

Housing Committee Minutes 06/21/18

Chilmark Housing Committee

Minutes

Thursday, June 21, 2018 9:00am

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

Present: Jim Feiner (Chair), Andy Goldman, Roland Kluver, Michelle Leonardi,
Ann Wallace, Jessie Holtham (admin), Clark Goff
Absent: William Randol, Bill Rossi, Jess Roddy

Meeting was called to order at 9:00am by the chairman.

The purpose of the 'How to Make a Homesite' document is to provide the community with an information one-page hand-out/ website reference. Since Jess Roddy spent the most significant amount of time creating this document the committee will wait for her final approval.

Discussed the timing of well & septic installation for sub-standard sized lots (Youth & Homesite lots less than 1 acre) and site work necessary to prove a site is buildable at the Zoning Board.

Andy Goldman motioned to remove the draft grey highlighted area of text on the document questioning well & septic installation. Jim Feiner seconded the motion.

So Voted: 5 Ayes.

Rental Assistance Program

At the request of the DCRHA, the CHC revisited the new Rental Assistance Program rent rates set in May 2018 *without utilities*, to consider new rent rates *including utilities*. Mr. Feiner read aloud email comments from Bill Rossi on the subject, who had reservations about the inclusion of utilities and cost-consciousness of tenants. Mr. Feiner agreed with Rossi's concerns. The committee raised the question of whether included utility costs were required or only desired by DCRHA and is there a legal obligation? Ann Wallace brought up the necessity for included utilities when not metered separately. Andy Goldman motioned to leave the rent rates unchanged at this time, without included utilities, and negotiate rents including utilities on a case by case basis when the utility is not stand-alone separately metered. Ann Wallace seconded the motion. **So Voted: 5 Ayes.**

CPC funding RAP

Andy reported that the CPC tries to always be pre-funded one year ahead to ensure enough funds are available for all projected programs. With the increase in RAP rent rates, Chuck estimates funding enough for ~10 months. Ann mentioned the next opportunity to request funds for RAP is a Fall Special Town Meeting. CHC must coordinate with CPC and be ready to request increased funding next opportunity.

Leonardi Refinance

Michelle & Chip Leonardi request a refinance their mortgage for debts and home repair expenses on their 8 year old home in the Middle Line Road Molly's Way subdivision. The committee checked their original mortgage amount against the new requested amount. Mr. Goldman moved to approve the Leonardi refinance and send a letter of recommendation to the Board of Selectmen. Ms. Wallace seconded the motion. Michelle Leonardi abstained from the vote.

So Voted: 4 Ayes, 0 No, 1 Abstention.

Deed Riders & \$1 Second Mortgages

Tim Carroll recommended the chairman contact legal counsel who recommended the \$1 second mortgage is an extra, unnecessary step when a deed rider is already in-place. A deed rider may get overlooked by a lending institution providing a refinance. Since the DaRosa Homesite agreed to implement a second mortgage document when the Homesite was created, as a matter of policy, the CHC will recommend to BoS implementing a \$1 second mortgage for this particular Homesite.

5/10/18 Minutes were approved as written.

Ann Wallace reported on her visit to the Mass Housing Partnership Roundtable with Jess Roddy. First was a tour of the Noyes Building in Oak Bluffs followed by a presentation. MHP has pre-development funding worth exploring.

Peaked Hill Sub-Committee

Meeting e/o Wednesday 8am for 4 months. Ann recently attended a site visit with PB in heavy rains. Appointing a CHC member to the PH Sub-Committee was discussed but not voted. No member was able to commit to the regular meetings during summer months, but members agreed to rotate.

How to Make a Homesite Lot in Chilmark Document

No action was taken. Members agreed to move topic to next agenda to finalize when Jess Roddy, who spearheaded the project, is present.

Meeting adjourned at 9:42am.

Respectfully Submitted, Jessie A. Holtham.