

## **Peaked Hill Pastures Community Housing**

Chilmark Planning Board

November 22, 2021

### **Background**

Currently, Peaked Hill Pastures is the last large tract of Town-owned land, at approximately 16.67 acres. The Chilmark Select Board formed a Peaked Hill Pastures Proposal Committee in 2018, charged with considering possible uses for the property. The Committee provided a report including four recommendations – housing needs (affordable, workforce, senior, multi-age community); recreation; open space (community garden, pasture); and to leave some land for future uses.

The Chilmark Select Board subsequently requested that the Chilmark Planning Board consider the possibilities for affordable housing on the site and come back with recommendations. Accordingly, the Planning Board Subcommittee took the following actions:

- With the assistance of the Martha's Vineyard Commission, arranged for an extensive survey of Peaked Hill Pastures which included perc tests, analysis of well placement possibilities and flagging of wetlands.
- Reviewed community housing projects in Chilmark, including Middle Line Road, Nab's Corner, other homesites and youth lots
- Researched recent island projects in other towns, including
  - o Scott's Grove in West Tisbury (9 rental units containing 18 bedrooms on 2.8 acres)
  - o Smalley's Knoll in Aquinnah (2 turnkey single family detached homes of 1200 square feet +/-, together on about 1 acre)
  - o Kuehn's Way in Vineyard Haven (20 rental units containing 40 bedrooms on 3 acres)
- With the assistance of the Martha's Vineyard Commission, hired a Planning Consultant who conducted three community engagement sessions in 2021

### **Overview of the Planning Board Proposal**

- Community/neighborhood concept w/ own identity and signature
- Mix of rental and ownership with emphasis on rental
- Shared infrastructure (energy, water, septic)
- Funding sources: State, local Community Preservation Act (CPA) funds, Molly Flender Municipal Housing Trust, grants for green initiatives, etc.
- Pursue a development that is mindful of the concerns of abutters and neighbors

### **Proposal Specifics**

- Provide Rental Units: 12-15 with approximately 24-30 bedrooms
- Provide Ownership Opportunities: 4-6 turnkey units
- Serve up to 150% Area Medium Income (AMI): some preferences for Town Employees; some units reserved for 80% AMI or less
- Use 6 + Acres (Lots 47.1 and 47.2 on attached map, with some flexibility if needed)
- Promote sense of community/neighborhood through design, layout, and shared space

### **Other Considerations**

- Duplexes, condo/townhouse style model
- Multigenerational and visitability accommodation
- Sustainable and energy efficient buildings

**Specific to the Peaked Hill Site:** We propose to focus on the area most conducive to housing in terms of topography and soil (Lots 47.1 and 47.2 on attached map). The project will preserve the Ball Field and a significant portion of the 16 acres for future needs of the Town.

**Implement a “Friendly 40B”:** The Town will partner with the developer within the parameters of a “friendly 40-B” to retain control of density and other criteria. (Note: 40B allows 70% local preferences.)

**Turnkey Ownership Model:** We recommend a turnkey ownership model, rather than “U-Build,” for several reasons. Besides supporting the community/neighborhood concept of the project, we envision:

- Consistency of design, construction, shared “green” infrastructure
- Rental and ownership units constructed at one time to mitigate disruption
- Cost control: preference by lenders for mortgage eligibility for buyers
- Condominium model with an association to provide a sense of community/neighborhood for owners and renters

### **Additional Initiatives:**

The Planning Board currently is supporting additional strategies to alleviate the Island-wide housing crisis including:

- Change in Chilmark Homesite By-law for ATM 2022 (remove 1 acre requirement)
- Housing Bank Transfer Fee Legislation

### **Next Step: Issue Request for Proposal (RFP)**

- RFP would be issued by the Select Board
- Single RFP to include design for both rental and ownership units

**Summary:** The need for affordable/community housing for all levels of income is urgent Island-wide. We believe that Chilmark must have a role in addressing that need in addition to providing opportunities for Chilmark residents. We want the project to benefit many individuals and families while balancing and respecting the character of the Town.