



Housing Committee

Town of Chilmark

MEETING NOTES - FINAL

May 20, 2021 (via ZOOM)

Present for the Housing Committee and attending the zoom meeting were Jim Feiner, Ann Wallace, Bill Rossi, Allison Cameron Parry, Nettie Kent Ruel, Andrew Goldman and Alison Kisselgof. Also in attendance were Peter Cook, David Vigneault and Terri Keech.

The meeting came to order at 9:03 AM.

PEAKED HILL PASTURES UPDATE: Peter Cook presented update on Peaked Hill from the Planning Board subcommittee meeting on May 18th where Karen Sunnarborg was introduced as a consultant for the project. Karen will help develop three public outreach sessions with the first scheduled for the evening of June 14th. Peter mentioned that the Oak Bluffs Southern Tier project was a good model to look at and recommended that committee members watch the recording of their meetings on community engagement. Jim would like to obtain an email list from the town to take a survey about the outreach sessions. Allison suggested contacting the school to see if they have an email list that they could share with the committee. Ann said that the Southern Tier community sessions had surveys during the session and this method was a great idea for community engagement.

MIDDLE LINE ROAD DISCUSSION: David Vigneault and Terri Keech from Dukes Country Regional Housing Authority (DCRHA) joined the meeting to update the committee on Middle Line Road.

David & Terri presented the FY 2022 budget and explained how the numbers were formulated from previous actual budget and input from grounds manager. Since the previous budget was not approved until recently, the net income balance has been sitting in the DCRHA bank account and awaiting transfer to the town. The money should be transferred annually for payment of the town bond & for reserves in the capital fund for future maintenance of the complex with any leftover funds going to the Molly Flender Affordable Housing Fund. Transfers have not happened for three years due to lack of previous years' budget approval. Going forward, DCRHA will submit draft budget in December for approval before next fiscal year as well as quarterly budget comparison reports for the committee to monitor MLR cash flow. Ann requested that the committee be sent a calendar to remind them of the important deadlines. After David & Terri presented the draft FY 2022 budget and answered committee questions, a motion was made to approve the FY 2022 budget. The motion was seconded and approved by all members still present (Jim, Nettie, Allison & Ann; Bill voted to approve the budget prior to leaving the meeting around 9:30am but was not present for the actual vote). David suggested that the Housing Committee visit MLR to be familiar with the facilities and that a good time would be when there is a turnover in the future so members could see inside one of the units.

David mentioned a DCRHA success story in which a former renter became a homeowner. The committee requested that they receive a statement from this person to use for future affordable housing presentations. David explained that some people are hesitant about sharing their story but that he would try to collect some blurbs to share. Allison asked if an exit interview is done when occupants leave DCRHA housing in which this information could be collected. David said that there was currently no exit interview but it was a good idea.

REVIEW OF WEST TISBURY FRIENDLY 40B BYLAW: Jim would like to see the West Tisbury's friendly 40B bylaw used as a model to update the Chilmark bylaw but said that the Housing Committee needs

to do the work to get such changes approved. A major hurdle would be that the people in town value the individual over community (i.e. NIMBY attitude) and this mindset would need to change. Ann went over the time frame necessary to go before the Planning Board to make changes to bylaws and the schedule for Peaked Hill Pastures plan approval. Jim would like to see an apartment building bylaw in town. Ann mentioned that the Planning Board is looking at higher density for Peaked Hill Pastures and it would be a good time to propose amending bylaws. Jim mentioned that substandard lots of less than an acre need to be looked at as potential affordable housing because land cost is so high. Nettie asked about the HomeSite bylaw change that would allow less than an acre and Ann answered that the bylaw update got interrupted by the pandemic but that the Planning Board is supportive of adopting the changes. Alison will send the committee a copy of the West Tisbury bylaw so that members can discuss how Chilmark could adopt a similar set of rules at next meeting.

BIENNIAL REVIEW OF ACCESSORY APARTMENT BYLAW: The accessory apartment bylaw has only been used 3 times since its inception five years ago. Jim mentioned that he was unaware of any adverse effects since the addition of the bylaw. It was mentioned that it would be supportive to have a builder that was willing to work with people on affordable options under this bylaw. Ann mentioned that community block grants may help potentially interested parties towards cost of building an accessory apartment. Jim also mentioned that Cape Light Compact subsidies may also help and that the Housing Committee should make these programs more obvious to residents who could benefit from them.

OTHER TOPICS: There was no time to go over minutes from previous meetings so this item was pushed to the next monthly meeting.

There is an open seat for a committee member and Phil Banta would like to join. Alison will contact Phil with procedure to request appointment.

Before leaving the meeting, Bill updated the committee that the sale of 4 North Ridge closed and that the net income is proposed to be transferred to the Molly Flender Affordable Housing Fund if the town votes to do so.

Next Meeting: June 17, 2021 @ 9:00am.

With no further business to conduct the meeting adjourned at 10:32 AM.

Respectfully submitted by Alison Kisselgof, board administrator.