

Minutes of the meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Apr 16th 2019 at 5pm, at the Oak Bluffs Fire Station upper level meeting room.

Present:

Jim Bishop, Chair
Peter Bradford
Karen Tewhey
Renee Balter
Mark Leonard

Absent:

Mark Crossland

In Attendance:

Ed Charter
Seth Charter
Steve Auerbach
Euwell Hopkins
Tom Kaufmann
Bob Laskowski
Peter Meleney
Margaret Stafursky
Philippe Jordi
Elio Silva

1. Order

Chair Jim Bishop called the Meeting to order at 5pm.

2. RKG Update

Euwell shared an update on RKG and the ice rink property. He informed the Committee that Mark Crossland could not be present and he was attending in his stead, on behalf of the Planning Board. He shared the ongoing protocol with all present – RKG had begun with data gathering, which gave it a working tool; then it would explore funding options, come back to AHC for review opportunities, and then proceed on to a public hearing; once past that, the project would be a go.

a. Euwell further explained that RKG, in developing its model, will test same per different scenarios; it is now at desktop model stage; it will develop scenarios for public overview; residential feedback will be channeled to AHC; RKG is now 3 months into its agreement with us; AHC is advised to be ready with its recommendations;

b. Euwell also informed AHC that Eli Silva has bought up some fifteen acres next to the ice rink property, and that the Planning Board was pleased with his ideas about its development; Elio was in attendance and hoped to share his views.

c. In response to queries, Euwell stated that ongoing feasibility work will determine what needs to be covered re project costs, and RFP results will show this.

d. Elio shared his vision and hope for the land he has purchased. He is looking towards including affordable housing in his development, and per Euwell, there has been some pushback around such a possibility from neighbors. Elio has a project of some nineteen units of AH in mind, which would constitute about 20% of the total project. Nevertheless, Elio hopes it will be a good contribution to MV's AH needs. He has much to work on and work out, but is in attendance just to share where he is at.

3. Peter Bradford on Zone 2

In answer to questions from the floor, explained Zone 2 requirements, waste water and sewage requirements, and optimal flow rates.

4. Outreach

Renee Balter spoke on the need for outreach. Chair was in support of Renee. However, Renee felt that such an effort would need the entire Committee to work at it. Peter's comment in response was that we have been doing this all along. Chair expressed some frustration that the folk most in need of affordable housing do not get involved in the process. Chair felt that this aspect was the most challenging. Mark Leonard noted that with some of the potential applicants, it really came down to a need to work on their credit.

5. IHT presentation.

Philippe gave an overview of the work IHT has done thus far on the Vineyard. He mentioned IHT's ongoing work with Hanover House, and that it was currently handling the purchase of the Thorncroft Inn in VH, and would be converting that into seven affordable housing apartments. He also showed a duplex model on paper to all present, and stated that IHT would have seven townhouses of this model on sale within the next ten months. Their application protocols would go up to 140% of the median income.

He stressed that IHT are a non-profit affordable housing developer. Their goal is to provide year round housing and to be more inclusive.

The notion of 'pocket neighborhoods' was also discussed at this time, as with smaller clustered duplex units that would fit into a locality in size and appearance. Waste water systems were also discussed re nitrogen levels, and carbon filter systems, and how septic requirements can limit feasibility. Noted that state regulations require that developers are able to handle the installation of Title V septic system as required. Euwell also shared that the Planning Board has zoning reform under preview and is working through it.

6. RFP Work

Mark Leonard and Karen Tewhey distributed 2 handouts in relation to the RFP proposals they were working on. These will be studied and discussed at the next AHC meeting.

7. Adjournment

There being no other business, Chair declared the meeting adjourned at 7.30pm, as proposed by Peter Bradford and seconded by the Chair, with all in favor.

**R George Eli
Secretary
Affordable Housing Committee
Town Of Oak Bluffs**