

**Minutes of the meeting of the Affordable Housing Committee, Town of Tisbury, held on Apr 8th 2025 at 4pm at the Tisbury Senior Center, Vineyard Haven,**

**Present:**

Victor Capoccia, Chair

Dan Seidman

R George Eli

Henry Nieder

Elaine Miller

**Absent, with apologies**

Jean Hay

Casey Hayward

**1. Call to order**

Chair Victor Capoccia called the meeting to order at 4.04 pm.

**2. Minutes of the last meeting**

Of Mar 11<sup>th</sup> 2025 were approved, as proposed by Dan Seidman, seconded by Henry Nieder, and approved of by all members present.

**3. Updates from the Chair**

3.1 the 1<sup>st</sup> HPP Public meeting for Tisbury will be on Thu Apr 10<sup>th</sup> from 5-6.30pm on Zoom.

3.2 Chair has updated the Selectboard on Mar 25<sup>th</sup> on the following:

- a. housing related stats: no. of rentals, dev. of small Lot possibilities, lots more.
- b. our priority list, which includes Town owned Lots, By Laws that affect affordable housing, rental incentives;
- c. ascertained that the Housing Trust has \$534K

c. the Lease to Locals program – possible use of STR income?

Chair reported that the Selectboard appreciated knowing the above.

3.3 the STR joint assessment program with OB AHC – initial info will arrive Apr 29<sup>th</sup>; 1<sup>st</sup> draft of results on May 12<sup>th</sup>; final report May 29<sup>th</sup>.

3.4 Chair has circulated info on the GIS mapping system tool to all members; Dan noted that this was not new data, it had been done before and has been available. Dan also placed relevant info about this in the Chat.

3.5 By Laws that TAHC worked on, subsequently approved at December's Tisbury Town Meeting, have been sent to the AG's office for review. For info, the Planning Board's web page has yet to be updated on recent By Law changes.

3.6 on MVC's Cat Hollow hearing: IHT has opted for a full public hearing, date tbd ie to be determined.

3.7 Seasonal Communities designation info has been distributed; do take note.

3.8 Housing Trust has a meeting on Apr 22<sup>nd</sup>.

3.9 TAHC's web info has been updated, thanks to G.

#### **4. Priority Item Discussion**

Chair brought up a cluster of items mentioned over the last several months, which carried the proviso that interested members would pursue items of interest and bring back ideas that the committee could follow up on, post discussion and approval, by bringing proposals to the Trust or the Selectboard.

These items were: Town owned property, lease to locals, property conversion, zoning amendments, and incentives that the Trust could support.

4.1 Elaine mentioned the Covenant program on Nantucket as a possible option we could pursue.

4.2 Henry said the emails he had shared were pretty much along the same idea; he had found that the Nantucket option carried pages of documentation needing to be worked through and had been looking for a precise and doable model that we could pursue with the right assistance. He would follow up and report back.

4.3 Chair commented on the necessary process before TAHC - we would start with a Committee vote to go forward on a proposal, then sit down with the Planning Board, process said proposal and keep the Selectboard informed. And we could now factor in Seasonal Community Guidelines where applicable.

4.4 The Lease to Locals Program draws from available supply and does not seek to build, which means no dealing with construction costs, zoning changes. Nantucket allows \$800,000.00 as the max price a Covenant House may be sold at. Precisely, the Covenant Program involves the sale of a house, not the land that it sits on. Discussion on this ended here with differing views from Elaine and the Chair noting that we needed to get accurate info and then come back and resume discussion.

Nevertheless, the Chair noted that Chilmark is moving on the Lease to Locals program, so that it can make existing seasonal rental properties into year-round affordable rentals.

Henry noted that the LtL program does not require anywhere near six months of research. It is doable, and we can get funding support from the Housing Trust.

Chair also mentioned Placemate.com as a source of information on the program.

Dan commented that it would be ideal if we had an All-Island Affordable Housing Committee, to which the Chair responded that we don't, and will just have to make the best of it.

4.5 The Municipal Housing Trust – Henry asked if we could discuss how the Trust works eg a project needs to be shovel ready for the Trust to award funding for it.

Dan said that it really depended on Selectboard approval. If we had a pilot rental program with 5 participants there would be enough money in the Trust to fund it for a bit.

Chair added that the Trust gets Grant funding from the CPC on an annual basis, and this would allow for ongoing project coverage.

Dan pointed out that the CPC has restrictions on what exactly it gives funding towards.

Henry suggested, with the Chair concurring, that we could also investigate other funding possibilities that would add to the income stream.

4.6 Elaine asked a question about exactly how the Municipal Trust operates;

Chair said he had a document on this and would send it to her.

Dan suggested that sending the Trust's By- Laws would be more helpful as they summed up both intent and movement, as opposed to a glut of documentation that needed to be sorted through to figure that out.

## **5. Summing Up**

5.1 Chair summed up the discussion movement thus far as TAHC seeking to bring 2 items to the Municipal Trust Fund Board:

- a. the Covenant House possibility
- b. the Lease to Locals program possibilities

Chair noted that these were not proposals, but rather the presenting of possibilities that the Committee thinks is worth researching and setting out as viable options for its work

Chair sought a motion to that effect, which was subsequently proposed by Henry Nieder, with Elaine Miller seconding. All members present voted in favor.

5.2 Cat Hollow was briefly discussed, with some views expressed by Dan on what the proposal had originally been and how it had morphed from 7 into 22 units, which had created objections; Chair responded to that as being a matter of rooms, and not units. Dan added that there was also an unresolved issue over nitrogen reduction units and the land they would be operating on. Chair stressed that we needed consistency on this and those who had supported the project should do so.

5.4 Elaine had one final comment on 'concept vs actuality' ie having made decisions supported by statistics and other pertinent information we should be fully conversant with how we had arrived at a decision so that we could speak to it if necessary.

## **6. Adjournment**

There being no other business, adjournment of the meeting was proposed by R George Eli, seconded by Henry Nieder, and agreed to by all other members present, whereupon Chair Victor Capoccia declared the meeting adjourned.

**R G Eli**

**Member & Volunteer Admin,  
Affordable Housing Committee  
Town of Tisbury**