

**Minutes of the meeting of the Affordable Housing Committee, Town of Tisbury held on Mon Feb 24<sup>th</sup> 2025 at 4pm at the Tisbury Senior Center, 34 Pine Tree Road, Vineyard Haven.**

**Present:**

Victor Capoccia, Chair.

R. George Eli

Elaine Miller

Henry Nieder

Jean Hay

**Absent:**

Dan Seidman

Casey Hayward

**Attending:**

Philippe Jordi, IHT

John Stanwood, IHT

**1. Call to order**

Chair Victor Capoccia called the meeting to order at 4.05pm once a quorum had been reached.

**2. Short Term Rental Joint Assessment Project**

Chair informed that the Tisbury-Oak Bluffs joint Short Term Rental analysis project has begun; The Contractor is Deckard Associates. We can look forward to data in the near future. The scope of work will cover the numbers involved, the type, status, and other categories. The info that comes from this will be helpful to AHCs, Planning Boards.

We need an administrative short-term By-Law that deals with how STR's can be effectively monitored and managed; the Planning Board work on this aspect laid down definitions and parameters; we can look forward to some deliberation on related issues and as needed may make recommendations to the Select Board.

Chair also referred to ADU Zoning By-Laws, circulated to all, and noted that we could come back to that topic if further discussion is needed.

**3. EOHLC's Biennial Subsidized Housing Inventory**

Has been sent to the Town's Management, copied to our Chair. The Chair asked who exactly was responsible for gathering updated information and authorizing the return.

George noted, since this is a routine EOHLC requirement, that we could check with EOHLC re their current stats (which EOHLC had not sent apparently!) and then, on receipt of that, check it against our current SHI numbers. After some discussion, during which Chair noted that he had sent some 2 emails on the locus of responsibility for this to the Acting Town Manager, Chair said that he would check our SHI stats and send the results to Ms. Bennett.

**4. Members Choice: Areas of interest, specific goals**

This was follow-up on previous discussions around the 7 goals members had prioritized. Chair reiterated that members would need to investigate their choices as best they could and come back to TAHC with ideas, information and viable options for eval and follow up. The following were noted:

4.1. Town owned Lots for building. George brought up the 2 Town owned Lots mentioned in the Sep

2024 Minutes. Chair noted that they had raised such a possibility several times with Town leadership and had been told that other uses were on the books. George said he would look into it anyhow and see what follow up might be possible if any.

4.2. Wastewater impact – Elaine noted that MV is not part of the Cape & Islands Water resource program, but she is willing to check out the possibilities; Henry commented that while we go about gathering information, what would the end result be? Talking amongst ourselves, or talking to someone about getting something done, since, as an Advisory Board, we have no statutory powers. Chair responded that in raising this topic, he had been concerned about differentials in Title V requirements for different sections of town and what resources are available for upgrades, since 2.75% of money collected is held in a general pool. Elaine noted that it would take some research to get the info, put it in order, and then assess possible options. She would look into it. She also felt that it would be good if we took the 7 goals mentioned and filed them, collected what relevant info we could, and then evaluate as to which would be most worthwhile and doable. Chair noted that if goals were actionable, we should certainly pursue them.

4.3. and 4.4., together:

i. to designate a % of STR taxes collected by the Town, per the Warrant Article passed (deferred) in 2020 which at the time was set at 35%.

ii. creating incentives for ADU development

Chair noted that if the Trust were able to award Grants for ADU work in Town, it could possibly provide a \$50,000.00 Grant, for example,

iii. an ADU with a Deed Restriction used for year round rental;

iv. a residential tax abatement for seasonal residents

v. a Town By-Law for residential exemptions for seasonal properties that have a year-round ADU rental.

Chair also remarked on how CPC has given 35K annually to the Affordable Housing Trust but has now attached a caveat in that if the money awarded is not used, CPC would no longer provide such an annual sum. Chair also noted that the AH Trust currently has approximately \$400,000.00. Chair will look into both 4.3 and 4.4.

4.5 Year-round staff and admin help for Affordable Housing work; both Chair and Jean commented on this ongoing need for TAHC; Chair noted that we still have allocated funds for the position we seek. Jean said she would look into this goal.

4.6. Workforce Municipal Housing – Elaine asked if the term ‘workforce’ really needs to be used since it has been gathering unfavorable connotations with our local folk. Using it has become akin to opening Pandora’s Box! Elaine thought that calling it something else might make it more palatable. At the Chair’s request, Elaine will look into this.

4.7. The affordable housing with equity goal; Chair remarked person who made this proposal is not here; nevertheless, members thought it important.

## **5. A Public Meeting in Spring?**

Chair referred to the public meeting TAHC had last year and noted participation and appreciation for it. That was when TAHC presented the ADU work – its potential, its parameters and so forth. If we intend a similar event this year, we would need to identify something specific. Chair referred to the HPP public presentations – 3 of them, that Barrett Planning would hold, and suggested that perhaps we could use one of them as such an event. It would be timely and pertinent.

Henry commented on the Advisory role that TAHC holds, which while seemingly limiting, also requires that TAHC be advancing the mission it has been charged with.

Chair responded that it was always important to keep an ongoing liaison with the BOS and the Finance Committee, something he was always trying to maintain, so that they knew what we were working on and we knew how they saw themselves as being part of it, or otherwise. Without viable support from the Selectboard and the Finance Committee it would be very hard to get projects off the ground.

## **6. IHT on Cat Hollow**

Philippe Jordi spoke briefly on the current situation, with the Cat Hollow project going before the MVC as a possible DRI. Both he and John addressed what they felt were emerging as concerns and stressed, with reference to their process and paperwork, that they had taken every possible precaution to do it right.

Elaine noted the reality of misinformation. Henry also commented on this. Chair suggested, with Philippe's concurrence, that it would be a good idea to get a copy of the entire application for the project to the members of TAHC, so that they would be well informed on specific details and could speak to such concerns if and when raised.

## **7. Minutes of the last meeting**

Were passed, with Jean proposing, Chair seconding, and with all members present in agreement. Noted that Henry abstained from the initial confirmation of Minutes vote, as he was not at the last meeting. Chair also noted appreciation for George's helping out with Minutes and TAHC's web page needs.

## **8. TAHC's day of meeting**

Mondays have proved difficult because of national holidays and other pertinent matters. This time around, Victor has surgery scheduled for the 3<sup>rd</sup> Monday in March. After some discussion, Chair proposed we try for a 2<sup>nd</sup> Tue meeting, which places us safely between other Town committee meetings. No objections. Next meeting would then be on Tue Mar 11<sup>th</sup> and Chair would send out notice accordingly.

## **9. Adjournment**

There being no other business, Chair looked to a motion to adjourn, which was then proposed by Jean, seconded by Henry, and accepted by all members present, upon which Chair Victor Capoccia declared the meeting adjourned.

R G Eli  
Vol. Pro-Tem admin