

Housing Committee Minutes 01/11/18

Chilmark Housing Committee

Minutes

Thursday, January 11, 2018 9:15am

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

Present: William Randol, Michelle Leonardi, Andy Goldman, Bill Rossi, Ann Wallace, Jessie Holtham (admin), Peter Cook (Planning Board)

Not present: Jim Feiner, Jess Roddy, Roland Kluver

Meeting was called to order at 9:15am. Andy Goldman was voted acting chairman.
Minutes from 11/9/17 approved.

FY19 Budget - Vote

Jessie read aloud the 12/22/2017 DCRHA letter requesting FY19 admin budget of \$35,557. The committee discussed the decrease in the DCRHA budget from FY18 due to an underutilized staff budget line. The budget increased by \$50 for postage and of \$354.96 in admin salary. All other lines remained the same carried over from FY18. Bill motioned to approve the FY19 Housing Committee budget. Ann seconded the motion.

SO VOTED: 5 Ayes.

Rental Assistance Summary

Chilmark's Rental Assistance Program Application cover page was brought before the committee to finalize. Bill checked that the AMI rates on the Summary matched those from the current HUD AMI Chart. Ann commented that she thought the CPC would allow funding only to 80% not the 100% listed on the Summary. The document was tabled until next meeting. Andy volunteered to check the CPC requirements. (Later confirmed that CPC funds up to 99.99% AMI)

Rental Assistance Program Rent Rates Cap – Vote

Document: Chilmark Rental Assistance Program Draft November 2, 2017 created by Ann & Jessie

Reviewed the current rent rate caps island-wide provided by DCRHA and listed in the 11/9/17 minutes. Bill Rossi commented that island-wide rents were close to market rate and suggested the 1.5% increase multiplied by 14 (years) option. The committee discussed the increase in common home repairs since 2003. Peter Cook suggested a case study of increased costs accompany the rent increase recommendation to the BoS. The committee would not move to implement a yearly % increase but plans to revisit the R.A. rent rates every-other year.

Andy Goldman moved to increasing Chilmark's Rental Assistance Program Rental Rate Caps to 1.5% x 14 per the document. Bill Rossi seconded. **SO VOTED: 4 Ayes, 1 Abstention**

Second Mortgage Letter

Bill read the finalized letter to Homesite recipients. Jessie read Jeanne Ogden's comments and suggestions in response to the letter. Ann suggested additional follow-up language is included in the letter to which Bill suggested a 30 day follow up. Andy motioned to approve a recommendation to the BoS to request a draft Second Mortgage document from legal counsel, to be included in the mailing, per Ogden's recommendations. Discussion continued about motives in sending such letter. It was suggested a sub committee formed to organize FAQs that would arise from a mailing of this nature. It was determined more information would be required from the land records to make an informed decision. The topic moves to next meeting.

Peaked Hill Site Survey

Bill Rossi brought to the table an initial Site Plan for Peaked Hill with eleven (11) 1-acre lots using a common access road. Mr. Rossi explained that first the plan would be shared with the BoS for their approval and move to the Planning Board and once approved the Housing Committee could move forward with a development plan. The Molly Flender Municipal Housing Fund voted at its last meeting to cover this initial survey cost.

Meeting adjourned at 10:18am.

Respectfully Submitted, Jessie A. Holtham.

