



Housing Committee

Town of Chilmark

MEETING NOTES - FINAL April 20, 2023 (via ZOOM)

Present for the Housing Committee and attending the Zoom meeting were Jim Feiner – Chair, Andrew (Andy) Goldman, Ann Wallace, Bill Rossi, Nettie Kent Ruel and Alison Kisselgof - Administrator. Also in attendance were Peter Cook, Jessica Roddy, Laura Silber, Marie Larsen, Billy Meegan, Clark Goff and Jeffrey DuBard.

Allison Cameron Parry was not present.

The meeting started at 9:01 AM.

STATEHOUSE ADVOCACY DAY: Laura Silber from the Martha's Vineyard Commission (MVC) joined this meeting to present a few topics of interest. Laura started the meeting by sharing information about Statehouse Advocacy Day for Transfer Fee Communities. This event was originally scheduled to take place May 3rd but had been rescheduled to June with new date yet to be announced. Laura said that Senator Cyr had introduced a bill in which 7 metrics were defined for towns to meet in order to adopt a proposed transfer fee. Towns would have to meet 4 of 7 metrics in order to qualify for the transfer fee. Laura explained that the metrics were still in discussion and therefore the event was rescheduled.

Laura mentioned that other island towns are actively discussing the metrics and offered to join a future Chilmark Housing Committee meeting to go over the bill and how Chilmark could qualify for the transfer fee. She also said that she would let the Committee know the rescheduled date for the Statehouse Advocacy Day.

MVC HOUSING ACTION TASK FORCE LAUNCH: Laura offered that she was working with Lucy Morrison at the MVC to send out an invitation to the Housing Action Task Force (ATF) initial meeting on May 11th at 6:30pm. She said that the Joint Affordable Housing Group (JAHG) would continue to meet as well – the feedback from the town Housing Committees is that JAHG meetings have been very productive. The schedule for the ATF meetings would be every other month, while the JAHG meetings would be scheduled in between ATF meetings. If participants wanted the ATF to meet more often, the schedule could be adjusted. Laura said invitations for both groups would be emailed to the Committee administrators to distribute to the Committee members.

Ann asked if Laura could elaborate on what mission of the ATF is. Laura answered that the ATF would be similar to the Climate Action Task Force where there is an overarching structure, which is broken down into specific focus areas for the group to work on. For example, Laura mentioned that there was a breakout group focusing on Zoning. She also offered that the Tisbury Affordable Housing Committee is actively talking to banks about financial products like down payment assistance. Laura said the main goal would be to get all six towns in the same conversation. She also mentioned that any research done by one group would be available as a resource to all towns.

ROOMS EXCISE INCREASE UPDATE: A memo was sent to the Select Board after the prior Committee meeting to request an increase of excise from 4 to 6%. Jim recounted that the memo requested that the funds raised by the increase be allocated into the Molly Flender Affordable Housing Fund (MFAHT). Jim asked Bill where the memo stood with the Select Board. Bill answered that the memo was received too late to get the excise

increase on the April town meeting warrant but it could be included on the warrant for the next town meeting. There was a brief discussion about the memo's recommendation to allocate a specific amount to the MFAHT and not a percentage.

Laura offered that the Aquinnah Housing Committee had introduced a similar warrant article for their town meeting. She suggested reaching out to get their warrant language to see how they proposed allocating the funds.

Bill said one reason that the Select Board did not act on the Committee's requests to increase excise was because the previous year's total revenue from excise and short term rentals was unknown at the time the memo was received. He also felt that this year wasn't the year to approach voters about an increase in excise due to the budget increase. He went on to say he didn't anticipate a problem getting residents to support the increase but recommended the warrant be very specific about where the funds would be used. Jim added that he expected some people would not be thrilled with the increased excise but the increase did not appear to be affecting the rental industry in towns that have adopted it. Jim also felt that there was a strong argument to support the increase to keep the excise rate consistent among the towns.

PEAKED HILL PASTURES (PHP) UPDATE: Andy started his update on PHP by announcing his resignation from both the PHP RFP and the Housing Committee. Andy has served on the Housing Committee for 20 years and shared some history of his tenure and accomplishments, including the developments at Nab's Corner & Middle Line Road. Andy recounted some disagreements among the PHP RFP Committee that ultimately led to his decision to step down.

Andy said that at the April 18th PHP RFP Committee meeting in which he stepped down, Lindsey Scott was voted to succeed him as the Chair. He went over the project from the original warrant article that the town approved, to the difficulties in designing the project within the town's current zoning, including some of his concerns about using 40B zoning. Other Committee members expressed their gratitude to Andy for his time and efforts on the Housing Committee.

Peter offered some of his thoughts on the PHP RFP Committee's progress. He mentioned that the PHP RFP Committee a lot of work done under Andy's guidance including layout design and engineering work. Peter said that issues with zoning and the consultant were factors that delayed progress. He added that the path forward for the project would be getting a draft of the RFP written.

TOPICS NOT ANTICIPATED: Laura mentioned that the MVC has a Short Term Rental study underway and the scope has been provided to all town Planning Boards. She said that the MVC is requesting feedback so that a Request for Qualifications can be released and a consultant can be hired for the study.

APPROVAL OF MEETING MINUTES: A motion was made to approve the minutes from 3/16/23 as presented. The motion was seconded and passed by unanimous approval. Bill did not vote since he was not present at this meeting.

DOCUMENTS:

Draft minutes from 3/16/23 Meeting

3/16/23 Housing Committee Memo to Select Board RE: Excise Increase

NEXT POSSIBLE MEETING: May 18, 2023 @ 9:00 AM

With no further business to conduct the meeting adjourned at 10:08 AM.

Respectfully submitted by Alison Kisselgof, Board Administrator.