

Minutes of the hybrid meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tue April 4th 2023, 4.30pm at Rm 110, Town Hall.

Present:

K. Mark Leonard, Chair
Jim Bishop
Peter Bradford
Mark Crossland
Katherine Donahue

Attending:

David Vigneault
Bernie Crossland
Michele Casavant
William Cummings
Chris Miller
Joe Pedlow
Arielle Faria
Joe Tanney
Bob Luntz
Jessica Carlos
Peter Freeman

1. Call to order

Chair Mark Leonard called the meeting to order at approximately 4.32pm.

2. Minutes of the last meeting

Of Feb 7th 2023 were approved, as proposed by Peter Bradford and seconded by Katherine Donahue, with all members present in favor.

3. AHC Chair's updates

3.1 Chair informed members of the status of the 3 warrants AHC had put forward for Town Meeting. Two had been approved, one had been denied. The one denied was for the \$100,000.00 to go into the Housing Trust for Southern Tier, the objection being that there was some pushback over the Housing Trust not having approved of it ie you can't put money into the Trust as a line item without approving of it first. So we will have 2 items going in, 1. \$100,00.00 to go into the Housing Trust and \$50,000.00 for the expanded pilot project for rental assistance.

3.2 The Noyes project – is hoping to see floors finished next week and appliances in by the 15th ; folk might be able to move in by the 1st of May. We could have an open house on the weekend before they move in. After the lottery procedure, the candidate for the studio apt has proven to be ineligible, the 1st alternate has rejected the offer, and so we move on to the 3rd applicant in line; the candidate for the one bedroom is going forward nicely. On an aside, to a question

about the Southern Tier project, noted that it would go for a 2nd time before the ZBA on Apr 15th .

4. The Green Villa project

4.1 Chair introduced the project; staff present were identified; specific designation and project function were introduced to all. This is a 100% workforce housing project, geared towards families that fall between 80% - 150% of the AMI; it intends using a 40B category process to proceed; and the project seeks the endorsement of AHC for Selectboard approval.

4.2 Chris Nolan took the meeting through the distributed papers on the project, describing specifics, and used the screenshot process to aid. He was followed by Joe Tanney, who briefly described layout and setting.

4.3 Chair inquired as to the square footage of the units; this stands at 550 to 600 on the 1 bedroom, and 850 to 900 on the 2 bedroom.

4.4. Noted that all units are sale units, there are no rentals. Members were taken through the floor plans for the 1 bedroom and the 2 bedroom units.

4.5 Chair asked about wastewater; the project is planning on using both a denitrification process and Title V systems.

4.6 Jim had a question about the price point for the 1 and 2 bedroom units; they are planning on 500,000.00 for the 1 bedroom and 600,000.00 for the 2 bedroom.

4.7 Peter Freeman, responding to a question from Jim about Selectmen and the ZBA, said that it is a 40B project which is necessary because of the zoning.

4.8 At the conclusion of the presentation, the Chair thanked the Green Villa staff for coming to meet with AHC, while Green Villa staff expressed their hope of AHC support for the project.

5. The Veterans Housing RFP evaluation

Thus far we have had one proposal from the Cape and Islands Veterans group, teamed with IHT; we are forming an evaluation team to review submitted plans, and thus far Jason Balboni and Mark Crossland have agreed to serve on it; Chair asked if Katherine or Peter might consider serving on it also? Katie said she would. Chair briefly spelled out what the evaluation team would do, just as had been done before; working on minimum threshold criteria, having public meetings, working with abutters, and presenting to Selectboard meetings. We hope to get this stage completed by Memorial Day.

6. CPC appointment from AHC

This should be done annually. Jim has served in this capacity for some 8 years. On a point raised by Mark Crossland on a negative vote to an IHT request for funds, Jim informed the Committee that the incident had gone that way because IHT had failed to specify what they needed the funds for. Returning to the member representation issue, neither Mark Crossland nor Peter nor

Katie expressed any interest in representing AHC at CPC meetings. Jim indicated that he would be willing to continue. All members expressed support for Jim continuing for another year as the AHC rep to the CPC.

7. Member Updates

Peter provided a brief update on the John Leite situation - there are still cars there, but there is also incremental movement out; It will take time to get it all cleared.

8. Public comment

One comment from David on the Green Villa presentation being a positive HOA forward step ie of the Home Owners Association.

9. Adjournment

There being no further business, the Chair looked to a motion to adjourn. So proposed by Peter Bradford, seconded by Mark Crossland, and approved of by all committee members present. Chair Mark Leonard then declared the meeting adjourned.

R G Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs