

Oak Bluffs CPC Meeting  
01/23/07  
Oak Bluffs Library 1st floor meeting room

Members Present: Stephen Durkee, Chairman. Joan Hughes, Alison Shaw, Charles Rock, Peter Martell, James Westervelt, Mike Marchand, Harvey Beth, Cheryll Sashin  
Also Present: Adam Wilson, Administrative Assistant

The meeting began at 10:03 am

-Peter motioned the minutes from 1/16 to be approved. James seconded.

**The Board voted 8 – 0 - 1 to approve the meeting minutes from Jan. 16<sup>th</sup>.**

The first applicant meeting was for Island Elderly Housing. Kevin Oliver spoke on behalf of the group. The 31K request is for screen doors needed for the Aidylburg Housing Facility (\$1,000) and remote activated doors and landscaping for Woodside Village #4, 5, & 6. The doors would cost \$27,000 and the landscaping is \$3,000. He stated the Village has received support from private landscapers in the past but there is nothing budgeted for improvements. The proposal is for 72 plantings + materials for the Woodside Village. He showed pictures of the current landscaping at the village and contrasted them to the recent landscaping at the Aidylburg complex.

Questions were asked about other funding sources for both properties. Al DeVito talked about the housing group's reserve account and how little there is.

-Peter asked how a project perceived as maintenance can be funded through the CPA. The response is that the request is not for normal maintenance but additional work to make the community safe and accessible.

The next applicant meeting was for the Dukes County Regional Housing Authority (DCRHA). David Vigneault spoke on behalf as director of the group. The 24K request is for the Rental Conversion Program (RCP). David explained the program's current status and the number of families involved. The program gets significant funding from the Island Affordable Housing Fund (IAHF). He talked about other subsidized rental/ownership opportunities are coming into place in other towns and how more opportunity for housing can change the scope and need for the RCP.

-Cheryll asked about the subsidies and how they are channeled to people in need. David explained how the DCRHA involves itself directly in the payout of subsidies for Oak Bluffs recipients.

-Charles asked about the # of households in Oak Bluffs getting rental funds. David said the DCRHA directly works with the 17 families in the payment of their rent subsidies. If his agency's request is approved, the # of families can go up to 21. David pointed out that there are many more people on the wait list that could greatly benefit from rental assistance.

-Peter asked about funding from year to year. David said that the program fluctuates and turnover could take care of non recurring funding. The wait list sometimes is determined by available landlords. David said that the Town's Affordable Housing Committee would be a welcoming screening group to determine applicant's needs.

-Harvey spoke about the program being flexible and that it may not be here long term but it is effective.

The next applicant meeting was for the Jenny Lane Project. Bob Wheeler represented the IAHF. The group focuses primarily on fundraising and works with the Island Housing Trust (IHT), which focuses on developing and maintaining affordable housing projects. The exception to this arrangement is the 5 acres project in Edgartown called "Jenny Lane." Initiated by the IAHF, the project has taken an inordinate amount of time getting through the permitting and review process. IHT will be the body managing the property and maintaining the 99 year lease arrangements. The project is under way and already the shortfall for building will be over one million. A private donation has reduced the gap to 600K. CPC's in other towns have similar requests for funding to bridge the gap. Edgartown's CPC has

committed 300K for voter approval. In exchange 3 of the units will go to Edgartown residents. 2 units will go to people currently renting in Edgartown's Fisher Road Subdivision. With 4 units left, 1 unit could go to each town for a resident in need provided that affordable housing funding came from that town. Bob talked about the parochial nature of the towns spending money only for their own and that as far as housing is concerned, the resources should be "island wide." The first units will be available next year for occupancy.

-Steve asked who's building. Bob said it is South Mountain. Cheryll asked about the subsidized housing on Fisher Road. Bob said the property abuts the Jenny Way project and an agreement's in place to move some people there to Jenny Way. Harvey asked about pricing. Bob said the units have prices based on income percentages. Bob told the Committee Members that only the CPC's from WT, OB and Tisbury are being asked to participate.

-Charles asked what if it's less than the \$100K request. Bob said he didn't know if the IAHF would decide to still allow an OB resident to participate in the lottery. The remaining units would go into an island wide lottery and an Oak Bluffs resident or residents could end up qualifying anyway.

-Bob explained to the Committee the total funding sources for affordable housing island wide. To be effective, the island community needs to raise 50 million over the next ten years to make affordable housing a reality.

The next applicant meeting was for the Twin Oaks Housing Project. Phillippe Jordi represented the Island Housing Trust. Richard Leonard, the Board Chairman of the IHT also spoke. The Twin Oaks project is requesting \$192K to cover additional costs incurred during the building and final occupancy process for the three homes. The land for Twin Oaks was originally bought by IAHF and then IHT developed it. The site had one dilapidated residence on the property. IHT worked with the town to get the site approved as a 40B project for three houses. Renovate the existing site and move two other houses there. A donor interested in house moves got involved. Habitat for Humanity sold their house for 90K to one family. Different town committees worked on establishing the lottery system and the recipients of the lottery secured financing to be able to buy the homes. Oak Bluff's Planning Board contributed money towards the overall project. Phillippe broke down the different costs involved in making the project work. There is a shortfall and a loan of 162K that needs to be paid back. Richard talked about the fact that Twin Oaks project would have been seeking funds from the Town's CPA if it had been in place when the project was being drafted.

-Charles asked about the ground lease IHT holds. It was explained that only income qualifying people can purchase the homes in a resale but there is a long waiting period. There is an opportunity for income growth; it's 4% annually.

-Peter asked about mortgages. Phillippe said mortgages are to different groups. Joan asked if the requested funding is to get clear of the debt so as to get on with other projects. Phillippe and Richard said yes. Joan asked about IHT's concept of building environmentally sensitive homes and what effect that has on cost. Phillippe said the cost difference is about the same as building a regular home. He stated the land costs can vary significantly and that Twin Oak's was pretty high. Joan said the project's building costs are very high and seem to be out of line with current construction costs. Phillippe said total "hard" and "soft" costs are close to 200K and the land was almost 50% of the total. He said it's their goal to build low maintenance, high efficiency units. Richard said the Oak Bluffs Community Development Committee plan identified the Twin Oaks location as a spot for affordable housing and that when you have houses being moved there are a lot of unknown costs involved. Phillippe pointed out that CPA funding favors house moves and that they have received a lot of compliments on how the development has turned out.

The next applicant's meeting was for the Town's Affordable Housing Committee and their request to put 250k into a town trust fund for future use. Before the presentation began, Harvey and James identified themselves as being members of the Town's Committee. Ron DiOrio spoke to Committee Members as Chairman of the committee. Jim Rankin of the Town's Resident Homesite Committee was also present.

Ron spoke first of his background working with Habitat for Humanity. He spoke of Habitat's contributions to the Twin Oaks Project. Ron talked about the different affordable housing groups and who they're providing services for. He talked about percentages of income needed to qualify and who stays eligible and who loses eligibility if a regional affordable housing group creates criteria that can be restrictive. Ron proposed that creating an affordable housing trust fund is an essential tool for obtaining more funding. The objective of the request is to establish municipal funding before going after other higher funding sources, specifically H.U.D. grants and loans available there.

-Committee Members talked with Ron about median incomes and the gaps in percentages. Ron said permanent affordable housing is the only answer for the compounding problem of housing and the limited amount available.

-Joan asked about the need for the trust fund and how to sell it to the town. Are there too many generalities? Ron told Committee Member's that the Community Development Council asked what are the issues facing Oak Bluffs? The response was affordable housing should be the highest priority for elected officials.

-Charles asked what other funding sources are available if the 250K seed money is in place. Ron said there's funding from H.U.D., Mass. housing assistance programs and development corporations, and private foundation monies. Ron also said there are tax incentives for those who donate to the town's fund. Joan said it's certainly alright to give money to a town committee to spend on town projects for town residents but how do town residents have the ability to know what's going on.

-Steve talked about the difficult decisions the committee has to make. The affordable housing requests alone are almost the same amount as what's available. Can the town's Affordable Housing Committee be the guiding light for all affordable housing funding requests coming to the town. Alison asked about the 80% cap and the need for 140% for houses being bought at higher "affordable" prices to be able to secure necessary mortgages.

Steven said the deadline for getting slots on the warrant is February 2<sup>nd</sup>. The committee got together and discussed the projects. Formats were discussed and opinions were shared by each Committee Member. Because Harvey is leaving the country and won't be available at the next scheduled meeting January 30<sup>th</sup>, he was asked to share his opinion about the different affordable housing requests. He talked about Ron's compelling arguments for affordable and community housing issues. The RCP is a good program because it works for a lot of people and promotes ways to save. A potential resident slot in Jenny Way for 100K is a large sum of money. 4 units will be available anyway so why buy in? Not a good bang for a buck. He has concerns for voters approving CPA money for Twin Oaks to help alleviate its over spending costs. But he pointed out that three families have housing in Oak Bluffs and are on the tax rolls. Not all the money requested should go to IHT. Harvey was not impressed with IEH's plan. There are other funding sources available for them.

A "straw" poll was taken on the Committee's stand for proposed project funding

	favor funding	not favor funding	abstain
Island Elderly Housing	3	6	0
Rental Conversion Program	7	1	1
Jenny Way	0	8	1
Twin Oaks	2	5	2
OB Affordable Housing Trust	7	0	2
Farm Pond Mapping	9	0	0
Denitrifying Septic Systems	7	2	0
Hartford Park	7	1	1
EC Lighthouse	8	1	0
Boardwalk fence	4	4	1
Baseball	4	4	1