

Minutes of the Virtual Meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tue Feb 16th, 2021 at 5pm.

Present:

K. Mark Leonard, Chair

Peter Bradford

Jim Bishop

Katie Donahue

Mark Crossland

Garri Saganenko

In Attendance:

Corinne Dorsey

Jeffrey DuBard

Maura McGroarty

1. Call to order

Chair Mark Leonard called the meeting to order at 5pm.

2. Minutes of the meeting of Feb 2nd 2021

Were accepted with the following 3 revisions, and with Mark Crossland and Peter Bradford not voting due to absence:

a. per Pete Bradford, # 6 line 2 should read "median price" and not "median house price"

b. Per Garri Saganenko, the inclusion of additional material mentioned in discussion, as follows:

3.iii Expansion on Housing Bank Point:

"The creation of a Housing Bank modeled after the Land Bank is a goal outlined in the Town of Oak Bluffs' Housing Production Plan, which is generally created in concert with the Department of Housing and Community Development. Regardless of whether the Housing Bank is modeled after the Land Bank, or else operates under an entirely different policy structure, it is a stated goal of the town to create a Housing Bank that allows for the creation of an increased, permanent, and locally controlled source of funding specifically set aside for affordable housing initiatives. The AHC and Town should seek an active role in its creation."

6 line 8 after 'lack of involvement':

"Relying upon the people who may benefit the most from affordable housing to attend meetings and be the primary movers on their own behalf is the gold standard of community engagement. Local government and selectmen's meetings are a difficult system to navigate and are often in conflict, or don't align with the schedules of those who are not retired, do not work standard 9am-5pm hours, or have difficulty attending for a variety of circumstantial reasons. I offer myself as an example of somebody under-30 who views their role on the AHC as a representative of such people and acknowledge that it took a lot of time and work (initial inquiry began almost a year ago; only happened to learn of vacancy in passing) to become involved on a committee."

3. Update from the Chair

a. per Town Counsel, the Habitat project Deed work has been passed on to another Attorney; Chair will keep us posted.

b. on the Noyes development, TRI can support soft costs, but we will still need to RFP for design and engineering work;

Jim said that the BOS can change the agreement by switching to an R2 Zone and AHC could take it from there;

Pete pointed out that zoning changes could only be effected by Town Meeting.

Chair noted that a change from commercial to residential would require at least a Special Permit from the Planning Board. The point here is to get this situation maxed to our benefit so that once we get Grant funding we can go forward. Chair will continue to work towards these ends with TC.

c. no changes to the Linwood situation, per info from Town Counsel.

d. Ms Barmakian not being present, Chair indicated that we would make time for her if she was able to join us.

4. Social Media Engagement

a. Katie reported that we could do a Facebook page, as per standard social media Guidelines set by the Town; we would need to create a draft template and get it approved; page activity would need to be monitored and the Page must be linked to an individual's Facebook page; but that linkage could be switched as and when a committee member might move on.

Pete felt that as long as AHC kept to the current social media policy's requirements we would be ok; it would be important to have only one member making responses.

Jim asked if Garri or Katie would be willing to handle such a page? If they did, they could give updates to AHC.

Garri noted that it would be important to have a Page Admin to monitor page content.

Mark Crossland shared that a Page could have more than one Page Admin, as the Planning Board's FB Page has both him and Ewell as Administrators.

Chair asked if Katie could get a draft done up, and Katie said she would do so by AHC's next meeting.

b. Mark Crossland informed the Committee that Gail could not make the meeting but would call in if she got the chance.

5. The AHC road to the development of 78 Lots

Chair introduced the joint presentation by Katie and Pete on our properties, their current status and options going forward.

Pete shared some background – AHC was originally the OB Residents Homesite Committee, and several of the Lots held had Title issues; in the process of working through these, 5 other Lots + 1 were added by BOS approval. The following reflect Pete's comments in the presentation; the Power Point Katie did is also attached to these Minutes.

1. The Oak Ave Lot was donated to HfH, also funded by some \$180,000.00 from the CPC; completed and turned over to recipients; all that is needed is to add it to our State required inventory of AH.
2. Towanticut & Prospect have private Title, are in the process of being handed over to HfH per Deed transfer; we have Trust funding and anticipate funding from the CPC;
3. Alpine & Marvin: Alpine is buildable; has sufficient nitro. credits for a 3 bdrm unit, and perc. testing is complete; we can RFP when we are ready to go;

Marvin is outside of Zone 2; perc testing done; should be good for a 3 bdrm unit; we have an issue with an encroaching cesspool. Pete has spoken with G. Sourati about this – the Town needs to tell them to move the cesspool asap if in use.

4. Uncas Ave: private developer; proposal for a project was sent to the Planning Board and the BOS but was not endorsed; has since asked the State for 40B approval and has been approved; further development is not known at this time.
5. Wing Road: is an IEH project totaling some 5 units; they have the nitrogen credits that they need and are currently waiting for friendly 40B State approval to proceed.
6. Edgartown Road project: slated to have a Supermarket, a Food Bank as well as housing and affordable units but no action from the Developer on this one as yet.
7. Lagoon Ridge: has planned for 2 Duplexes consisting of 4 Affordable Housing Units, and 5 of 55 + units, one of which will be an affordable Duplex unit; Planning Board has granted an extension of a further 2 years. Developer is Cape Builders; should we do a letter of support?
Motion proposed: by Pete, seconded by Katie, that we do a letter of support for this project; vote called for. Result : yes from Pete, Katie, Garri, and the Chair, with Mark Crossland and Jim abstaining. Motion carried. Chair will write the letter.
8. Edgartown-Vineyard Haven Project: 15 units
Mark Crossland shared a brief update on this, per a meeting he attended with Mass Housing earlier in the day; going forward, Mass Housing will send their proposal to the Planning Board; we will have 4 Public Hearings for community outreach before getting to a final RFP, and go from there; as is, there are no issues, and the proposal will go through Town Meeting, MVC, and to the State for 40B approval.
Chair clarified that we are not tied to 15 units, per the feasibility study. With IA septic systems we might manage more, if at all possible.
Pete added that this project would be either a 2 or 3 Phase development; Phase I is what AHC is looking at now, for 15 units with an IA Title V septic system; Phase II would need increased sewer capacity, and would involve the 34 acres of land at the back, involving the land swap with the Land Bank, and the number of units possible is yet to be determined.
9. Concord Ave: the Title is not good, non-insurable, and does not lie with the Town; unless someone wants to take it with a bad title it may have to come off our listing. It has nitro. credits sufficient for 3 bedrooms and these may be moved and put to use elsewhere.
10. Jennie Lane/County Rd: not yet dedicated for Affordable Housing. Pete had brought this to the BOS, but they wanted a plan as well; have to work this out with the BOS first.
11. Bellevue Ave: 15 units
Note that the yellow marked Lot has a bad Title; The red marked properties (Grovedale) are those that received substantial neighbor pushback in our initial feasibility study work; outreach

is needed as to what the neighborhood will settle for, and while 15 single family homes are possible, and special permits are doable, the real need is for rentals; needs to be looked at. Proximity to the landfill is noted, plus the incoming solar plant. Nevertheless, could be hooked up to the Town Sewer.

12. Woodside Village Phase IV: 6 units, but with the possibility of wastewater issues.
13. Harbor Homes: 5-6 units; property situated in OB. Noted that for a HH building project, each room counts as a unit.
14. Wilberforce Way: 2 Lots; 1st one needs Title Insurance, nitrogen credits; could work out as a 2 bdrm unit with credits transferred from Concord Ave property; 2nd Lot is outside of Zone 2, has 3 bdrm possibility, right of redemption is not cleared, and so needs Title work cleared; also has an access issue.
15. Circus Ave: the Noyes project, as discussed.
16. Linwood: 3 Lots on the 1st half here; here Titles are good; both back and middle Lots have sufficient nitrogen credits; smaller Lot just needs nitrogen credits, which we can transfer from the Columbian Lot; all in, we're looking at three separate 3 bedroom Lots; We need to resolve the car encroachment issue; further, Map 21 Lot 31 that borders Fruit St needs Title research done;
Motion from Peter Bradford: that we ask the AHC Trust for funds to do Title research for 2131; seconded as proposed, by Garri Saganenko; voted unanimously. Carried.
Also note that the 2nd parcel at the back of Linwood has a pile of metal junk on it, some 100 feet high! There was the possibility of a property trade-off suggested at some point with John Leite but that didn't happen; but as the Lots have no nitrogen credits this remains a useful way out if possible. The Lots belong to the Town and are held for Affordable Housing. They cannot be lost to adverse possession. Selectman Brian Packish is working on this issue at the moment. The incremental steps are to try to get the roadway and the encroachment on the front 3 Lots cleared.
17. Potential Opportunities also exist for the following:
Map 7: Lots 208 & 233 have Title flaws that need to be resolved; 208 is at Oak Ave; 233 at Panola Ave; taken for non-payment of taxes; could be resolved if we were willing to take the sale of rights for \$15,000. Town Manager has not been in favor.
Jim suggested we ask Town Counsel for help on this;
Pete said that he would pull up the pertinent info so we can review and then make the request.
Map 22 Lot 43.1 Alpine & Forest is ready to go as discussed.
Map 16 Lot 81.1 does not have good Title because of faulty tax taking; Lot has no nitrogen credits and is not buildable;
Map 16.89 on this one Town Counsel says we need Title Insurance; has nitrogen credits for 3 bedrms. Review ended at this point for all of the properties that AHC has.

Chair thanked Pete and Katie for the presentation. We have a road to get there, but we have work to do.

6. Member Updates

1. From Pete : there is another MVC presentation on Affordable Housing By Laws on Nantucket that we might want to attend; he will find and circulate the zoom link to this.
 2. From Katie: just to confirm she will start working on laying out a FB page for AH.
 3. From Jim: the State's Veterans Group is looking for Affordable Housing for Veterans on the Vineyard – and the Linwood location would be ideal – it offers 3 pieces of property, 3 duplexes; Pete noted that we would still have to go through the RFP process to do that, but if we drafted it with a sense of mutuality they could easily respond.
- No other member updates given at this time.

7. Public Comments

1. Jeffrey indicated that he was from the WT AH Committee and was visiting to learn of and keep abreast with developments of this work in other towns.

8. Adjournment

Next meeting will be in two weeks. Chair informed that Gail will join us then. On a proposal from Peter Bradford, seconded by Garri Saganenko, and agreed to by all members present, Chair Mark Leonard declared the meeting adjourned.

R. George Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs