

TO: Board of Selectmen, Town of Chilmark  
FROM: Chilmark Housing Committee  
DATE: June 8, 2015  
RE: Chilmark Homesite Housing Program / Proposed Revisions to the Implementation Guidelines & Application Forms

Following the Nab's Corner Lottery, the CHC has done a comprehensive overhaul of the Chilmark Homesite Housing Program documents (which consist of the Implementation Guidelines and the application forms). Attached are the proposed revised documents for your review and approval:

1. Implementation Guidelines For Homesite Zoning Bylaw 6.9 (redlined against the version last approved by the BOS in December 2007)
2. Chilmark Homesite Housing Program -- Application Instructions (redlined against prior version approved by BOS)
3. Chilmark Homesite Housing Application (redlined against prior version approved by BOS)
4. Co-Applicant Application (a new form we've added to make the process easier on the applicants and the reviewers of the applications)

Some of the highlights of the changes we propose are as follows:

In the Implementation Guidelines:

- Clarified the definition of a Co-Applicant (no longer everyone over the age of 18, now limited to spouse or significant other who intends to live with applicant).
- Allowed for the possibility of an initial sale price for a Homesite of more than \$40,000 (if approved by BOS).
- Clarified the requirements for appeals.
- Limit gifts to applicants to the amount of a 25% down payment.
- Increased income disqualification from \$50,000 to \$75,000 (plus acquisition cost) and to \$175,000 plus acquisition cost for those over 55.
- Added detail to the preference process to clarify that seasonal residency only does not count toward an applicant's total, clarified that both the applicant and co-applicant can contribute preferences but not in the same category, added a work preference to the Martha's Vineyard preference category, reduced the Martha's Vineyard preference time requirements from 7 to 5 years, specified that volunteering needs to be for the public and not the private sector.
- Added requirement that the Town be awarded a \$1 second mortgage on each property.
- Clarified how the lottery process works.

In the Applications:

- Revised to comport with the new Implementation Guidelines.
- Created separate applications for the Applicant and any Co-Applicant.
- Added a form to be completed by employers, landlords, etc. to streamline the process of verifying entitlement to Preferences.

Per Section VII of the Implementation Guidelines, these revised guidelines would become effective 2 weeks after approval by the BOS following a public hearing.

We are available to answer any questions that you may have and/or to explain the thinking behind these changes.