

## Housing Committee Minutes 10/12/17

### Chilmark Housing Committee

#### Minutes

**Thursday, October 12, 2017 9:00am**

Chilmark Town Hall, 401 Middle Road, Chilmark, MA Conference Room 1

Committee Members Present: Jim Feiner (chair), William Randol, Jessica Roddy, Ann Wallace, Bill Rossi, Roland Kluver, Andy Goldman, Jessie Holtham (admin)

Others Present: Peter Cook

Members Absent: Michelle Leonardi

Meeting was called to order at 9:05am

Minutes from 8/10/17 were not approved. The committee agreed to approve without review the 8/10 minutes when updated by Jess Roddy and Admin. 9/14 minutes were moved to next meeting.

Chilmark's first Accessory Apartment was approved.

#### Guest House bylaw

The Planning board requests recommendations from the Housing Committee regarding increasing the size of guest houses and removing the 5 year restriction.

Discussed the suggested increase from 800 1,000sq ft. \*See attached supporting PB document. Topic moves to next meeting.

#### Nantucket Housing Initiative / Multi-family Housing

A single family house was recently turned into 3 separate households. Chilmark currently has no multi-family dwellings or single-room occupancy (boardinghouses). Current bylaws allow duplex units. CHC asked Peter Cook if the Planning Board was currently looking at multi-family housing. Cook replied that the PB had not discussed the topic.

CHC suggested the Planning Board discuss multi-family housing. A committee member commented that the Joint Affordable Housing Group is currently discussing the topic.

Cook reports the PB is waiting to see what develops as a plan/template for the next AH project at Peaked Hill. Chairman suggests the PB does not wait for the CHC's Peaked Hill plan but make the topic of multi-family housing a stand-alone issue as Peaked Hill process could be years away.

#### Peaked Hill Subcommittee

Selectmen Rossi reports that the Peaked Hill process currently is standing with the CHC who is responsible for this project. Andy Goldman suggested a sub-committee be appointed and charged with accomplishment goals, timeline and concepts for the Peaked Hill site.

#### Rental Assistance Program Application

The Committee reviewed the draft program statement of purpose and suggested edits to the Rental Assistance program application.

Discussed the rental assistance rent-rate caps set in 2003 and the possibility of raising the rent cap to incentivize landlords to remain in the program. Chairman suggest rental rates be assessed every 2 years and add to CHC Calendar. Discussion of rental rate caps moved to next meeting and request from DCRHA the Rent Schedule chart to include 100% AMI line.

Discussed tax incentives for those who create affordable housing. Added topic to next agenda.

#### Second Mortgage Initiative

Draft letter sent to Selectmen's meeting. Selectman Rossi passed on comments and approval from the BoS to send a similar letter.

Chairman will finalize a letter to all Homesite recipients. Housing Committee recommends the Homesite appraisals be paid for by the Town from the Molly Flender Municipal Housing Trust fund.

A Molly Flender Municipal Housing Trust meeting will be called in November. Topics to include; Peaked Hill surveying and appraisals for Homesite valuations for second-mortgages.

#### MLR Turnover Inspections

All committee members have visited the interior of the MLR units.

#### Flyer at Tax-bill mailing

In an effort to create awareness of affordable housing issues and promote community action, Selectman Malkin suggested reaching out to townspeople in a flyer included with their tax bill mailing. Committee members will draft a flyer based on the July 2017 mailing.

Meeting adjourned at 9:45am.

Respectfully submitted by Jessie Holtham