

**Minutes of the virtual meeting of the Affordable Housing Committee, Town of Oak Bluffs, held on Aug 17<sup>th</sup> 2021 at 5.00pm.**

**Present:**

K. Mark Leonard, Chair  
Mark W. Crossland, OB Planning Comm. rep.  
Jim Bishop  
Garri Saganenko

**Absent:**

Katherine Donahue, apologies.  
Peter Bradford

**Attending:**

Philippe Jordi, IHT

**1. Call to order**

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

**2. Minutes of the last meeting of Aug 3<sup>rd</sup> 2021**

Were proposed for acceptance by Mark Crossland, seconded by the Chair, and approved of by all members present.

**3. Updates from the Chair**

a. Chair has updated the Selectboard on the Veteran's supportive housing project and there was a lot of support and some questions as well; for eg, on the designation of the project – if it's not supportive housing, can we identify it as Veteran's housing? Chair has called the State's Veterans Housing office on this one – will resolve it one way or the other; no pushback on location and size. 1<sup>st</sup> Oct is the closing date to get a Warrant done for Town Meeting on Nov 9<sup>th</sup>. Six weeks to get it squared away.

Jim noted that there has been interest in the community on supporting the project and he has been explaining the process; thus far there are 14 Veteran's interested, all single men; also, on the building use, Jim does not see any need for space for office administration.

Chair responded that once we get approval and get to the RFP stage we should be able to get moving on the project by early Jan '22 even.

Chair and Jim also briefly discussed the need to work on the specific design intent for the house – re the number of folk it should house ie one large house with many single rooms; and the specific nature of that need.

b. Chair has met with Deb Potter, Town Administrator and has updated her on AHC's project movement, going forward; she had good questions, one of which was on the 7.8 acre lot, on whether it still needs to be brought to Town meeting? That question has now been referred to Town Counsel. History of it is that the Lot was deeded to the Oak Bluffs Housing Residents Committee, which ceased to be and passed it on to the Housing Trust – so the Trust may not need to go to Town Meeting for approval; we should know soon enough on this one.

Ms Potter is also interested in workforce housing for downtown and municipal employees; Jim then mentioned the back half of the Jessica Lane lot – a duplex is possible, or a large single family house; the same possibility also could apply to the Linwood Ave lots. We will keep Ms Potter informed, going forward.

c. Chair noted that Habitat for Humanity has received 22 applications in all and begins its selection process interviews today.

#### **4. Doughnut Hole Nitrogen Credits**

The Land Bank has written to the Town of Oak Bluffs about the transfer of credits from the Doughnut Hole, pre-transfer of the property. Process of doing this was discussed, with Jim suggesting that Sourati would know. Pete Bradford knows but is currently unavailable. Chair thinks that it goes from the Board of Health to the State. Members present thought it a worthwhile option. Chair will continue to research the process.

b. Jim also mentioned the email from Wendy Brough, Asst. Administrator, on members needing to do the required conflict of Interest training. Chair affirmed this.

#### **5. Member Updates**

1. Mark Crossland shared that he will be continuing on AHC for a new term; Jim asked about the corner of Uncas, and if it is going to the Commission? - Mark Crossland ratified this; Chair asked what the correct address to Uncas, is; further, Jim thought AHC will need to request a Zoning change on the Jessica Lane lot – Mark Crossland offered to check on this one.

2. Jim also commented that loads of crushed cars have been taken off Island by J. Leite.

#### **6. Public Comments**

Brief sharing from Philippe of IHT's present projects.

#### **7. Adjournment**

There being no other business, Mark Crossland proposed that the meeting be adjourned; this was seconded by Jim Bishop; and agreed to by all members present. Chair Mark Leonard then declared the meeting adjourned.

R George Eli  
Secretary  
Affordable Housing Committee  
Town of Oak Bluffs