

Minutes of the virtual meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Tue Aug 3rd 2021 at 5pm.

Present:

K. Mark Leonard, Chair
Mark W. Crossland, Planning com. rep to AHC
Katherine Donahue
Garri Saganenko

Absent:

Peter Bradford
Jim Bishop

Attending:

Maura McGroarty
Darran Reuben, architect for Noyes

1. Call to order

Chair Mark Leonard called the meeting to order at 5.06 pm.

2. Minutes of the last meeting held on July 6th 2021

Were held over to a later point in the meeting.

3. Updates from the Chair, AHC

a. Habitat for Humanity - on the Eastville project, is waiting on a survey to be done at the end of August. And possibly to have a perc test done first; resident applications came due last Friday, with some 22 applications in all; the next step is that of income certification, and after that HfH will interview and select the family best qualified. Then they will apply for a building permit and once received, will start work on the project, either in late September or early October.

4. Noyes Building architect's plan review

- a. Chair shared the plan with all present, giving a brief recap of what Darran had presented at the last meeting, together with responses, and then opened the meeting to questions.
- b. Mark Crossland asked if the design needed Selectboard approval, and about Contractor selection? Chair responded that AHC has the Selectboard's approval to proceed, with preliminary approval for use of some Affordable Housing Trust funds; TRI will help to find a suitable contractor for the work.
- c. Garri had questions about the Murphy Bed and the dishwasher; Chair responded that the dishwasher amounted to additional costs and maintenance and is more of a family item; Darran informed that there is a space of four and a half feet between the bed and the sink; and that a Murphy bed is fitted with hydraulics for an easy lift. He also wondered if a Murphy Bed might possibly be a liability issue. Chair noted that we are not tied to having a Murphy Bed.
- d. Maura had a question about the wall on the east side not having windows. Chair responded that it is a leftover from the original retail design and is the side wall for the other apartment.
- e. Darran informed that door sizes are rated adequate for emergency exit; he has changed the shower specs to include long lasting iron hubs; the sprinkler system stays, and as to its integration, he will get the help of a mechanical engineer if need be; design meets new construction requirements and will

have area specifics clearly set out for each apartment section and elevation. He will also make himself available as needed.

f. there being no other questions or comments, Chair asked for a motion to approve the design and proceed with the work. Proposal was accordingly made by Mark Crossland, seconded by Garri Saganenko, and approved of by all members present.

4. Southern Tier Housing

Chair and Mark Crossland have been working steadily on this; we have had 14 RFP requests thus far; the deadline for submission has been extended to Oct 1st 2021; we did the pre-submission site visit on Jul 21st, with IHT and the Onyx Group attending; we walked the area and used a survey done by the Sourati Group; will also do an additional perc test if necessary; also, the deadline for submission has been extended to Oct 1st, thereby giving developers more time to get their proposals done.

5. Minutes of the last meeting of Jul 6th 2021

Were confirmed, as proposed by Ms. K Donahue and seconded by the Chair, with both in agreement for approval.

6. Annual election of Committee Chair

This is a requirement per the Town's By-Laws and needs to be done annually at the start of the Fiscal Year, as of July 1st. Mark Crossland proposed Mark Leonard for the post of Chair AHC; seconded by Ms K. Donahue; confirmed by all members present.

Chair went on to propose that Jim Bishop also continue as Vice-Chair. This was seconded by Ms Donahue and supported by all members present.

7. Member Updates

a. Chair reported on the proposed Veteran's Housing that Jim Bishop has been working on; Jim has talked with Jason Balboni about getting it on the Selectboard's meeting agenda soon; the model adopted would be similar to that of Harbor Homes and will be one of congregate housing, with one large house with 6 bedrooms, with the home to fit reasonably well into neighborhood design.

b. Ms Donahue reported that she continues to monitor and work on the AHC Facebook page as needed.

8. Public Comment

Maura had a question about the design and function of the proposed Veteran's Housing and noted that with the Harbor Homes model a floor would be used for administrative purposes and would be part of the ongoing maintenance costs. She asked if the same would apply with what was intended for the Veterans. Chair responded that this was not the case, and that the Veterans would look to support services – admin and otherwise, that would be located elsewhere, as with Community Services.

9. Adjournment

There being no other business, Chair noted that the next meeting would be as needed and If there were no real concerns, AHC would meet in Sep. This was followed by Mark Crossland proposing adjournment, with K. Donahue seconding. All members voted in favor, and Chair Mark Leonard then declared the meeting adjourned.

R George Eli
Secretary
Affordable Housing Committee
Town of Oak Bluffs