

Minutes of the Meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on May 7th 2019 at 5pm at the Oak Bluffs Fire Station, upper level meeting room.

Present:

Jim Bishop, Chair
Mark Leonard
Karen Tewhey
Mark Crossland
Renee Balter

Absent:

Peter Bradford

In Attendance:

Llewellyn Rogers
Margaret Stafursky
Bob Laskowski
Christine Flynn
Judi O'Donoghue

1. Call To Order

Chair Jim Bishop called the Meeting to order at 5.03pm.

2. Approval Of past Minutes

Minutes up to the Meeting of April 30th had been sent out per the AHC email site. These were approved en bloc. The Secretary would now update the Town web site AHC component by posting approved Minutes up to April 30th 2019.

3. RFP Progress: K. Tewhey & M. Leonard

- a. The properties under consideration are the three scattered lots at Alpine, Columbia and Marvin, at minimum. Karen has been in contact with Ledora Zola re RFP work. That conclusion re her doing RFP work for us has yet to be finalized on her part. It continues to be an open option for now.
- b. Mark had distributed his first report and emailed an update on it to all members. Robert Whritenour, Town Administrator, has given us the go ahead for perc. testing and we may proceed accordingly. For info, a perc. test is used to determine the best location for a septic system to be put in – the test determines if the site provides an acceptable or better degree of permeability, by measuring the rate that water at the site takes to percolate down – how quickly the water level drops indicates the degree of soil permeability. We are looking for a non-profit Developer for the project, as with IHT. Mark Crossland and members present expressed thanks to both Karen and M. Leonard for all the work done on this.

4. Nitrogen Credit Transfers

a. Chairman explained that 6,666.00 nitrogen credits = 1 bedroom. AHC has completed its count of available nitrogen credits. It is now seeking to determine which if all lots in need are a good candidate for transfer so that RFP work can proceed on such lots. Chair will discuss this with Chris Alley this week or next.

5. Eligibility Criteria

a. Mark Leonard noted that potential applicants need to get started on their eligibility profiles in order to qualify – if, for example, their credit rating was negative, it would take them some time to get it up to an acceptable level. Karen Tewhey stated that such considerations were important, because bad credit and low income both reduced the applicant pool. Chairman was of the opinion that we could do this once the RFP work had been done – we would have something concrete to say and give direction re paperwork that would need to be filed. Chairman also noted that eligibility criteria did not fall within our purview - David Vigneault handled such issues.

6. John Leite & A Possible Land Swap

a. The history of the Leite issue was reviewed. The issue has been ongoing, his pile of metal is still on AHC owned property, and this prevents us from going forward with development. Noted as before, that Mr. Leite has no incentive to move, as opposed to his incentive to stay! The Chairman is looking into the possibility of a land swap with John, so that we would have a clean workable substitute to go forward with.

7. RKG Update on Lot 50-31, adjacent to the Ice Hockey rink.

a. Mark Crossland updated all present on current status of RKG's work. RKG staff will be on the Vineyard this Thursday, and will also meet with IEH and IHT while they are here, in order to keep abreast of current developments. Once RKG is ready, they will make presentations to the Planning Board and then the Board of Selectmen, before disseminating information to the public.

b. Elio Silva's direction on his proposed construction was discussed in brief. Chairman noted that on septic systems, possibilities of shared maintenance would be of interest to us, going forward, since that would carry possibilities of lowered costs for our project.

c. Chair also confirmed that AHC has written to the OB Water Commissioners on the proposed Well.

8. Adjournment

There being no further business, on a proposal from Mark Crossland, seconded by Karen Tewhey, and with all in favor, Chair Jim Bishop declared the Meeting adjourned.

R George Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs

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