opposed to ownership for a number of reasons but primarily because that is where there is grant money. The committee also is favorable to using the Noyes Building as a template for it allows the town to retain ownership for housing and produces a revenue stream for the Town. John Bradford also expresses the desire to have affordable and market priced homes in any housing project.

Chairman DiOrio said he would speak with Town Administrator Michael Dutton to see if these issues surrounding the Southern Woodlands can be resolved quickly. He will update Ewell and IAHF as soon as hears back from the Town Counsel and DOR.

Ewell again expressed the IAHF's desire play a part with the Town.

Chairman DiOrio informed Ewell of discussions the AHC has been having involving a smaller scaled down rental project along Dukes County Avenue. The committee has instructed Michael Dutton to speak with the sales agent for the property. Chairman DiOrio also stated that the full OB Affordable Housing Trust Fund would have to make final decisions.

Candy Nichols expressed her desire for everything to move forward in a positive way.

Minutes

Minutes of 10.05.10 and 12.21.10 read and approved. 3 yes 1 abstention

New Business

Donald Muckerheide presented his plan of affordable housing units sited on the Bradley Square property on Dukes County Avenue and Masonic Avenue. The committee listened to his presentation and thanked him. They will review his plans during the next few weeks.

Ewell Hopkins said he has review the plans along with David Vigneault of the Dukes County Regional Housing Authority. They have some concerns and have commented them to Mr. Muckerheide, but in general they were interested. Ewell said much depends on the Town's interest and plans. Chairman DiOrio stated that the AHC would favor mixed use in a commercially zoned area. It was not the desire of this committee to take commercially zoned property and reverting it to residential only property.

Old Business

A discussion of the OB Affordable Housing Trust was had. It was agreed to have Chairman DiOrio invite Christine Flynn of the Martha's Vineyard Commission to our next meeting. Christine is knowledgeable on the subject and could help us in this endeavor. Jim Westervelt will email a Trust Guidebook to the members of the AHC.

- Chairman DiOrio to invite Christine Flynn to our March 7th meeting.
- Chairman DiOrio to update Alice Boyd
- Chairman DiOrio to check with town counsel /Michael Dutton/DOR on donut hole issue.
- Jim Westervelt to email Trust Guidebook

Meeting adjourned 9:38

Next meeting MARCH 7,2011 @9:30am, Town Hall Meeting Room