

Minutes of the virtual meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tue May 4th 2021 at 5pm

Present:

K. Mark Leonard, Chair
Mark Crossland, Planning Board
Peter Bradford
Jim Bishop
Garri Saganenko

Absent:

Katie Donahue

Attending:

Maura McGroarty
Phil Cordella
Pierre Vallaincourt
Philippe Jordi

1. Call to order

Chair Mark Leonard called the meeting to order at 5.02 pm

2. Minutes of the last meeting

Of April 20th 2021 had one correction in Item 3.d. line 2 – delete ‘Gary’ insert ‘Barry’; Minutes were then proposed to be received as corrected, by Pete Bradford; seconded by Garri Saganenko; approved of by all committee members present.

3. Updates from the Chair, AHC

- a. we had the Housing Bank folk with us last meeting, they appreciated all our questions; they also had a listening session last night with about 100 participants and a 45 minute presentation; the next one is on Wed night at 7pm and the Flyer on it has been circulated; if we come up with more questions we can always forward them.
- b. property transfers to Habitat for Humanity have been approved by the Board Of Selectmen. Pete added that, at Greg Orcutt’s request, he had checked with Brian Packish on current status - the transfers, while approved, have yet to be signed and sent to the Registry of Deeds. Chair noted that we are then waiting on the needed follow up admin work to the approval.
- c. Title work on the Linwood Ave plot is moving along; Chair confirmed with Mr. Goldsmith last week, and he has all of the information that he needs; Chair is unsure of how long the process might take. Pete thought that it would not take too long. Chair noted this and will follow up if nothing is heard within the next few weeks.
- d. AHC’s Facebook page is up, but we have yet to get started on publishing posts; goal is to post current news that is of significance – items that will draw likes and followers; Pete suggested project updates, as with the Southern Tier project; Garri agreed; to a question from Garri, Chair noted that the authority for the page rests with the Chair and Katie;
- e. the Noyes building development - we are now trying to get an architect on board. Chair hopes to confirm this soon so that work can get started.

4. The Southern Tier Housing RFP

Chair noted that copy of the RFP was sent to all members last week. Chair asked for comments if any.

a. Garri asked about the exact process and recounted his understanding of it thus far; Chair summarized in response – that AHC did the original draft, then brought in Goldson Consultants who have RFP experience with development and community response and input; alongside of this, our own sub-committee consisting of the AHC Chair, Mark Crossland and the Planning Board Chair Ewell Hopkins, kept working on RFP feedback; there have been 2 community events, folk have been surveyed and their responses noted as per the evaluative criteria responses of 1x min to 3X max; next meeting will be on May 19th and the final product thus far will go to attending folk one more time.

b. Pete asked about potential CWMP involvement in the RFP development process and shared his concern about extended timelines as a possible consequence of such involvement; he asked what the current status was.

Chair responded that there has been discussion about having a Wastewater Commissioner on the RFP Selection Board.

Mark Crossland stressed that Phase I of the Southern Tier project is Title V dependent; if the CWMP is able to provide a tie-in with the Town's sewer that would be great, but it is not a deciding factor for development; it would be good to have a Wastewater Commissioner in on the process for input purposes.

Chair added that the RFP is responsive to the Town's wastewater plan and works along lines drawn up by the CWMP.

c. Garri had general questions about AHC's procedures and terms of discourse which the Chair answered on an as needed basis.

5. The Jessica Lane property

Chair shared some background on this: the Cape & Islands Veterans Association has approached AHC; it is looking for transitional housing for Veterans on the verge of homelessness; we have talked thus far about a 5 – 6 bedroom house where such folk can stay;

Other related info: the Lot under consideration is of some 4.6 acres, is bordered by County Road & Jessica Lane; other Lot info is currently unavailable but will be forthcoming.

Jim: has an upcoming meeting with the Committee next week; they are looking at a proposal to develop half of the land, and maybe the rest can be used by AHC or a non-profit; they are thinking of 6-8 single bedrooms, but also with some 2 bedroom units that will thereby provide for a needed caregiver; looking to get a good proposal to the Town for approval, and then get the land transferred.

Pete noted that the land can't be transferred without a RFP; also, since it is in Zone 3, and they are looking to use half of it, it would be better to get a parallel proposal done simultaneously, so we have 2 RFP's – one from the Veteran's group and the other from a non-profit in order for the project's future to be established and go forward as a whole; otherwise, the other half might not be able to proceed at a later date.

Chair added that the Veteran's group has been talking with IHT; there are about 900 veterans on the Vineyard, with about 250 registered with Community Services.

Jim noted that there are about 14 senior veterans who are in dire need of housing, with one a 90 year old WWII veteran even.

6. THE IEH expansion project

- a. Jim noted in item transition that IEH had abandoned the 40B approach in favor of a flex zone application, but an abutter had complained about this and the complaint had found support and approval; so IEH has to go back to a 40B; this has been sent to the MVC for approval, but it will take a while before it can move on from there.
- b. Chair thanked Jim for the introduction to the next item and noted that at the last meeting we talked about IEH's 5 unit expansion project and voted to send a Letter of Support for it to the Planning Board. We did so. Chair then asked Pierre Vallaincourt for an update on IEH's status.
- c. Pierre: shared that IEH had been advised by some folks on the Planning Board to utilize a flex development approach, which needed a '5 acre requirement' waiver, since the Aidylberg project consists of 3 separate parcels that amount to less than 5 acres; nevertheless, at the BOS meeting of last week it transpired that only some were in support of the flex dev. approach, while others favored a 40B; IEH has since decided to go with the 40B approach, their attorney has worked on this, it needs MVC approval, a Letter of Support from AHC, and final sign off from the Board Of Selectmen and the Town Administrator;
- d. Jim: shared that he has spoken with the Planning Board, and they will give approval once it gets past MVC; AHC can re-issue a letter of support for IEH; all pertinent details are with the package Jim sent to the AHC Chair.
- e. Pete Bradford proposed writing a new letter of support for IEH; this was seconded by Jim Bishop, and approved by the Chair, Jim and Pete; with Mark Crossland and Garri abstaining.

7. Member Updates

No member updates, but a question from Garri about housing initiatives, to which Mark Crossland shared that he is working on a zoning reform and housing initiative grant of 75K.

8. Public Comment

- a. Jim asked about IHT's projects; Philippe shared that IHT would be demolishing the old fire station and breaking ground on the project next week; the other project is in Tisbury at the old Scottish Bakehouse, at which the area clearing will be finished, and work will be for some 30 duplex units.
- b. Maura asked about receiving Meeting Minutes; Chair responded that Minutes are posted on the Town's website once approved.
- c. Mark Crossland raised the issue of the rising cost of construction materials and how this would affect current projects going forward; Pete shared the same concern; Jim noted that as long as a project is in Oak Bluffs, the CPC will step up to help.

9. Adjournment

There being no other business, Chair sought a motion to adjourn. So proposed by Pete Bradford, seconded by Jim Bishop and approved of by all members present. Chair Mark Leonard declared the Meeting adjourned at 5.50pm.

R George Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs