



Housing Committee Town of Chilmark

MEETING NOTES - FINAL **December 15, 2022 (via ZOOM)**

Present for the Housing Committee and attending the Zoom meeting were Jim Feiner – Chair, Andrew (Andy) Goldman, Ann Wallace, Bill Rossi, Nettie Kent Ruel and Alison Kisselgof - Administrator. Also in attendance were Peter Cook, David Vigneault, Terri Keech, Jessica Roddy, Laura Silber, Phil Banta and Jeffrey DuBard.

Allison Cameron Parry was not in attendance.

The meeting started at 9:01 am.

REVIEW OF MIDDLE LINE ROAD FY2024 BUDGET: Terri Keech & David Vigneault from Dukes County Regional Housing Authority (DCRHA) joined the Committee to present their FY2024 budget for Middle Line Road (MLR).

Alison shared the FY2024 proposed budget on the screen. Terri offered that the only significant change to the budget from the previous year was the road association fee, which hadn't been collected over the last several years. David explained that the road association did not collect dues because funds weren't needed. Terri said that the road association was budgeted for in each year but not paid. She indicated that the FY2024 road association dues are higher at \$3600. Terri said that all the other expenses are fairly similar to previous years. She explained that FY2022 and FY2023 YTD actual expenses are used to project the FY2024 budget.

Andy asked if current tenants are still under 100% AMI and Terri confirmed that this was true for a majority of the units. Andy said that the financing for Middle Line Road was based on AMIs up to 150% and asked why there have been so few tenants beyond 100% AMI. David offered that only two of the units are available up to 150% AMI and the other four are rented at AMIs 80% & below. He said that in general the need across the island is for 80% AMI and below. Applications received for the rental assistance program are starting at 44-45% AMI at this time. David mentioned that the Dukes County Housing Authority's waitlist is for applicants at 100% AMI or lower – there are 7-8 renters on the waitlist at the moment above 80% AMI but the need for rentals is mostly for residents below 80% AMI. He suggested posting about the higher AMI units in town so that residents are aware of them. Although David does try to match applicants for town preference, he said that he has encountered very few Chilmark residents looking for rentals and those were at AMIs of 60-80%. David offered that there is awareness of a growing need for rentals above 80% AMI but he hasn't seen this reflected in applications received.

Bill expressed surprise that DCRHA has received few applications of higher AMIs and wondered about the process. David explained that DCRHA's main focus is on rentals at 80% AMI or lower by charter, which is still the majority of applications that he receives. The waitlist only recently was raised to include 80-100% AMI. David said that people at higher incomes have been inquiring but not applying. He also said that rents are shockingly high when prorated for the higher AMIs. DCRHA is currently managing 104 rentals and only the 2 units at MLR can go above 80% AMI. David suggested further discussion on how to advertise the MLR units.

David went on to give a brief history of mandates that DCRHA has followed regarding AMIs. Higher AMIs have been a rough fit with the work DCRHA does in relation to the Department of Housing & Development (HUD). Andy said that it seemed DCRHA is working cross purposes with Chilmark and wondered if it would be better to find another party to manage the proposed rentals at Peaked Hill Pastures (PHP). David offered to discuss additional steps that DCRHA could take to ensure applicants at higher AMIs are aware of and apply for the units in Chilmark at these higher AMIs. He also mentioned that the town has the right and responsibility to look elsewhere for management to ensure rentals get to residents with higher AMIs. There was a brief discussion about the Martha's Vineyard Commission (MVC) and its report on MLR and the associated AMIs.

A motion was made to accept the MLR FY2024 budget as presented. The motion was seconded and passed by unanimous approval.

David mentioned that the DCHRA FY2024 funding amount for Chilmark was not available yet but he expected to send a letter tomorrow. He noted that Alison had included an estimate on the Housing Committee's FY2024 budget.

SHORT TERM RENTAL REVENUE DISCUSSION: Laura Silber joined the Committee this morning. Laura has recently taken the position as housing planner for the MVC.

Laura said that the all-island planning boards have been meeting to discuss the regulation of short term rentals and plan to undertake a study on their impact on the island's housing and economic development. Laura has been researching the short term revenue and rooms tax revenue in island towns. She mentioned that Edgartown, Chilmark and Aquinnah are still at 4% for the room tax and the only other town on the Cape or Islands at this rate is Sandwich. Chilmark adopted the 4% rate in 1997 and has never raised it. Laura offered there is more money that could be brought in if the tax rate is increased and that other towns have not seen a dampening of the market when doing so.

Laura mentioned that she would like to encourage discussion regarding accessory dwelling units (ADUs). She said that she is expecting to help other towns in shaping their ADU programs. Bill asked if Laura was familiar with the town's current ADU policies. She said that she has not reviewed Chilmark policy yet.

Laura said there was state level legislation introduced last session which includes allowing ADUs by right. She says that bill H1448 has a good chance of passing in the next session. Laura offered to keep the Committee informed of the bill's progress. Jim & Jeffrey expressed support of ADU programs.

Bill encouraged the Committee to bring a detailed proposal to the Select Board regarding short term rental tax expenditure. He mentioned that any ADU proposal should include a definition of how usage of Molly Flender Affordable Housing Trust funds would encumber a property long term, which he felt was an important consideration for a property owner.

Jefrey mentioned that, in the West Tisbury proposal, an ADU would have a perpetual restriction on renter AMI, if the owner chose to rent the unit. Bill asked if the only encumbrance would be on the rental unit usage, which Jeffrey confirmed. Jeffrey went on to say that the West Tisbury ADU program would also allow owners of undersized lots to create housing with affordable restrictions, which he felt was value added to a property that would be otherwise unusable.

Jim said that he would like the Committee to create a new ADU proposal to bring before the Select Board. Laura said that Ben Robinson in Tisbury was putting together a request for assistance in producing a similar proposal. She suggested that Jim contact Ben to have Chilmark included. Laura mentioned that a written request would need to be sent to receive support from the MVC. She also mentioned that there was grant money available for developing these types of programs.

APPROVAL OF FY2024 BUDGET: Alison shared the proposed FY2024 budget and went through each line item and her rationale for each amount. The DCRHA request for funds was not available at this time so Alison included an estimated placeholder.

Alison asked if anyone was aware of subscriptions or memberships that the Housing Committee was subscribed to as she could not find reference to any in her research, even though there was a line item in the budget for these expenses. No one offered any memberships but the consensus was to leave the budget line in anyway. Alison requested that members let her know if they would like to subscribe to any memberships in the coming year.

Alison asked if the Committee could vote on the budget without the actual DCRHA assessment included. She mentioned a time constraint because the budget needed to be submitted to the town before the next scheduled meeting of this Committee. Ann suggested that the Committee convene again just to approve the budget once David has sent the DCRHA request. It was agreed that the Committee would meet the following week to do so.

Bill asked where the administrator salary was in the budget, since there was no line item included for this expense. Alison explained that her salary is included in the general budget because she administrates several boards and the breakdown of hours is variable. Alison said that her schedule has 5 hours a week allocated to the Housing Committee.

It was decided that the Committee would meet next Thursday at 9am to vote on the final budget.

TOPICS NOT ANTICIPATED: None.

APPROVAL OF MEETING MINUTES: A motion was made to accept the minutes as written and seconded. The motion passed by unanimous vote.

DOCUMENTS:

Middle Line Road Proposed FY2024 Budget
Chilmark Housing Committee Proposed FY2024 Budget
Draft Minutes from 11/17/22 Meeting

NEXT POSSIBLE MEETING: December 22, 2022 @ 9:00 AM

With no further business to conduct the meeting adjourned at 10:07 AM.

Respectfully submitted by Alison Kisselgof, Board Administrator.