



Housing Committee

Town of Chilmark

MEETING NOTES - DRAFT November 17, 2022 (via ZOOM)

Present for the Housing Committee and attending the Zoom meeting were Jim Feiner – Chair, Andrew (Andy) Goldman, Ann Wallace, Allison Cameron Parry, Bill Rossi, Nettie Kent and Alison Kisselgof - Administrator. Jessica Roddy and Jeffrey DuBard were also in attendance.

The meeting started at 9:06 am. Jim did not join the meeting until 9:19 am. Andy chaired the meeting until Jim's arrival.

HOMESITE IMPLEMENTATION GUIDELINES UPDATES: Jim said that he went through the Guidelines and did not see anything needed to be changed beyond the edits already proposed. No other members had any suggestion of edits.

Allison asked what the next step would be updating the Guidelines. Ann said that a public hearing would need to happen first, as specified in the Guidelines. Andy asked to first go over the proposed changes and Ann did so. It was decided to hold the public hearing at the beginning of the next housing Committee meeting on December 15th.

PEAKED HILL PASTURES UPDATE: Andy said that the Peaked Hill Pastures (PHP) RFP Committee met with Ron Rappaport and Michael Goldsmith to go over the questions posed to town counsel regarding the PHP project. Andy offered that the PHP RFP Committee felt confident after the meeting to move forward to hiring an engineer. The Committee reached out to Reid Silva of Vineyard Land Surveying & Engineering. Chuck Hodgkinson and Fred Khedouri wrote a Civil Engineering Brief for Reid to understand the scope of the project. The Brief consisted of specifications for building location and well & septic requirements. Andy mentioned that Community Preservation Committee (CPC) funds would be used to pay for engineering services. The next meeting of the PHP RFP Committee will take place once Reid has finished reviewing the Brief. Andy said that a budget can be formulated once Reid replies and then the PHP RFP Committee will seek financing through the Molly Flender Affordable Housing Trust (MFAHT) and CPC. The Committee's goal is have a warrant article included in the next town meeting.

Bill asked if a total amount for needed funds is known and if there should be a placeholder on funds to make sure they are available. Andy replied that a total wouldn't be known until after meeting with Reid and that the MFAHT should have sufficient funds for the engineering costs.

DISCUSSION WITH JEFREY DUBARD – WEST TISBURY PROPOSED WARRANT ARTICLES: Jeffrey has shared some links which were forwarded to the members regarding affordable housing programs and accessory dwelling unit (ADU) creation in Provincetown. His proposal in West Tisbury is to use short term rental tax funds to subsidize ADUs. Specifically, Jeffrey is proposing that West Tisbury offer a grant of \$20,000 for the creation of an ADU. He mentioned that repurposing structures on a property such as a garage would be faster way to create an ADU, rather than new construction. Jeffrey offered that a year-long pilot program would yield quick and quantifiable results. He expects that the more support there is for such a program, the more likely that the Select Board would approve.

Bill said that he hasn't been presented with any programs like Jeffrey's ADU proposal and felt it was a practical use of short term rental funds that could gain support. He wondered what restrictions would be placed on a property in the program. Jeffrey replied that the town would be purchasing an affordable housing restriction with

the grant money. Jeffrey also said that entering into an agreement with the town would bypass the 3 acre minimum for an ADU. The restriction is proposed to be perpetual. Jeffrey said that both the Martha's Vineyard Savings Bank and Cape Cod 5 Bank have programs to finance ADU creation.

Andy asked if a written proposal was available for review. Jeffrey said that the Affordable Housing Committee met the previous night and have not written their proposal yet but that the proposal would mesh with other town's affordable housing by-laws. He wondered what Chilmark currently allowed.

Jessica answered that Chilmark allows affordable housing for three purposes: year-round rental, housing for family members or housing for a caregivers [reference by-law 6.12]. She asked what would happen to affordable housing restrictions when a property is sold. Would the buyer be given the option to pay grant money back to the town to lift the restriction? Jessica felt that less people in Chilmark would be interested in the program if there were no way to remove the affordable housing restriction. Jeffrey said that there would be options to remove restrictions but mentioned that the current West Tisbury by-law does not allow this. Jim offered that the current Chilmark by-law also does not offer a means of lifting the restrictions.

Bill wanted to know how affordable housing restrictions of ADUs would affect the property resale value. He felt this would affect people's decision to create ADUs. Jeffrey answered that his proposal would not affect sale price but the ADU usage would still be restricted. Jeffrey felt creating ADUs added value to the property.

Jim mentioned that this proposal sounds similar to that of the Housing Bank. Jeffrey said that there are elements of the Housing Bank legislation but it's a much simpler, less restrictive initiative.

Bill said that Chilmark has had very few residents use the Accessory Apartment by-law.

Jeffrey offered that it would help adoption of the program to change the narrative of who was renting the ADUs. He mentioned partnering with the hospital or schools. The perception that "poor people" rent affordable housing could be changed if residents knew the rentals were going to teachers and other community members. Jim agreed that the marketing should give examples of who is in need of affordable housing.

TOPICS NOT ANTICIPATED: Andy mentioned that Fred Khedouri has written an op-ed on affordable housing for the Vineyard Gazette. He asked Alison to email the rest of the members a link to the article.

Ann encouraged members to read the minutes from the most recent All-Island Planning Board meeting, which included a discussion on short term rentals.

APPROVAL OF MEETING MINUTES: A motion was made to accept the minutes of 10/20/22 as written. The motion was seconded and passed by unanimous vote. Nettie did not vote because she was not present at the 10/20/22 meeting.

DOCUMENTS:

Homesite Housing Implementation Guidelines – revised October 2022
10/20/22 Draft Meeting Minutes
PHP RFP Committee Civil Engineering Brief

NEXT POSSIBLE MEETING: December 15, 2022 @ 9:00 AM

With no further business to conduct the meeting adjourned at 9:55 AM.

Respectfully submitted by Alison Kisselgof, Board Administrator.