

DRAFT  
Oak Bluffs CPC Meeting  
01/9/07  
Oak Bluffs Library 2<sup>nd</sup> floor conference room

Members Present: Stephen Durkee, Chairman. Joan Hughes, Alison Shaw, Charles Rock, Peter Martell, James Westervelt, Mike Marchand, Harvey Beth.

Also Present: Adam Wilson, Administrative Assistant

David Vigneault, Dukes County Regional Housing Authority Director.

The meeting began at 10:03 am

-Peter motioned the minutes from 12/19 to be approved. Harvey seconded.

**The Board voted 8 - 0 to approve Dec 19<sup>th</sup>'s meeting minutes.**

-Adam handed out information he received from Chilmark and West Tisbury's CPCs. Questions were asked about where other towns were in the application process.

-Harvey introduced David. He spoke to the Committee about the different programs his organization is engaged in and just said he was sitting in to observe the committee's process of today's review of applications.

-Stephen started out with the Rental Conversion Program (RCP). He favors it because it isn't grand, doesn't propose building new and helps islanders with living accommodations.

-David spoke of the mission the County has in doing rental conversions. It's a program that's been in place for 5 years, David said the ultimate goal is to get people into rentals and then down the road hopefully ownership. The RCP is designed to help in whatever area of a community there is livable space on a year round basis. The RCP is asking for twenty four thousand.

-Peter asked if the request stays in Oak Bluffs. David said yes, the 24K is meant to help offset costs for landlords who are in OB. He said the town can specifically target where the money goes to. He discussed the Federal Section 8 program and how funds have dried up over the years. David said that the program is not meant to be permanent and that there is a good checks and balance system with the Island Affordable Housing Fund organization to make sure the program does not suffer from fraud. The IAHF has 16 town residents already in subsidized housing. They work with a fair market rental price. \$1,200 for a two bedroom.

-Peter made a motion to approve the program as presented. There was no second.

-Mike made a motion to bring back David for a formal presentation January 23<sup>rd</sup>. Joan seconded.

**The Board Voted 7 – 0 – 1 in favor of the application for Rental Conversion coming to the Board for a formal presentation January 23<sup>rd</sup>.**

-Charles talked about the number of affordable housing requests being presented and perhaps that one agency, the Oak Bluffs Affordable Housing Committee, be allocated the total CPC funding and then they could decide what projects for affordable housing could be funded.

-Harvey said the Housing Committee would love to be able to decide but does not want to abrogate the referral power the CPC has in recommending specific projects. He cautioned that giving all the money to the one committee takes the voting power away from town residents who ultimately have the right to vote their taxpayer money for affordable housing projects presented to the CPC. He talked about the town's Housing Committee being "reactivated" for just the purpose of a housing trust fund and that right now they don't have any specifics projects of their own planned.

For the benefit of Committee members, Harvey broke down the different agencies and the hypothetical "pecking order" of affordable housing groups. They are:

1. The Island Affordable Housing Fund (IAHF) – group responsible for major fundraising for community housing. Privately raising \$1million annually, they were the guiding force in getting

CPA's passed in the island towns to acquire more revenue streams for affordable housing.

Responsible for the Jenny Way application in Edgartown.

2. Island Housing Trust- A non profit development corporation who owns a pool of permanently affordable housing projects in five island towns. IHT receives funding from grants, anonymous donors, the IAHF and Town Boards to help build permanent housing for future generations of Island residents.
3. The Dukes County Regional Housing Authority- created by the legislature in 1996 to address the needs of county residents with moderate to lower incomes. DCRHA receives administrative funding from the towns as well as state and federal grant programs and the IAHF. They currently provide housing support for 52 island families and manage properties in OB (The Lagoon Heights complex – 8 units up off Alpine St.). Private programs like Jenny Way and Bridge Housing are also under the purview of DCRHA.
4. Habitat for Humanity- A private, non profit group that receives funding from private resources and donations of either land or existing structures or both. The group provides affordable housing to needy families by initiating “sweat equity” into the building or refurbishing of homes. They then sell these homes at far less than market rate.
5. Island Elderly Housing- A private non profit corporation that serves the housing needs of low income elderly and disabled residents on the Vineyard. IEH has received most of its funding through state and federal sources. It is responsible for the operation of Woodside and Hillside Village, Aidylburg I & II and other multi-resident units that cater to the aged and physically challenged.
6. The Resident Homesite Committee - A town committee specifically responsible for developing land within the town that can eventually be given to residents for housing.
7. The Affordable Housing Committee – A town committee created by the Selectmen to provide opportunities for decent housing for residents in the 30 to 140% median income. Their goal is to develop or rehabilitate homes for both rental and home ownership.

-Joan asked about the relationship of the different affordable housing groups. Harvey said that the Commission and its “island plan” have brought about better communication. The demand is always community based and there are incentives for private developers to get involved.

-Harvey stated that the CPA was created by affordable housing leaders because a survey taken of island residents felt that affordable housing was the number 1 priority facing the entire community. This led to a discussion by Committee Members about money allocation to affordable housing versus other applications for open space and historic preservation. Stephen then allowed each Committee Member the opportunity to state how they feel about that idea. The consensus was that everyone seemed to be in favor of taking all the applications at face value, and deciding on the merit of each application individually, with no predetermined ‘budget’ guidelines.

-Harvey talked about the recent youth lot drawing 36 people for the lottery and only six got lots. Peter asked if there is any end in sight and how much affordable housing can really benefit the OB Community.

-Committee members discussed the idea of the Town Housing Committee be appropriated the CPC's affordable housing funds. Members were divided on the idea. Primarily the concern is that putting the money into the one committee leaves the voters out of the loop for approving specific affordable housing projects.

-The committee then moved on to the affordable housing requests.

-Affordable Housing Committee's request to put \$250,000 into a trust fund.

-Joan said the Town's affordable trust should get “seed” money but not the whole amount. Let Ron DiOrio come in and define what exactly the Committee has planned.

Alison motioned to invite the Town committee to present their request January 23<sup>rd</sup>. Joan seconded.

**The Committee unanimously voted to move the Town's Housing Committee request for further review.**

-IAHF \$100K request for Jenny Lane project.

-the Committee discussed whether or not the project should be considered because it is located in Edgartown. Mike made a motion to invite the IAHF Group to present their request January 23<sup>rd</sup>. Joan seconded.

**The Committee unanimously voted to move the Island Affordable Housing Fund's request for further review.**

-IHT \$192K request for the Twin Oaks affordable housing project

-Harvey talked about how the project came together with different affordable housing groups and how the financing for the 3 houses on the site was put into place. The requested amount is to compensate for a deficit in the overall cost of the project. Joan said she thought the costs are over inflated. Committee members asked Harvey many questions about the "Blinker Light" housing until Adam felt that it was unfair for Harvey to answer questions on behalf of another housing group. The committee talked about fiscal responsibility. Joan feels the amount requested is outrageous.

The Board by consensus agreed to move the Island Housing Trust's request for further review January 23<sup>rd</sup>.

-Island Elderly Housing's 30K request for landscaping at Woodside Village and screen doors at the Aidiylburg campus.

-Peter says it's maintenance and they should get their funding from their primary sources. Alison questioned the Aidiylburg request. Steve said that landscaping is not really part of the housing equation. Peter questioned the funding requests. Alison said inviting all the groups educates them as to how the committee thinks.

-The Board by consensus agreed to move the Island Elderly Housing's request for further review January 23<sup>rd</sup>.

Adam was asked what the deadline for when the articles need to be written. He said he would find out the timetable

There was a brief discussion as to how Charles could participate in future meetings from out of state. Adam said he would use his phone as a short term solution and look into ways of acquiring a more designed system for future use.

The meeting adjourned at 12:45 pm.