



Housing Committee

Town of Chilmark

MEETING NOTES - FINAL October 21, 2021 (via ZOOM)

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

The meeting came to order at 9:05 AM.

PEAKED HILL PASTURES UPDATE: Ann and Peter gave the Committee a summary of what the Planning Board (PB) Subcommittee discussed at their last meeting.

Ann told the Committee that, at the last PB Subcommittee meeting, necessary research was divided up amongst the members. Ann & Peter worked on a meeting with David Vigneault to identify parameters of a unified community design for the RFP, which is expected to be done by the end year. The PB Subcommittee wants to serve two demographics: 80% AMI and 81-150% AMI, which would allow for affordable and community housing. The PB Subcommittee is trying to determine cost totals to assist in deciding funding sources.

Peter added that the costs will not be accurate until a developer is identified. Peter mentioned that David Vigneault could let the PB Subcommittee know if their cost estimates were appropriate. The idea is to get scope, style & agenda together so that the parameters can be brought to a developer. The parameters could also elicit discussion from the various town boards & committees involved to help further define the project. Guidance from Scott's Grove & Smalley's Knoll was limited due to the developments not including housing eligibility above 80% AMI. So far, the parameters include 12-15 units (24-30 bedrooms) and 4-6 ownership units (may be duplexes or stand-alone), all turnkey. Ann mentioned that the RFP will include housing specific for municipal & town workers – Peter said that the PB Subcommittee has not resolved how to do this assignment.

It was mentioned that no real feedback will be received until there is a defined concept to present. It was discussed that Chilmark as a town has historically not liked high density housing and the lower density complex would more likely be agreed upon by all. A developer will bring experience and financial knowledge to the project – once a developer is identified, they might recommend different density options with more detail and cost differences. It was reiterated that the property was not all being developed at this time – housing could be added in the future but not all of the land can be developed. There currently is no breakdown of units by AMI. The next step is a meeting of the PB Subcommittee with David Vigneault, Karen Sunnarborg & Christine Flynn to decide how to proceed with the RFP.

There was a discussion about land ownership and how some developers may want ownership which is not desirable. It was mentioned that the town would be a longer lasting entity than a business and therefore could keep the property as affordable/community housing indefinitely. The “ownership” opportunities at Peaked Hill Pastures would actually be ground leases like at Middle Line Road. A Peaked Hill Pastures Association has been discussed by the PB Subcommittee to encourage home owners and renters to communicate and create a sense of community in the development.

Recertification of affordable housing AMI is done on an annual basis. It was mentioned that this means current renters could be asked to move if their income becomes too high. Disqualified renters would be given a fair amount of time to find new housing - in the past, the DCRHA has allowed a year to find another rental. These renters would have to pay market rate rent until they find a new place to live.

Andrew asked which Committee members would be helping with the RFP writing and volunteered if nobody had already. Other members of the Committee strongly supports Andrew helping the PB Subcommittee to draft the RFP.

REVIEW & DISCUSSION OF SCOTT'S GROVE DOCUMENTS: Peter told the Committee that Janet Weidner and Cathy Thompson on the PB Subcommittee are looking at the same documents and will discuss at their meeting. Peter will let the Committee know what was discussed at a later date. It was decided there was nothing else that needed to be discussed regarding these documents.

REVIEW & DISCUSSION OF MVC PARCEL FILTER APP: Alison presented the Parcel Filter app that was written by MVC cartographer Chris Seidel. Alison mentioned that the app would give the Committee raw data to look at but the information would need to be teased apart manually to identify any parcels of interest. Alison will re-email the link to the app for members to familiarize themselves with its abilities.

APPROVAL OF MEETING MINUTES: Not all members had read the minutes so discussion and approval of the 9/16/21 minutes will take place at the next meeting.

OTHER TOPICS: The first public hearing for the change to the Homesite Bylaw will take place November 8th at 4:30pm.

DOCUMENTS:

- Housing Committee 9/16/21 meeting minutes
- Scott's Grove IHT Mass housing agreement
- Scott's Grove IHT-WT agreement

NEXT POSSIBLE MEETING: November 18, 2021 @ 9:00am via Zoom.

With no further business to conduct the meeting adjourned at 9:56 AM.

Respectfully submitted by Alison Kisselgof, board administrator.