

**Minutes of the virtual meeting of the Affordable Housing Committee, Town of Oak Bluffs,
held on Tue Jan 4th 2022 at 5.00 pm.**

Present:

K. Mark Leonard, Chair
Garri Saganenko
Katherine Donahue

Absent:

Peter Bradford (apologies)
Jim Bishop
Mark Crossland (Planning, OB)

Attending:

David Vigneault
Maura McGroarty
Phil Cordello

1. Call to order

Chair Mark Leonard called the committee to order at 5.05 pm, as soon as a quorum had been reached.

2. Minutes of the last meeting/s

i.e. for Nov 17th and Dec 7th, could not be cleared because of insufficient attendee quorum, and will be carried over to the next meeting.

3. Updates from the Chair

Chair stated that he would cover updates in his comments on 2021-22.

4. 2021 In Review

1. Chair noted that it had been a good year, project wise; the Southern Tier project had its RFP issued, with 2 final responses from IHT (local) and an external competitor in Affirmative Investments. AI submitted its 40B application for Phase I to the State; this was done pre-Christmas, so they should get a response soon, and then the Town will have 30 days to respond. Both parties will apply for a Comprehensive permit to the ZBA; because of Project size, this will be referred to the MVC, and then the DRI checklist will apply, before it goes back to the ZBA for final decision, at which point all of the Town's Boards and Committees will give feedback. IHT has asked the CPC for \$400,000.00 of which the CPC has approved 200,000.00; IHT has since approached the Affordable Housing Trust Fund, looking for 5% of total project costs, which amounts to some 1.5 million over a 2 year period, and is way over what the Trust is able to do. Questions for us are 1. Do we want to use Trust \$ to help, and if so, how much?

Chair then invited questions and comments.

b. Garri thanked the Chair for his leadership and all the work done behind the scenes; His questions were:

i. had AHC intended using Trust Fund \$ to support the ST project? Chair responded that this had never been discussed and no recommendation has been made; the Trust is a composite of AHC and the Selectboard; there is still some 700,000.00 in the Trust not earmarked.

ii. why would the CPC not fully fund IHT's request for the ST? Chair responded that the CPC had to deal with several large funding requests this year – from IHT, the Autism Group, and others;

iii. Garri expressed the opinion that the Southern Tier project is the largest affordable housing development thus far and as such is deserving of support. Chair agreed.

c. Katie thanked the Chair for all his work and agreed with Garri on support for the Southern Tier project.

d. Chair concluded that the next step on this would be to put together a plan and suggest a level of support; we can review and vote on it at the next meeting.

e. Maura asked about the source of funds in the AHC Trust. Where had it come from? Chair answered that what the Trust now has originated with the CPC some years back, around 2011 or so; technically, it is still CPC \$, and one of Chair's goals for this year is to get it sorted out properly.

ii. Maura also asked if there were any restrictions on the use of Affordable Housing Trust \$? Chair responded that the money may be used for both affordable and workforce housing, and can accept up to 140% of the AMI. The Trust has a degree of flexibility and can work with both rental and ownership projects.

2. Habitat for Humanity is now breaking ground at the Eastville project site! In a week or so they will start working on the foundation.

3. Jessica Lane – Chair has sent out the proposed RFP with a location map to all members, with a request for comments/responses; Chair has also discussed access options with M Goldsmith – we could proceed to work on this through the homeowner's road association, if there is one; or by eminent domain, which may not be looked on favorably; or build our own road. Chair mentioned that 2 of the abutters are seasonal, one is year-round. Chair thinks we should start by reaching out to see if we can work with them and get their interest and cooperation.

ii. Katie noted that before any outreach to the local folk we should have a plan in place; She will help with follow up on this. Chair noted his appreciation.

iv. Maura said that it would be important to engage the abutters asap because people are better with things they know about up front as opposed to getting the news from a 2nd hand source. Maura also had a question of whether Jessica Lane could be used at all for access to homes we might build in that vicinity? Chair responded that it was a matter of working towards an easement agreement, as the road is within property boundaries and is a private road.

4. The Noyes project is moving ahead, and the Selectboard approved designs we submitted; Wendy Brough is working with Melissa Vincent to get a contract ready; Melissa has 1 contractor in hand, and Jim has said that he might have 2, so we could get multiple bidders. To a question from Garri about AHC as primary developer and contractor selection, Chair shared a little Noyes

history. TRI had helped build it some 11 years ago, still holds a mortgage on it, and manages the building; TRI also has an agreement with the housing authority on tenancy. Chair also shared 2 further points on the Noyes project: as things stand, construction costs are up, and we will need to go back to the Trust for additional funding; we expect this to be under \$100,000.00; further, the Grant funding awarded for Noyes will expire in Jun 2022, so it becomes expedient that once a contractor is chosen and costs are finalized, we move forward.

5. The Housing Bank is looking to place a warrant before the next Oak Bluffs Town Meeting; the Selectboard is now dealing with the questions and issues raised on this by townsfolk.

5. 2022 – Activities

1. on Southern Tier work, Chair is working with Deb Potter and Gail Barmakian on drafting the Land Lease.

2. Doughnut hole nitrogen credits transfer – from the Land Bank to the Town of Oak Bluffs; Peter Bradford said he would look into this so we are waiting on him; transferring credits will be a big plus for our work in getting other Lots ready.

3. Oak Bluffs Planning Board is working on zoning reform, with Mark Crossland and JoJo Lambert working on accessory apartment requirements and other needs; they are looking to bring a warrant to Town Meeting and will meet this Friday at 10am in the Library.

4. Garri referred to zoning options passed last Jan and assumed these would be involved as well, in addition to abutter appeals reforms and some ADU language which he had also checked on; Chair will try to find the specific pieces, but also asked Garri to send what he might find so we can send it on to the zoning reform effort.

5. DMH, the IHT query and the Town's response – we look forward to a meeting tentatively set for Jan 21st; note that DMH had said that we could have the land for 1\$ if it was going to be used for Affordable Housing;

6. the Linton Ave situation continues, but Town Counsel is working on it, so that we can get clear Title and move forward;

7. AHC's Menu and our scattered Lots – work before us entails the possibility of establishing new pathways towards home ownership; the Alpine Lot is clear, and we can start working on it; positive responses from all present on this; Chair will continue to explore.

6. Updates

1. Q from Garri – any deadline over funding for IHT? Chair hopes to tie this with parallel requests, e.g. for Noyes, so that they can be brought to the Selectboard at one go, by mid-Feb if possible.

2. Katie on the Jessica Lane access issue – Katie will check out the issue and its options and report back.

7. No public comment.

8. Adjournment

There being no further business, Chair proposed adjournment, seconded by Garri Saganenko, with Katie Donahue in favor. Chair then declared the meeting adjourned.

R G Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs