

Homesite Housing SECTION 6.9 (page 6-5 in Bylaws)

B. DEFINITIONS

1. **Homesite Housing:** Housing for persons who live or work in Chilmark whose total household adjusted gross income is not more than 150% of median income for Dukes County.

2. **Eligible Purchaser:** Any private purchaser over the age of 18 who meets the Homesite Housing Implementation Guidelines in effect at the time of purchase.

3. **Homesite Housing Lot:** A parcel of land which
 - a. may be less than three (3) acres in size **but not less than one (1) acre** and has the approval of the Planning Board as a Homesite Housing Lot;
 - b. satisfies all other Town zoning and conservation requirements in effect at the time of application;
 - c. is fully compliant with the Town Board of Health rules and regulations in effect at the time of application; and
 - d. is available for i. purchase only to Eligible Purchasers as defined above, or ii. lease only to Eligible Purchasers as defined above, in the case where the land is held by a municipal or state

agency, or by a non-profit entity dedicated to developing affordable housing.

- 3. Long-term Deed Restrictions: Legal covenants which guarantee, by capping the resale price of the property (including improvements), that, in the event of a resale, the property remains affordable to other Eligible Purchasers. Therestrictions shall run for the maximum term permitted by law and shall be enforceable by the Townor, if created under St. 2004, c. 445, by the Dukes County Regional Housing Authority.**