



Housing Committee

Town of Chilmark

MEETING NOTES - FINAL June 15, 2023 (via ZOOM)

Present for the Housing Committee and attending the Zoom meeting were Jim Feiner – Chair, Ann Wallace, Nettie Kent Ruel, Allison Cameron Parry and Alison Kisselgof - Administrator. Also in attendance were Peter Cook, Marie Larsen and Tim Carroll.

Bill Rossi was not in attendance.

The meeting started at 9:01 AM.

PEAKED HILL PASTURES (PHP) REQUEST FOR PROPOSAL (RFP) COMMITTEE UPDATE:

Peter shared with the Committee that the PHP RFP Committee had recently heard from consultant Judi Barrett. Judi had indicated that she was working on the RFP and would have a draft available reasonably soon. Peter offered that this was a big step forward for the project.

Jim asked if there was any more information from the Planning Board about changes to by-law 6.10A2, which limits rental density to two dwellings per 3 acres. Peter answered that the Planning Board was still pursuing a change to the by-law and hoped to have a warrant ready for special town meeting in the fall. Peter indicated that the PHP project would move forward regardless of whether the by-law is changed, even if it meant that there would be less rentals than specified in the warrant.

Jim asked what the next steps for the PHP RFP Committee would be after receiving the draft RFP. Peter said that the PHP RFP Committee would review and revise as needed and then send it to Judi to create a final draft to distribute to other Committees for discussion, including the Planning Board and the Housing Committee.

EXCISE INCREASE CONTINUED DISCUSSION: Ann said there was a draft warrant article to increase the excise from 4 to 6% from Aquinnah that could be used as a template for one in Chilmark. Ann asked for clarification of the steps to get the warrant to a town meeting.

Tim offered that the draft should be sent to the Select Board for review and discussion. After review by the Select Board, a public hearing on the proposed warrant should be scheduled. Tim also said that the Committee should have the warrant reviewed by legal counsel. Once input from the public and legal counsel is received, the warrant can go back to the Select Board for approval and inclusion at town meeting. Tim offered that another way to get the warrant included in town meeting would be to gather 100 signatures from residents.

Allison asked Tim about the status of the memo sent to the Select Board from the Housing Committee requesting the increased funds be allocated to housing. Tim said that the Select Board had not discussed the memo yet. He mentioned that the memo was similar to previous requests by the Housing Committee which had been discussed but not acted upon. Jim asked what steps were necessary to get these recommendations beyond discussion. Marie offered to bring up the topic at a Select Board meeting once she fully understood what was being proposed.

Allison reiterated the need for funds to be earmarked for housing since the town not only had a bond out for Middle Line Road but also because the upcoming PHP project would need funding. Tim offered that it would be simple for residents to understand and support the excise increase and its allocation towards housing as well as the fact that no other budgets would be impacted. However, he had feedback from other departments who didn't support the idea because the proposal involves the tax base.

Allison asked about the deadline for submission for the fall special town meeting. Tim said that there was no special town meeting scheduled but, if one did happen, he didn't expect it would be before October 30th and therefore the deadline would be September 30th. He also mentioned that the deadline for the annual town meeting in the spring would be December 30th.

Allison asked who would help to draft the excise increase warrant article. Allison and Ann volunteered to do so. Allison asked about how funds from excise are received from the state. Tim replied that the short term rental tax and excise are received in a combined allocation.

Tim recommended when a draft warrant article is introduced that there be good supporting documents and examples.

There was a discussion on the outstanding liability associated with MLR and the importance of rental availability in town as transitional housing.

AFFORDABLE HOUSING RETENTION: Alison asked Tim if he could go over the discussion at the Select Board meeting regarding affordable housing retention. Tim said that a number of parcels became available for purchase over the years that the town declined to pursue due to focus on other projects like MLR. He offered some examples including a cottage which is about to go on the market that an employee is living in. Tim is concerned about losing a good employee that the town invested money into training. He wondered if there was a way to purchase this lot at a reduced price in exchange for some benefit to the owner. Laura Silber had suggested looking into the buy down model being developed in Edgartown. Tim described some ways that housing has been lost over the years with no replacements housing gained.

There was a discussion about linking housing to town employment. There was support and objection expressed towards this idea. Tim felt strongly that workforce housing is needed but offered that it could be for regional employees, not just town employees. He mentioned the difficulties in buying properties at market value while maintaining an affordable rent. There was a brief discussion about rent control. Peter suggested this conversation was related to the work being done at PHP and offered that this was a good opportunity for a targeted discussion on the topic. There was support for planning a discussion.

Marie said that she had spoken to someone in Edgartown about the workforce housing program. The only workforce housing being proposed is utilizing an old MV Land Bank building and the project is in the initial phase of planning. She suggested also looking into what Nantucket is doing about housing. Some specific lots in town were discussed in relation to possible housing sites.

TOPICS NOT ANTICIPATED: Peter mentioned that the Planning Board is looking at regulation of fractional ownership. He said that Laura Silber of the Martha's Vineyard Commission has supplied templates of regulation in other island towns and also towns in California. Peter felt that this was a pressing matter due to commercial interests in the practice.

Tim asked the Committee to consider supporting workforce housing. He mentioned that affordable housing only allowed up to 80% AMI which is too low for teachers, police officers and government employees, even when they are amongst the lowest paid. Allison said that Middle Line Road (MLR) is available to residents up to 150% AMI, although there are a percentage of rentals that are designated at 80% AMI or lower. Tim asked if any of the

rentals were actually rented to residents at 150% AMI. Allison was unsure but mentioned some difficulty in finding renters at this AMI because Dukes County Regional Housing Authority (DCRHA) doesn't actually have a waiting list up to 150% AMI. She felt the Housing Committee needed to be more informed on how DCRHA was managing MLR. Nettie agreed that there needed to be more rentals at higher AMI percentages – she personally knew residents that did not qualify for affordable housing but were in need of homes.

Allison mentioned that she was the town's liaison to the Coalition to Create MV Housing Bank (CCMVHB). The CCMVHB was looking for testimony in support of their legislation and templates would be circulated to the Committee. Allison said the timeframe to submit testimony was very short and she urged members to participate. She would follow up by email with more information.

APPROVAL OF MEETING MINUTES: Because Jim had to leave the meeting early and Bill was not in attendance, there were not enough voting members in attendance at the time minutes were to be voted on. 4/20/23 draft minute approval will be done at the next meeting.

DOCUMENTS:

4/20/23 Draft Minutes

NEXT POSSIBLE MEETING: June 15, 2023 @ 9:00 AM

With no further business to conduct the meeting adjourned at 10:26 AM.

Respectfully submitted by Alison Kisselgof, Board Administrator.