

Oak Bluffs CPC Meeting
1/08/08
Oak Bluffs Library 2nd floor conference room

Members Present: Stephen Durkee, Chairman. Joan Hughes, Cheryll Sashin, Alison Shaw, Charles Rock, Harvey Beth, Peter Martell*

(*Arrived after vote for minute approval)

Also Present: Adam Wilson, Administrative Assistant. Ron DiOrio, Pat Manning, Philippe Jordi, John Early.

The meeting began at 10:05 am

-James moved to accept the minutes from 12 – 4. **The Board voted 8 – 0 to accept the minutes from December 4th.**

The Committee agreed to meet the 1st & 3rd Tuesdays for January, February & March.

-Ron DiOrio talked to the Committee about how he thinks that the Bradley Square affordable housing project will not be a 40 B development because many town departments and committees are on board with the proposed multi residence project.

-Philippe said he hopes to have the project started with construction this summer. He answered questions submitted by the Committee on financing, projected sales and project bidding. Philippe said any approved funds from the CPC were planned to be spent right away. Charles asked what would be spent from the 400K request. Philippe said anything the Committee wants it to be spent for. Philippe said ten units would be sold for various amounts ranging from 145K to 315K and scaled for people with different income levels. When Peter asked what the total sellout was projected to be, Philippe said they expect 3.4M in revenue from residential sales. They also expect to receive 300K for the cultural center and the office inside the Denniston property.

Philippe said the gap between sales and costs is 1.3M. Pat said that 300K in donations has come in earmarked for the project with another 200K on the way.

Ron talked about having the grant writer Alice Boyd available to raise monies for the project as well.

Peter asked about bidding. Is John Early the only one doing the construction?

Philippe said there will be a procurement process but for now John Early and his construction company are taking the lead role in the design of Bradley Square, submitting building permit applications and estimating costs. Philippe told Committee Members that because IAHF and IHT are nonprofit, they are not subject to 30B guidelines but they still bid out to construction “teams” to bring in appropriate amounts for the projects they have planned. He said there is a selection process to bid on.

-There was a brief discussion between Peter and Philippe about the costs involved with the Twin Oaks Project. Peter stated his concerns about cost effectiveness and how that will be looked at with future projects.

Pat said the IAHF does not want to build on the cheap. He said that building in the neighborhood is meant to increase value. They also want to build “affordable forever”; to make it look good and have it last. They want to build homes that won’t need resubsidizing.

-Ron said the neighborhood area where Bradley will go has a blighted feel about it and are proposing to work with the IAHF in turning around that part of town. His envisions that one day Dukes County Avenue will be another main street, thriving with new residential and commercial activity.

-Joan talked about the Committee’s need to understand the concept of high scale urban redevelopment coming from the private sector. A “showcase” project for both affordable housing and the IAHF as a

different concept to recommend to voters. Pat talked about perceptions v. reality. Affordable housing wants to be at a higher standard so it doesn't need to be readdressed.

Charles asked about the CPA guidelines for housing subsidies. Philippe said 5 of the 10 units meet CPA guidelines. Charles then asked what the picture for total funding is. Philippe said a construction loan will be secured from a local bank. The 1.3 million gap will be raised through IAHF fundraising and CPA funds. He says the current gap is 800K. He hopes to secure the rest of the money through grants & donations.

-Ron talked about the project's habitable space design being intended for single people and couples. Bradley Square's housing is not intended for families. Philippe said they are not using tax credit financing. There is no plan for rental into conversions that would make tax credits apply.

-Peter talked about the current soft residential market. Philippe said banks have no concern on the affordable units and the top end units will be pre-sold. The commercial rental units are another matter.

-Ron talked about the space being available for anyone. Residency requirements have yet to be determined. It is his hope that with Bradley Square, many of the run down homes in the neighborhood can be brought back on line.

There was discussion about what future OB residents have in finding housing for the future.

Affordability restrictions v. the concept of well built homes.

-Ron said the area is already an arts district. He is enthusiastic about the new kinds of people and the concept of the project being more than just for affordable housing.

Ron and his group thanked the committee and left. Committee Members discussed the amount available for requested funding. Adam talked briefly on the amount still available after putting aside budgeted administrative costs for '08 – '09 and the 10% amount that had to be held in reserve because no application was received for open space & recreation. Adam calculated that there was 400K still available should the Committee wanted to move forward with the requested amount.

-The Committee discussed how and when the Bradley Project will be referred to the MV Commission. The talk by different members centered on recommending the requested amount for a project that may be significantly different once it goes through the regional and local review boards. Mike asked if the project funds will go towards the affordable housing component or historic preservation. The Committee thought that any recommended funds should go towards the community housing aspect. Peter thought any funds appropriated should go towards construction of the affordable housing units only.

-Charles brought up the subject of the Tabernacle not getting enough funds from the Committee for its cupola restoration. Members discussed at length with Charles the funding the Campground group has already received, how they have spent money in the past, requesting funds from other CPC's and the grateful acknowledgement the CPC has gotten from them for the recommended 100K funding. Bradley Square's unit costs were discussed as well as the different types of people who might be interested in the apartments.

Peter made a motion to recommend 400K for the Bradley Square Project with the condition that the money be used for construction costs only related to the affordable housing units. James seconded.

The Committee voted 9 – 0 to recommend 400K to the Oak Bluffs Affordable Housing Committee for the Bradley Square Community housing project with the one condition that the funds be used only for affordable housing construction costs.

Adam handed out a proposed administrative budget for '08 – '09. Committee Members reviewed the proposed 20K budget and the break down of salary requirements, supplies and other related costs pertaining to running the Committee.

Peter made a motion to accept the budget as proposed. Mike seconded.

The Committee voted 9 – 0 to accept the proposed 20K budget for the CPC for the next fiscal year.

Adam talked to the Committee Members about a preservation plan, based on a study of the community's needs for the three areas of preservation, which has not been accomplished. He said that the Committee should have a plan as well as a public meeting on the matter. He handed out a version of a similar plan he had researched and asked the Members to consider creating their own so that he can put it on the planned CPC website.

-Mike asked if it was necessary to meet again in January. The Committee by consensus agreed not to meet again until February 5th. Cheryll asked about the CPC's work for the Town Report. Steve said he'd be working on that report for the Committee.

-Charles gave a report on the CPC creating signs for projects. He passed around a picture of a sign the Town of Concord uses to promote projects and has only a few signs that they move from project to project. He talked about identifying how the project is funded from both local and state funds.

-Committee members agreed that as an administrative expense the signs should be created.

-The meeting adjourned at 11:30 am.