

Minutes of the meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tuesday May 3rd 2022 at 5pm.

Present:

K. Mark Leonard, Chair
Peter Bradford
Garri Saganenko

Absent:

Jim Bishop
Mark Crossland
Katherine Donahue

In attendance:

Maura McGroarty
David Vigneault
Liz Volchok, IHT
Diane Gandy
Keija Minor

1. Call to order

Chair Mark Leonard called the meeting to order at 5.08pm.

2. Minutes of past meetings

- i. minutes for the meeting of Mar 1st 2022 will be cleared at the next meeting, there being an insufficient representative quorum.
- ii. minutes of the meeting of Apr 5th 2022 were accepted, with the deletion of item 6.4.

3. Chair's Updates

Chair noted that the Housing Bank effort continues to garner support; should it prevail, there will be 2 persons from this AHC on the Town's Advisory Committee to the Housing Bank.4.

4. Project Updates

4.1 Southern Tier: Affirmative, the co-developer, is in the process of applying to the State for grant money to help in building the road and its infrastructure; application will be in by the Jun 3rd deadline; question – is the road public or private? in the Lease Agreement, the Town has access, and it is the main road to the 24 acres in the back.

Peter: we talked about this before, and the consensus was that we should seek the advice of Town Counsel – have we done so?

Chair replied that he is meeting with Town Counsel tomorrow and would follow up on this.

4.1a. Chair introduced Liz from IHT who has suggestions on naming the property; Liz discussed finding a suitable name for the Southern Tier project. An open contest, possibilities of persons names, place names, historical events of the area; and then put it to a public vote. Chair was in favor of this, noting it had been a hot potato issue;

4.1b. Liz also mentioned reaching out to contacts who had area knowledge - geographical, historical and social information on events, people involved and so on;

4.1c. Peter mentioned Chris from either the Times or the Gazette, who has some familiarity with the area and its old Holmes Hole road history. Chair noted that once we had names they could go to a public vote and then to the Selectboard for confirmation. Chair also mentioned the name of Peter Martell, and Peter Bradford gave some history of Peter Martell's work on issues of affordable housing in Oak Bluffs.

4.1d. Diane Gandy said that place names often had interesting meanings; Quantapog, for example, refers to a 'higher fishing ground.'

4.2 Veteran Housing

Plans on this project are currently on hold; Town Counsel has noted a possible Title issue that needs to be checked out; in the interim, Chair has postponed the planned visit and presentation by the Cape & Islands Veterans group.

Chair meets with Town Counsel and the Title Specialist in Edgartown at 11.30am tomorrow; Chair invited Peter to attend as well; Peter will try.

If the issue can be resolved, AHC will go forward; if not, we will move the project to some other feasible Lot, as with the landfill area; Chair will email members of the Wed meeting result.

4.2a. Question from Keija Minor on the location of the Veteran Housing project - Chair informed that it was between Jessica Lane and Quantapog.

4.2b. Question from Garri: on Bellevue Ave lot by the landfill- the size of it? After Pete's input of '13 lots, a road separation and 4 lots after....', Chair held it to be about 3.5 acres. Pete also added that this was in Zone 2, and would need nitrogen credits in order to meet the bedroom numbers required by the Veterans project.

4.3 Noyes Building

Chair provided a summary of how this project had come into being, as the old library on Circuit Ave into retail pharmacy space and now into 2 rental units. The invitation to bids went out on Apr 25th, we have had 3 responses thus far, and an upcoming conference meeting to review these and others on May 12th; all bids must be in by May 25th, the contract to be awarded on June 7th, with a completion date set for Jan 31st 2023. In the interim, should we need additional funding, we will bring that request to the Affordable Housing trust; David Vigneault commented that the design of the place looked great.

4.4 DMH Excess property

This is state owned Dept of Mental Health property, of some 1.5 acres, located next to the police barracks. DMH is interested in giving the place to the Town for affordable housing, and at a nominal fee; Chair recently had a meeting with the DMH Southeast Regional Coordinator, and they are looking to have 2 to 5 units for their clients, in the facility that we build. Chair has followed up by meeting with the Town administrator, then Selectboard Chair Brian Packish, and Mass Housing; AHC's intent is to work towards a building that can accommodate both affordable and workforce residents; if DMH is in agreement, we can move forward; if not, the property can still be available to us, but for an appraised value, in which we would have to go through the appraisal and survey processes, and then negotiate with DMH on what they may require in settlement.

David Vigneault pointed out that the current AMI on the Vineyard has changed definitions for affordable housing here i.e. from 80% to 150%, and he hoped that DMH is aware of this. David thought this was a great opportunity since DMH might well subsidize their units and also offer program support.

Peter wondered about the value of the property; Chair's guesstimate placed that value at about a million dollars.

5. Habitat For Humanity

Chair noted that while this item is not on the Agenda, mention is warranted because the house is taking shape nicely! Chair did a screenshare for all to see the house, as is. It will be ready by early Fall!

6. Committee Appointments

Chair noted that Mark Crossland, Jim Bishop, Peter Bradford and the Chair himself are all in line for re-appointment to AHC and he will do the needful.

7. Member Updates

Chair: Ryan Ruley is now Selectboard Chair and Chair AHC will meet with and give him an idea of where AHC is headed with its projects.

Garri: shared a public service announcement about rental availability at Kuehn's Way in Tisbury for 1-, 2- and 3-bedroom units; deadline is June 17th; David added that he would make applications available on request!

Peter: shared that the Linwood property continues to be cleaned out; it will take time, given the number of scrapped cars and the amount of scrap metal; but it has begun; may be possible location for Veterans project if needed. Chair shared that he had asked the Town to do Title Work for the Lot and he will follow up.

Chair: noted, with ref. to David, that the Lagoon Ridge development went before the Planning Board last week, requesting authorization to begin foundation work for 4 market rate units; this was approved; however, the above 55 unit section set aside for this development will not happen; it cannot proceed per Fair Housing requirements, and will be turned into market rate units; for info, in order to do the above 55 section, at least 80% of the development must be for 55 yrs of age and above.

Chair and Peter: on a count of HPP requirements and where AHC is, concluded that we have some 81 units in progress and need about another 100 more; the HPP covers a 5 yr period, and we are now at the 4 year mark with 61 rentals and some 10 home ownership units.

8. Public Comment

1. Maura had a comment and a question: i. on the renaming of the Southern Tier project – would be good to have an equal number of names and location names on hand to choose from and ii. a question on why median income is used for determining income limits, as opposed to the mean? Both the Chair and David responded that this is due to it being a standardized across the board HUD formula.

9. Adjournment

There being no other business, Chair looked to a motion to adjourn; so proposed by Peter Bradford, seconded by Garri Saganenko; approved of by all members present. Chair Mark Leonard then declared the meeting adjourned.

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