

Report of the Old Courthouse Road Fire Station Re-Use Committee

The property at 16 Old Courthouse Road is 22,150 square feet in the RU zoning district. Allowable uses include housing, municipal and non-profit educational uses. The building is currently used as municipal storage and has a small bathroom. The site is on a paved road, near public transportation, and in walking distance to the business district. Its assessed value is \$461,400, but that is based on inaccurate land survey size.

Committee members talked with representatives of the Historic Commission, the Parks and Recreation Department, the Highway Department, the Board of Health, the Island Housing Trust, the Dukes County Regional Housing Authority, and Habitat for Humanity. Both non-profit developers expressed interest in the project, but both are very busy now.

The neighbors were invited to the meeting of April 14. The Napiors had a scheduling conflict, but met with Bea Phear separately. They suggested keeping it the current use. They also said they may be interested in buying the lot. Anna Truckey, wife of committee member Nathan Davies, attended the meeting. None of the other neighbors responded. The neighbors stated a preference for home ownership over rental.

The Committee recommends that the building be put out to bid for salvage and razing. It is thought that there is some value in the wooden frame and that any new use should start with a new foundation.

The Committee believes there is more need for affordable housing than for non-profit or municipal use and recommends that the site be developed for an affordable single-family two-bedroom house. It is possible that a third bedroom could be added with enhanced septic, but the Committee believes that is not cost effective and, in any case, may not be allowed. In exploring the options of rental versus ownership, the Committee weighed the following:

	Pros	Cons
Homesite Lot	quick sale for Town ownership opportunity deed restricted ownership lends stability adds funds into housing pool	rental needed more higher income 140% difficult to build
Habitat	lower income buyer ownership opportunity deed restricted	delay - 3+ years rental needed more

Island Housing
Trust

rental
low/mod income
deed restricted

needs outside funds
IHT very busy

Private Sale

cash for other projects

removes from
affordable housing

The Committee recommends the site be given over to the Affordable Housing Committee, which would determine the best use: rental or ownership.

Nathan Davies
Bea Phear
Susan Silk
Vickie Thurber
Scotty Young