



## Housing Committee Town of Chilmark

### **MEETING NOTES - FINAL** **May 18, 2023 (via ZOOM)**

Present for the Housing Committee and attending the Zoom meeting were Jim Feiner – Chair, Ann Wallace, Bill Rossi, Nettie Kent Ruel, Allison Cameron Parry and Alison Kisselgof - Administrator. Also in attendance were Peter Cook, Clark Goff and Jeffrey DuBard.

The meeting started at 9:00 AM.

#### **PEAKED HILL PASTURES (PHP) REQUEST FOR PROPOSAL (RFP) COMMITTEE UPDATE:**

Jim congratulated Nettie on her appointment to the PHP RFP Committee.

Peter said that the PHP RFP Committee spent a year dealing with zoning issues, which had prevented the project from being designed as the warrant intended. He said that the PHP RFP Committee plans to keep the project as close as possible to the original proposal. Peter felt the project was still on track. He said that the Select Board had approved the re-hiring of Judi Barrett to write a draft RFP. Peter mentioned that a fair amount of the preliminary work has been performed by Vineyard Land Surveying & Engineering and can be used as a foundation for a developer to work from.

**UPDATES FROM LAURA SILBER:** Laura Silber from the Martha's Vineyard Commission (MVC) had suggested several topics to discuss at today's meeting but could not be present. Laura had sent an email regarding the topics which Alison read aloud to the Committee. Topics were as follows:

- MVC Housing Action Task Force Launch
- Accessory Dwelling Unit (ADU) Program Update
- MVC Affordable Housing Zoning Bylaw Assessment
- Short Term Rental Study Status Update
- LOHA Transfer Fee Advocacy Event

Jim had attended the MVC Housing Action Task Force Launch. He reported that it was well attended and that attendees were from many locations including Nantucket and Providence. Jim said that different initiatives which are currently underway were discussed. He offered that the group is creating a list of comprehensive solutions which would be available for all communities to utilize.

Laura's email mentioned the ADU program that is currently being developed in West Tisbury. The West Tisbury Housing Committee would be meeting the following week to go over the language of the warrant draft for the program.

West Tisbury Housing Committee Chair Jeffrey DuBard was present at this meeting and had some details to add to the discussion. Jeffrey said that the program would offer up to \$25,000 for the creation of an ADU. The program would be run by a manager and a RFP for the position was currently being written. Jeffrey mentioned that he had

reached out to the MV Charter School and Ag Society to start House-A-Teacher and House-A-Farmer initiatives. Bill asked if the whole property with an ADU would be restricted to affordable housing. Jeffrey answered that it would just be the ADU that is restricted. Jeffrey added that West Tisbury does not allow for a guest house on a property below 3 acres but the program would allow these lots to have an ADU. He mentioned that ADUs would have a deed restriction that would run with the property to allow for up to 140% AMI. Peter requested that the Planning Board be sent a copy of the draft warrant to discuss at their next meeting.

Laura included information about the other topics mentioned in her email, which Alison forwarded to the Committee after the meeting.

**ANNUAL UPDATE TO SHI AND DEED RESTRICTED INVENTORY:** Ann said that the affordable housing inventory list for the town had been updated and available to anyone interested. She mentioned that Laura had requested a list of subsidized housing inventory of 80% AMI or less but that Chilmark AMI restrictions are 100-150%. Bill asked if the inventory includes all affordable housing units from the very beginning. Ann answered that the list did include all units going back to the 1970s. Bill said that it would be good to know the total units in the town. Alison said she could distribute the inventory to all the Committee members.

**CAPE LIGHT COMPACT PROGRAM FOR AFFORDABLE HOUSING:** Cape Light Compact (CLC) is offering a program called Cape & Vineyard Electrification Offering (CVEO) to increase access to home electrification measures and clean energy to assist low and moderate income households. Ann had called CLC to find out if any of the rentals in Chilmark would qualify and was told that the 3 rentals at Middle Line Road might qualify. Ann said the program could assist these apartments to install new heating or solar systems with 80-100% of the costs covered, depending on whether housing were deed restricted.

Alison mentioned that Town Administrator Tim Carroll had mentioned the program at staff meeting and that CLC was actively looking for participants. Alison offered to forward a PowerPoint presentation on the program to the Committee members after the meeting.

**TOPICS NOT ANTICIPATED:** There was a brief discussion about how the subsidized rental program in Chilmark worked and the inventory of apartments. Nettie wondered how the Committee could spread the word about the program to encourage more participation. Jim mentioned that the Committee had done mailings in the past to increase awareness of the town's different housing programs but that it hadn't been done for 2-3 years. He said that another mailing could be done and wondered if the materials previously used could be located.

Alison recalled a poster that was used in the mailing. She mentioned that she had envelopes to do a mailing and that there were funds in the budget for a mailing as well.

Nettie offered that the Housing Bank did a great social media campaign which used testimonials and pictures to get their message out. She wondered if the Committee could do the same. Alison mentioned that she had heard recently from a Homesite recipient regarding the Committee's previous efforts to get marketing materials from people who had benefited from programs. Alison said that she had a list of community housing recipients that could be used for outreach if a Committee member wanted to follow up. Jim suggested the list be distributed so that Committee members could each contact a portion of the members. He mentioned that Allison was one on the list and asked if she could offer some pictures to use. Allison agreed that this was a good idea and supported the idea of a mailing. Allison also suggested events, perhaps at the library, during the summer when there were more summer residents in town that may be unaware of the programs offered.

It was decided that some flyers would be created to distribute. Allison and Alison would work together to create the materials.

Peter said that he had an energy audit done by CLC and recommended it to others.

Alison mentioned there was an affordable housing seminar coming up that she had signed up for and offered to send the information to others who may be interested in attending.

**APPROVAL OF MEETING MINUTES:** No draft minutes for the 4/20/23 meeting were prepared in time to review at this meeting.

**DOCUMENTS:**

5/17/23 Email from Laura Silber

Cape Light Compact Cape & Vineyard Electrification Offering PowerPoint presentation

**NEXT POSSIBLE MEETING:** June 15, 2023 @ 9:00 AM

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

submitted by Alison Kisselgof, Board Administrator.