

Housing Committee Minutes 02/08/18

Chilmark Housing Committee

Minutes

Thursday, February 8, 2018 9:15am

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

Present: Jess Roddy, Jim Feiner, William Randol, Ann Wallace, Jessie Holtham-admin

Absent: Michelle Leonardi, Andy Goldman, Bill Rossi, Roland Kluver

Meeting was called to order at 9:05am.

Minutes from 11/16/17 unanimously approved. Minutes from 1/11/18 move to next meeting.

AH Inventory + Second Mortgage Letter

The committee reviewed the Homesite inventory to determine which Homesite owners should receive the letter notice of \$1 second mortgage intention. After preliminary research in Homesite deed riders Ann presented findings and thoughts on Lionetti and DaRosa deeds. It was determined that Lionetti would receive the letter. DaRossa's deed rider calls for the second mortgage to be implemented therefore the letter is unnecessary.

Ann motioned to approve the \$1 second mortgage letter drafted by Jess Roddy and to mail the letter to the first 11 Homesite owners listed on the AH Inventory document.

William seconded the motion. **SO VOTED: 4 Ayes.**

Letter to BoS: RAP Rent Rates Cap Increase – Vote

After discussion and grammatical edits to the draft letter the committee decided to create an attachment to the letter of Island-Wide RAP rental rates. Jessie and Jess will finalize the letter.

How to Create a Homesite Document

The outdated document from 2004 will be reviewed by Jess Roddy and suggested edits brought to the next CHC meeting. The committee discussed differences in Town-owned land leasing versus outright homeownership with affordability restrictions, how previous homesites were created primarily through subdivisions and the one private Homesite (DaRosa).

Ann offered examples from Provincetown's experience in incentivizing affordable housing (Homesites) with potential tax credits.

To create a tax credit program would require an act of legislature. Jessie will send a memo to the Planning Board requesting a dialogue on the topic of developing a tax incentive program for landowners who assist in Homesite lots, Accessory Apartments and Rental Assistance Program (RAP) participation.

In the wake of tiny house discussions it was suggested that the Housing committee consider a Tiny House bylaw. Jess Roddy offered her knowledge of tiny houses and gave examples of successful seasonal tiny housing in Aspen, CO and discussed concerns. Ann offered to bring the topic to the next Joint Affordable Housing Group meeting and report back whether other island towns have discussed creating tiny house bylaws. Jim Feiner offered that a tiny house bylaw may have similarities to the existing accessory apartment bylaw and that the housing committee, if interested in supporting tiny house development, should consider amendments to the current accessory apartment bylaw.

Meeting adjourned at 9:40 a.m. Respectfully Submitted, Jessie A. Holtham.