

Minutes of the hybrid meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tue Apr 18th 2023 at 4.30 pm, at Rm 110, Town Hall

Present:

K. Mark Leonard, Chair
Peter Bradford
Mark W. Crossland
Katherine Donahue

Absent:

Jim Bishop

Attending:

Tom Hallahan, Select Board
Michele Casavant, Green Villa
William Cumming, Green Villa

1. Call to order

Chair Mark Leonard called the meeting to order to 4.31pm once a quorum was reached.

2. Minutes of the last meeting

Peter said he had not had time to read the Minutes yet; Chair decided to hold over approving Minutes until the next meeting.

3. Chair's Updates

i. Noyes building

Floors are done, appliances are in; going for blinds next; and if possible, an open house this weekend! Meanwhile, DCRHA carries on with the tenant validation process.

ii. Green Villa

has asked for a letter of support from AHC, the intent being that they would like to share their vision and plan with the Selectboard; they feel that AHC's endorsement would help make them approach the Selectboard. Chair had stressed the importance of working with the Planning Board, but that has not happened.

Peter explained that while he has no objection to the concept, he is not sufficiently comfortable with its design specifics; this was also reiterated by Mark Crossland, as being comfortable with the concept and no more at this point; Katherine noted the retail aspect of commercial space and expected some detail on it, going forward; Peter also remarked that in Selectboard – AHC procedure, the Selectboard sets the direction for AHC, and not the other way around.

Chair Mark Leonard suggested that AHC could do a letter of support that simply and clearly asked that the Selectboard allow Green Villa to make a presentation to the Selectboard in May, during which Green Villa staff could provide both concept and design specifics.

Chair put this as a proposal to the Committee, subsequently seconded by Peter Bradford, and with all members voting in favor. Chair said that he would write the letter.

4. Future Projects

Chair did a screen share of AHC's listing of Lots and ongoing projects, with reference to AHC's original listing of 'The Menu Real (estate) path to 77 units', as drawn up by Peter Bradford and Katherine Donahue.

Chair took members through, and led discussion as warranted. Chair also noted that the screenshare showed Apr 2022 figures, and with new census findings around the corner, we can expect updated information in May '23.

We still need 12 more units to reach State goals for the Town; Peter said that after some years on the Committee, it felt good to see concrete results; Chair noted that Affordable Housing has spent some \$800,000.00 from the Housing Trust, and that CPC has contributed about 2 million thus far. Discussion on listed items is as follows: *(where useful, initial comments/findings from the Minutes of Feb 16th 2021 have been placed alongside in italics).*

Chair's preamble:

Oak Ave is done; Eastville is done; Prospect Ave is breaking ground; there is another Habitat project near the roundabout that did not make the SHI, but Chair is working with Greg Orcutt on this; Southern Tier will see the Zoning Board meeting tomorrow night to finalize the needed permit; Veteran's Housing has increased from 10 to 12 units; and we hope to get the Noyes development on board by May 1st.

1. Oak Ave: VFW property– completed.
2. Towanticut Ave & Prospect Ave – completed.
3. Alpine Ave & Marvin Ave
(Alpine is buildable; has sufficient nitro credits for a 3 bedroom unit, and perc. testing has been completed; we can RFP when we are ready to go.)
 Habitat is asking about the possibility of this Lot for its next project?
 Alpine allows for a 3 bedroom unit; Peter noted that there has been an additional 30,000 square feet committed by the Town to make the 3 bedroom unit size possible; and it was enabled by doing a nitrogen credit transfer. It is a pre-existing nonconformist Lot. It should be left as is for such a unit; Chair agreed. We could work on an RFP for it for more workforce housing?
(Marvin is outside of Zone 2; perc testing done; should be good for a 3 bedroom unit; we have an issue with an encroaching cesspool; Peter has spoken with Serrati about this - the Town needs to tell them to move the cesspool asap, if in use.)
 Peter: Question here is how do we clear it up? Ask the Town? Do it ourselves and bite the bullet? The Board of Health needs to get involved. Chair noted at this point that some of the properties have ongoing issues, and we need to decide how best to deal with them.
4. Uncas Ave - Chair: has resubmitted its 40B application.
(private developer; proposal for a project was sent to the Planning Board and the BOS but was not endorsed; has since asked the State for 40B approval and has been approved; further development is not known at this time.)
5. Wing Road – is still ongoing and to be determined.
(this is an IEH project totaling some 5 units; they have the nitrogen credits that they need and are currently waiting for friendly 40B State approval to proceed.)
6. Edgartown Rd project – now Elio’s development project.
(slated to have a supermarket, a food bank as well as housing and affordable units but no action from the developer on this one as yet.)

(has planned for 2 Duplexes consisting of 4 affordable housing units, and 5 of 55+ units, one of which will be an affordable duplex unit; Planning Board has granted an extension of a further 2 years. Developer is Cape builders.)

7. The Edgartown Vineyard Haven project; now known as Southern Tier and moving forward steadily.

8. Concord Ave :

(the Title is not good, non-insurable, and does not lie with the Town; unless someone wants to take it with a bad Title it may have to come off our listing; it has nitro credits sufficient for 3 bedrooms and these may be moved and put to use elsewhere.)

Peter noted that there were 2 properties here, one already given for assisted living; but both have an identical title flaw; nevertheless DCRHA has built on the 1st one, flawed title and all; adverse rights now pertain to it since they've have had it for over 20 years; Town Counsel says we don't own it. Chair: can we use it? Peter: we should turn it over to the Town Assessor. Chair – this is low priority for now.

9. Jessica Lane also has a Title issue yet to be determined; Town may or may not own it; a 4 ½ acre rectangle section, with the first 60 feet of it abutting Jessica Lane belonging to the Land Bank; work is needed to determine who owns the next 120 feet of it; possibility of Land Bank identifying and possibly donating it for affordable housing discussed; Town Counsel says it will take between 8 to 10K to do the research needed on this. Chair: if we're not going to move on it, we can let it sit for a bit. Peter: technically, it should say there are 3 Lots there, one owned by the Land Bank, the other 2 unknown.

(not yet dedicated for Affordable Housing. Pete had brought this to the BOS, but they wanted a plan as well; have to work this out with the BOS first.)

10. Bellevue Ave: with the Veteran's housing group.

(yellow marked Lot has a bad Title; red marked properties (Grovedale) are those that received substantial neighbor pushback in our initial feasibility study work; outreach is needed as to what the neighborhood will settle for, and while 15 single family homes are possible, and special permits are doable, the real need is for rentals; needs to be looked at. Proximity to the landfill is noted, plus the incoming solar plant; nevertheless, could be hooked up to the town sewer.)

11. Woodside Village Phase IV: current status?
(6 units, but with the possibility of wastewater issues.)
12. Harbor Homes – is transient housing, units are not countable.
13. Property next to the State police barracks; AHC left off on this as Town was not willing to pursue the matter; DMH is now asking if Harbor Homes might be willing to buy it.
(DMH funded facility – 2 bldgs of 4 units each, at Concord & Forrest junctions (Lagoon Heights) , managed by DCRHA. See Minutes of Jan 5th 2021 4.5.2)
14. Hudson Ave – 1500 square foot Lot; has a Title insurance issue; Mark Crossland noted that we had discussed this some 2 years ago; with nitrogen credits we could do a 3 bedroom unit; Town probably owns it; has no Title insurance; worth looking into having Town Counsel explore this.
15. Wilberforce Way – 2 Lots here; between Wilberforce and Barnes , perpendicular to Barnes; 1st Lot on the right – Title insurance and nitrogen credits needed; on the next one, while the tax taking was done right, but the Town never foreclosed on the tax taking; also a 3 bedroom Lot.
(2 Lots; 1st one needs Title insurance, nitrogen credits; could work out as a 2 bedroom unit with credits transferred from Concord Ave property; 2nd Lot is outside of Zone 2, has 3 bedroom possibility, right of redemption is not cleared, and so needs Title work cleared; also has an access issue.)
16. Linwood - the car issue continues.
((3 Lots on the 1st half here; Titles are good; both back and middle Lots have sufficient nitrogen credits; smaller Lot just needs nitrogen credits, which we can transfer from the Columbia Lot; all in, we're looking at three separate 3 bedroom Lots; we need to resolve the car encroachment issue; further, Map 21 Lot 31 that borders Fruit Street needs Title research done.)
17. *Potential opportunities also exist for the following:*
Map 7: Lots 208 & 233 have Title flaws that need to be resolved; 208 is at Oak Ave; 233 at Panola Ave; taken for non-payment of taxes; could be resolved if we were willing to take the sale of rights for \$15,000.00. Town Manager has not been in favor.
Peter's new information – sale of rights has now come down to \$5,000.00!
Map 22 Lot 43.1 Alpine & Forrest is ready to go as discussed.

Map 16 Lot 81.1 does not have good Title because of faulty tax taking; Lot has no nitrogen credits and is not buildable.

Map 16.89 on this one Town Counsel says we need Title insurance; has nitrogen credits for 3 bedrooms.)

5. Member Updates

There were no member updates.

6. Public Comment

No public comment

7. Adjournment

There being no other business, Chair looked to a motion to adjourn, so proposed by Mark Crossland, seconded by Katherine Donahue, with all in favor. Chair Mark Leonard then declared the meeting adjourned.

R G Eli, Secretary
Affordable Housing Committee
Town of Oak Bluffs