

Minutes of the meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Jun 7th 2022 at 5.00pm

Present:

K. Mark Leonard. Chair
Jim Bishop
Mark Crossland
Katherine Donahue

Absent:

Peter Bradford

In Attendance:

Phil Cordella
Peter Freeman
Charles Eisenberg
Craig Nicholson
Kurt Raber
Michelle Casavant
Liz Volchok
David Ennis
Matrice Eillis- Kirk

1. Call to order

Chair Mark Leonard called the meeting to order at 5.01pm.

2. Minutes of the meetings of Mar 1st and May 3rd 2022

Minutes could not be approved for lack of representative quorum present for each meeting, and so were held over to the next meeting.

3. Updates from the AHC Chair

3.1 Chair informed that AHC waits on guidance from the Board of Selectmen on the DMH 1.5 acre proposal; DMH is willing to take \$1.00 in costs if the property is used for Affordable Housing; all they ask in return are a couple of units set aside for their clients; Chair also noted that should the Selectboard disagree, the property will need appraisal, and will sell at market value.

3.2 Other pending issue before the Selectboard is that of nitrogen credits transfer from the doughnut hole, so that such credits can be used for other sites.

4. The Freeman Proposal

Chair introduced Peter Freeman of the Freeman Law Group LLC, Yarmouthport, who is present with his team, requesting to brief AHC on the scope and nature of their proposal.

Peter said that the Developer is Chris Miller of Millers Unlimited Properties LLC, a local builder; Chris is taking over the project that Elio Silva has been working on at 77 Edgartown-Vineyard Haven Road, opposite the High School and next to what AHC calls its Southern Tier project, which project has IHT as the Developer. Peter introduced his team and described the project, now called Green Villa, as a low income tax credit housing DHCD program, to create 52 affordable rental units at 60% AMI; they are looking for some \$400,000.00 from the Town of Oak Bluffs. Peter turned the presentation over to Kurt Raber, Project Architect.

4.2 Kurt provided screenshares of a series of diagrams covering architectural and engineering specifications; he explained each in brief; overall, he described a 133 x 322 foot single building bearing a zigzag shape, having 3 floors, and consisting of 21 one bedroom units, 26 two bedroom units, and 6 three bedroom units. Chair then moved to questions from the Committee.

4.3 Jim Bishop had several questions; i. on the height of the building at roof peak? Kurt stated this as being at 43; Jim noted that the allowed height for that neighborhood stands at 32, and assumed a waiver request is intended? Kurt confirmed this, referring to the anticipated 40B process.

ii. Jim asked about generator back up facilities; Peter Freeman indicated that they were working on this, and anticipated a propane powered back up; he also cited Don Bracken Engineering as their go to professional source on this.

iii. on sewage flow – a Title V system and the # of gallons? Peter Freeman responded that they were aware it should be under the 10,000 gallons figure. Jim also suggested they talk with the Oak Bluffs Water Dept folk.

iv. on projected cost? Peter Freeman mentioned a figure of 25 million.

v. Jim noted that the project is visible from the Quantapog home area, and that area residents might have pushback with specific views and concerns.

4.4 Chair asked about the project's timeline? Peter Freeman went through the steps the project intends, from Eligibility Letters to the Zoning Board and the MVC; in all, more than a year. ii. Has IHT been consulted, with specific reference to kerb cuts? Not at this point.

4.5 Questions from Mark Crossland i. distance from the Edgartown-Vineyard Haven road? Stated to be around 364 feet; ii; and natural environment preservation? Kurt Responded that 200 feet of Woodland is preserved in this plan;

With no further questions, Chair thanked Peter Freeman and his colleagues.

5. The Veteran's Project

Chair met with Town Counsel Goldsmith over the Jessica Lane Title Issues that need addressing; all in, this could possibly take some 2 years to clear. AHC can wait on this - or move the project to a new site. Possible options are Linwood (3 Lots) or Bellevue (3.4 acres) Chair sees Bellevue as the better option of the 2.

5.2 Jim Bishop agreed, also noting that Bellevue would allow for development along several project lines, for Veterans, for workforce housing, and for affordable housing; it might take several years but could be developed in 3 phases.

5.3 Mark Crossland had questions about Lot # 5031, resident responses to the Bellevue proposal, and the Alpine piece. Jim responded that the issue lay with a 'sliver' of land at the Lot; And pushback on the Bellevue project had resulted from concerns about traffic and a possible drop in property values.

5.4 Chair will pursue the possibility of Bellevue and request a Title check; he will also follow up on the 'sliver' that had caused a problem; Mark Crossland thought this a good approach so that AHC could move forward without being stopped in midstream; Mark Crossland also asked about the number of units possible? Chair and Jim responded with a 32 apt figure.

5.5 Katie Donahue asked: if we switch to Bellevue, can we continue to work on the Jessica Lane Title issues? Chair agreed, noting that we should follow through so the Lot would be cleared for development.

5.6 Motion: That the Veterans Project location site be changed from Jessica Lane to Bellevue, subject to Title clearance; proposed by Jim Bishop, seconded by Mark Crossland, approved of by all members present.

5.7 In concluding this section, Chair thanked abutters present for their participation and contributions.

6. The Noyes Project

The Bid has been issued on Noyes, and we have had one respondent in Soundstrom Enterprises; next step will be to get them on a Contract set for completion by end of Jan 2023; we would hope to get families in by Feb 2023.

6.1 Jim noted that construction prices on this project were up; Chair agreed, indicating that construction cabinets were at 64 K, though they also allowed for storage space. Chair noted that once Soundstrom were approved, we would need to go to the Housing Trust for \$300,000 K; we have current availability of 70 K in Grant money but that expires in Jun 2022!

6.2 Mark Crossland proposed that AHC go to the Affordable Trust for the sum mentioned and bring it before the Selectboard. Seconded by Katherine Donahue, approved of by all members present.

7. Member Updates

7.1 No member updates, but Jim said that he would inform the Veterans of the proposed site change when he next meets with them.

8. Public Comments

i. Phil Cordella, on a related question: inquired about the number of market rate units and their location; Chair noted there were to be 7 of these; but whether they would be 2 or 3 bedroom units, and their onsite location, is unknown at the moment.

ii. Phil Cordella, on an unrelated but local issue of concern:

On the Jacob Weaver proposal to the Town's Advisory Committee on the Land Bank to 'resurrect' Web's Campground in the Southern Woodlands area. The Committee, to which Phil is a member, will discuss this tomorrow.

9. Adjournment

Here being no further business before the Committee, the Chair entertained a motion for adjournment; so proposed by Jim Bishop, seconded by Katherine Donahue, and approved of by all members present; upon which, Chair Mark Leonard declared the meeting adjourned.

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