

Housing Committee Minutes 04/12/18

Chilmark Housing Committee

Minutes

Thursday, April 12, 2018 9:00am

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

Present: Jim Feiner (Chair), Andy Goldman, Roland Kluver, William Randol, Bill Rossi,
Ann Wallace, Jessie Holtham (admin)

Absent: Michelle Leonardi, Jess Roddy

Meeting was called to order at 9:00am by the chairman.

Minutes from 1/11/18 & 3/15/18 were approved as amended.

Rental Assistance Program

Members reviewed the new memo to BoS regarding rent rate caps that was drafted by Andy Goldman. Mr. Goldman stated the task of drafting this letter was more laborious than expected and required consulting David Vigneault at DCRHA and working with other committee members.

Bill Rossi asked Mr. Goldman what feedback Mr. Vigneault at DCRHA offered. Mr. Goldman stated that DCRHA uses lower rental rates and subsidizes only up to 80% AMI. It (DCRHA's R.A. Program) is a much different program from Chilmark's (Rental Assistance Program) and that the DCRHA program would not work in Chilmark.

Mr. Goldman emphasized the rent was increasing but we (the Town) were not raising the percentage (50%) that the town could be paying.

Jim Feiner motioned to approve the memo as modified and send to the BoS to be included in their next meeting agenda. William Randol seconded the motion.

SO VOTED: 5 Ayes, 1 Abstention

Second Mortgage/Deed Riders Protecting Affordability Restrictions

Jim Feiner met with Tim Carroll regarding \$1 Second Mortgages. Mr. Carroll's opinion was that the CHC should first look at the previous two Deed Riders that had been completed. Mr. Carroll's saw no reason to complete the second mortgages because the Deed Riders included language that triggered the Town being notified in the event of a refinance.

Mr. Rossi would want legal counsel reassurance that the deed rider document was enough to trigger a refinance notice.

Mr. Rossi said he would approve of Chairman Feiner sending an email to Cindy (legal counsel) checking if the deed riders provide enough security. Ann Wallace asked if that would apply to Middle Line Road. Jim & Andy said it would.

Andy Goldman motioned to approve of Mr. Feiner sending a letter to legal counsel regarding the matter of deed riders vs. second mortgages and protecting affordability restrictions in the event of a refinance. Ann Wallace seconded the motion. **SO VOTED: 6**

Ayes.

Rental Assistance Program Summary

Ann Wallace checked with DCRHA on appropriate language of *adjusted gross income* (only when self-employed) vs. simply *gross income*. Mr. Feiner commented that the document did not require further editing and made a motion to approve the RAP Summary page 1 document. Mr. Goldman seconded. **SO VOTED: 6 Ayes.**

How to Make a Homesite Lot in Chilmark Document

The committee reviewed comments in an email from Marina Lent outlining the process for inputting a well first, septic second, and building third. Ann Wallace suggested sending Marina's comments to Jess Roddy who originally wrote the Homesite document. No action updating the document was taken.

Mr. Feiner asked Mr. Goldman if he recalled where the figure of \$40,000 (the purchase price of a Homesite lot from approx 20 years ago) originated. Ann and Andy said this was the cost of installing septic and well by the seller, basically a reimbursement fee. Mr. Feiner commented that there essentially is no incentive for a private offer of a piece of land for a Homesite. Mr. Rossi said it has worked for families. Committee members felt the \$40,000 was outdated and may be worth looking at.

Mr. Feiner commented that since the Town is benefiting from getting the lot (for affordable housing purposes) he would encourage people to ask the Town to cover some of the expenses, perhaps CPA funds for infrastructure.

Goldman thought the CPA part did not work as well with homeownership as with rentals but may be a possibility with Molly Flender Municipal Housing Trust funding. Mr. Feiner suggested surveying homeowners of 4+ acres in consideration of selling 1

acre for use as an affordable housing lot.

Mr. Goldman recalled the previous member of the Planning Board (Lasker) keeping a good line of communication between PB and CHC, and praised Peter Cook's recent involvement with CHC issues. Mr. Rossi said perhaps we should appoint a PB member to the CHC.

Mr. Rossi fears the initial Peaked Hill plan has lost momentum at the PB.

Mr. Goldman recalled a committee established specifically for Middle Line Road visited all boards and the Commission with plans. He thinks the best method at this point is getting a Selectmen's committee formed with inclusion of CHC member(s) to carry the project forward, that the process needs a "driver".

Meeting moved into Executive Session at 9:37am and voted to not return to regular session.

Executive Session meeting adjourned at 9:55am.

Respectfully Submitted, Jessie A. Holtham.