



Housing Committee

Town of Chilmark

MEETING NOTES - FINAL October 20, 2022 (via ZOOM)

Present for the Housing Committee and attending the Zoom meeting were Jim Feiner – Chair, Andrew (Andy) Goldman, Ann Wallace, Allison Cameron Parry and Alison Kisselgof - Administrator. Peter Cook, Billy Meegan, Jessica Roddy, Thomas Humphrey and Jeffrey DuBard were also in attendance.

Bill Rossi and Nettie Kent Ruel were not in attendance.

The meeting started at 9:07 am.

HOMESITE IMPLEMENTATION GUIDELINES DISCUSSION: Ann, Nettie and Allison met to make suggested edits to the Homesite Implementation Guidelines (HIG). Allison went over the changes that resulted from this meeting which included removing the cap on sale price and adding in wording to identify the infrastructure that the price should be based on. These changes were to allow for inflation over time and would prevent the land owner from a net loss in creating a Homesite. Allison mentioned that there were two stop gaps built into the wording – both the Housing Committee and Select Board would need to approve the final sale price.

Jim agreed that keeping the price open ended was a good decision. He also felt that the town should consider subsidizing some of the cost because Homesites are a benefit to the town. Andy wanted to verify that the changes were to limit the cost of development and not to incentivize the land owner. Allison confirmed this was the case. Jessica suggested to add language stating that the sale price should not exceed the cost of infrastructure. Andy agreed with this addition. He felt it was important to place a limit on the sale price. Peter offered that the word “possible” should be omitted or replaced with “applicable.”

A motion was made to accept the changes as modified. The motion was seconded and passed by unanimous vote.

Andy asked if the rest of the HIG was reviewed. Ann offered that much of the HIG is a legal document and therefore changes to this portion would not be as easy to implement. It was suggested that the rest of the HIG be reviewed by members for the next meeting to make sure no other edits are needed before proceeding. It was unclear if the public hearing needed to be scheduled before or after sending changes to the Select Board. [An email from Ann after the meeting clarified that the public hearing should be scheduled first.]

PEAKED HILL PASTURE UPDATE: Andy gave an overview of work by the Peaked Hill Pastures (PHP) RFP Committee. A report from the PHP RFP Committee was drafted and sent to the Select Board. The report included questions to town counsel for guidance. Andy mentioned that the Select Board was enthusiastic about the report submitted. Unfortunately the legal questions weren't forwarded to town counsel for two weeks. Since Ron Rappaport was scheduled to leave on vacation shortly, he suggested that he could join a PHP RFP Committee meeting afterwards to discuss the questions posed. After talking to town counsel, the PHP RFP Committee will proceed with entering into a planning and engineering contract to start development. Andy mentioned that David Vigneault of Dukes Country Regional Housing Authority was contacted for a meeting but declined. Andy said that it may not be necessary to meet with David anyway if the PHP RFP Committee is not tasked with rental management.

Peter added that the PHP RFP Committee is proceeding in compliance with current zoning. However, the Planning Board is reviewing and organizing public hearings for a change to by-law 6.10A2.

Allison asked how often Chilmark residents were preferentially chosen to occupy Middle Line Road apartments. She wondered if it was worth rejecting state funds for town preference if there aren't enough town residents to apply for the rentals. Allison had posed the question to David Vigneault previously but did not get an answer yet.

Jessica agreed with Allison's inquiry about the number of town residents in need of rentals. Jessica doubts the town wants to pay for building the rentals in full and therefore is concerned the rental units won't materialize. Her suggestion is to invite David Vigneault to a public meeting of the PHP RFP Committee and the Housing Committee to find out what residents actually need rentals. Jessica mentioned that the maximum mortgage the Martha's Vineyard Savings Bank will give to a couple with no debt is \$400,000 and this amount is unrealistic for building a house. She suggested the Housing Committee also join the PHP RFP Committee's meeting with town counsel.

Andy agrees that the Housing Committee should join the PHP RFP Committee meeting with town counsel. He said that he agrees with much of what Jessica expressed. He mentioned that 100% AMI was determined to not be enough to help residents which is why 150% AMI was chosen.

Jim offered that the interest rates have gone up to 25-30% and that a contractor told him it is currently \$700-800/square foot to build on island.

Peter said that the town is not interested in repeating the bond situation that was used for Middle Line Road. He offered that the cost of construction at Kuehn's Way went up 2 million dollars during the project. The issue of financing the project keeps getting put aside but it needs to be looked at now. He mentioned that a change to design should be considered to save costs.

SHORT TERM RENTAL REVENUE DISCUSSION: A meeting of the Joint Affordable Housing Committee took place in September. Ann attended the meeting and shared an update on what was discussed.

Ann said that no towns have committed short term rental revenue (STRR) to affordable housing yet. The amount of revenue earned from short term rental is quite high. She said that allocating funds is an open discussion which Senator Julian Cyr and Representative Dylan Fernandes are involved in. There is an all-island Planning Board meeting in November on this topic. The legislature introduced last year did not pass due to some opposition to the proposal. An argument in support of the using the STRR for affordable housing is that towns that request using STRR have maxed out all other options (multi-family zoning, meals & room tax as examples) and it is still not enough money. Ann recounted that Nantucket voted to allocate 1 million a year from the STRR to affordable housing, which she noted was a set amount and not a percentage.

Jefrey said that he had brought up using STRR in West Tisbury for affordable housing. There was some support. He offered the idea of all island towns bringing the same warrant article to town meeting regarding allocation of STRR to affordable housing. He mentioned the West Tisbury Select Board was in favor of this approach. Jeffrey felt if this was done together, there would be a better chance of the articles passing. In absence of any transfer of STRR to affordable housing, the money is just sitting in the town general funds.

Allison said that this topic was brought up to the Chilmark Select Board and the response was that the money was already "ear-marked" for the next few years. Jeffrey would like clarification of what "ear-marked" is in reference to. Ann suggested that all members attend the all-island Planning Board meeting for support of the proposal. She also mentioned that the STRR is attached to transfer fee according to the Senator Cyr.

Andy made a motion that the Housing Committee send a strong request to the Select Board to set aside a portion of the STRR be transferred to Molly Flender Affordable Housing Trust.

Alison reminded the Committee that they sent a letter last year requesting the Select Board allocate 50% of the STRR from 2020 & 2021. She suggested an update of this letter be sent, perhaps removing the wording of a specific year. Jeffrey said that he would update the West Tisbury warrant article and share it with this Committee. He offered that such a request would have to be made annually.

There was a discussion on whether an amount should be defined. Jim suggested that the amount should be consistent among all towns. Ann asked if the Planning Board could be cc'd on the letter. She felt the support of the Planning Board would give a stronger message to the Select Board. Jeffrey offered that his warrant article would request 75% of STRR. Andy said that 75% is logical since it's the same amount used by the Community Preservation Committee.

Andy's motion with the inclusion of 75% suggested allocation was seconded and passed by unanimous vote.

MIDDLE LINE ROAD FINANCIALS FOR FY2023 Q1: Dukes County Regional Housing Authority sent Middle Line Road financial statement for Q1 of fiscal year 2023. Terri Keech included a brief explanation regarding differences between budget and actual expenses.

The Committee did not have any questions about the finances.

TOPICS NOT ANTICIPATED: There was a brief discussion about the number of members that the Select Board could appoint to this Committee. Phil Banta had expressed interest in being a member and it was suggested that he write to the Select Board to ask for assignment.

Jeffrey brought up the idea of building costs and offered the idea of building smaller housing. He felt the mindset of the amount of livable space needs to change.

Jeffrey also mentioned that he was about to close on the Cosutta property, which is between Middle Line Road and Middle Road. He plans to make part of the property affordable housing and was considering giving the town 3 acres for this purpose. A large portion of the land has a conservation restriction and Jeffrey wondered if the Conservation Commission would release the restriction for affordable housing. He asked members if they had any experience with this type of request. It was suggested he speak to legal counsel on the topic.

APPROVAL OF MEETING MINUTES: A motion was made to accept the minutes of 6/16/22 as written. The motion was seconded and passed by unanimous vote. A motion was made to accept the minutes of 9/15/22 as written. The motion was seconded and passed by unanimous vote.

DOCUMENTS:

Homesite Housing Implementation Guidelines – revised October 2022
Peaked Hill Pastures RFP Committee Select Board report
FY23 Q1 Financials from Middle Line Road

NEXT POSSIBLE MEETING: November 17, 2022 @ 9:00 AM

With no further business to conduct the meeting adjourned at 10:07 AM.

Respectfully submitted by Alison Kisselgof, Board Administrator.