

Housing Committee Minutes 10/11/18

Chilmark Housing Committee

Minutes

Thursday, October 11, 2018 9:00am

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

Present: Jim Feiner (Chair), Bill Rossi, Jessica Roddy, Andy Goldman, Michelle Leonardi, William Randol, Ann Wallace, Jessie Holtham (admin)

Others present: Dorothy Young (Island Elderly Housing Exec. Director), Spencer Hilton (IEH resident), Pierre Valencourt, Simone Desorcy (IEH Board President), Peter Cook, Clark Goff, Philippe Jordi (Island Housing Trust)

Absent: Roland Kluver

The chairman called the meeting to order at 9:00 am in Conference Room 1.

Committee members heard CPC funding proposals from two island organizations.

Dorothy gave a brief history of the 165-unit Island Elderly Housing campus. The proposed new development would add 5 units. Currently there is no State or Federal funding for the proposed Aidylberg III project.

At 9:05am the meeting moved upstairs to the Selectmen's Meeting Room.

Island Elderly Housing Aidylberg III

Requests from Chilmark: \$50,000

CPC funding request from all six towns: \$500,000. Total development cost: \$1,600,000.

Bill Rossi inquired if IEH felt confident with the overall cost of the proposed project with prevailing wage. Pierre confirmed yes, and that their estimated project costs come from reputable trade professionals. Ann Wallace asked how IEH arrived at each town's funding request. Pierre stated that this proposal is a hybrid 50/50 formula. IEH plans to supplement with fundraising and current holdings. To subsidize the rents on an annual basis IEH would seek additional rental subsidies from Oak Bluffs.

The committee discussed the CPC's out-of-town funding policy. Dorothy stated they were aware of the policy and would be happy with any amount awarded.

Jim Feiner inquired how the proposal arrived at its estimated cost per square foot.

The price per square foot is based on contractor's estimate of a "big house" build. These will be 600sq ft apartments & common areas, total project under 4,000sq ft, costing between \$300-\$350 per square foot. Rossi stated that on average he sees building prices much higher, that this project costs seems low and recommended a 2nd opinion. The committee determined it would hear both proposals before making a vote for endorsement.

Island Housing Trust Hanover House Work Force Housing

Requests from Chilmark \$68,400

CPC funding request from all six towns: \$600,000. Total development cost: \$2,475,500

Philippe introduced the project as an acquisition and renovation of the 16-bedroom Inn, 12 rooms to exclusively house year-round MV Hospital employees on a 5-year lease, subsidized by the Hospital at 80% or less income limit. Goal to completion is March 2019.

Jess Roddy inquired as to the current rentals available to hospital staff. Philippe explained the need for Hanover workforce housing serves the year-round hires vs. the current rental market supporting more contracted seasonal staff.

After hearing both proposals the chairman requested a motion.

CHC members did not rank the proposals as they are both important for the community. It will be up to the CPC to decide whether to limit out-of-town contributions.

Jess Roddy reminded the committee of the town proposals "on the horizon", that in-town there is certain to be a future need, and cautioned against raiding the reserves for out-of-town projects.

Bill Rossi motioned to endorse both requests to the CPC. The final amount of awarded funding to be at the discretion of the CPC. Ann Wallace 2nd the motion. **So Voted: 7 Ayes.**

Committee members suggested the CHC develop a future 2-meeting procedure for the endorsement process to first hear proposals at an initial meeting and vote endorsements at a subsequent meeting.

Homesite Zoning discussion

Jess & Andy volunteered to draft the Homesite zoning bylaw amendment proposal that would allow the creation of a Homesite on less than one acre. The Board of Health will then review the proposal at their Nov 7th meeting and respond to CHC at the Nov 8th meeting.

Youth Lot discussion

The 2019 Youth Lot List appeared on Oct 2, 2018 BoS agenda and submissions are due 11/30/18. Committee members discussed the Youth Lot program as a function of the Planning Board + BoS. The Youth Lot Program does not qualify as “affordable housing” per State guidelines and the HPP. Bill Rossi commented that although not perpetually affordable, the program is effective. Ann Wallace noted that beneficiaries of Youth Lots often make contributions to the town.

Minutes from 9/13/18 were approved as written.

Andy Goldman inquired if more information had come out of West Tisbury’s Housing Trust regarding their CPC fund activity. Jessie reported that no new information was available but plans to meet with their admin between now and Nov 8th meeting.

Meeting adjourned at 10:28 AM

Respectfully Submitted, Jessie A. Holtham