

Minutes of the meeting of the Affordable Housing Committee, Town of Tisbury, held on Tuesday June 10, 2025 at 4:00 pm at the Tisbury Senior Center, Vineyard Haven.

Present:

Victor Capoccia, Chair
R George Eli
Elaine Miller
Jean Hay
Anne McDonough

Absent:

Henry Nieder
Dan Seidman

1). Call to order

Chair Victor Capoccia called the meeting to order at 4:05pm

2). Minutes of the last meeting

Of May 13th, 2025 were approved, as proposed by Jean Hay, seconded by Elaine Miller, and approved by all members present.

3). New Business

Brief introduction was made by the Chair, to introduce Diane (DeeDee) Cavanagh and to hold a formal vote recommending her hire as the Administrative Support person for the committee.

After discussion, motion made by Elaine Miller, 2nd by Jean Hay and approved by all present.

4). Updates from the Chair

1). Welcome DeeDee as the new Admin.Support person for the committee

2). Due to her new position as chair of the Planning Board , Casey Haywood has stepped down and Anne McDonough will now represent the Planning Board on the AHC.

3). There was extensive discussion after the Trust meeting about getting technical assistance from Mass Housing Partnership.

There are multiple types of technical assistance that MHP offers

Trust voted to request technical support from MHP for:

- 1). Review of municipal owned land suitable for housing
- 2). General technical assistance of how to maximize use of Trust; other strategies including lease to locals, and tax incentives for housing.
- 3). The town manager, Joseph LaCivita will be following up on the applications.

4.). There have been 3 public meetings that the consultants organized and planned of the housing production plan. Low participation. Recordings of these meetings are on MVC website under the housing production plan. The HPP themes include:

- a.) Interest in looking into municipal owned properties
- b). Overall concept that there is underused housing and the need to find a way for affordable housing use-lease to locals program and other initiatives.
- c). There is a real need to create 12 units of affordable housing every year to satisfy the state's requirement of progress toward the 10% of housing stock.
- d. Final HPP community meeting will be Tuesday, June 17th 2025 at 5:30pm.
Please circulate the flyer and spread the word.

5.) Zoning board of appeals meeting is set for Thursday, June 12th 2025 at 4:30 pm, available on zoom to discuss and make a decision on IHT Cat Hollow project. A letter of support indicating the votes taken by the Affordable Housing Committee was sent to the ZBA.

6.) All Island Affordable Housing Committee led by Laura Silber will be meeting June 11th 2025 at 4:00 pm. The zoom link is on the MVC calendar.

7.) Short term rental analysis for Tisbury and Oak Bluffs is not complete but in final stages. The contractor is waiting for information from Mass DOR relative to Tisbury STR registered with the state.

8.) Next meeting date will be Tuesday, July 15th 2025 due to the Chair not being available.

5). Update on Lease to Locals

Lease to Locals is a program operated by Placemates and founded in California to assist resort communities offset the trend where year round resident housing is converted to short term rental use, shrinking the year round supply. The program uses financial incentives that when combined with reduced costs associated with maintenance, services, and taxes make renting property to year round residents attractive. Placemates now has contracts with 15 communities including several on the Cape, Nantucket and most recently Chilmark. The town manager and select board member Cahill as well as Victor have listened to presentations from the company co-founder, Kai Frolich. Further information and discussion are needed.

6.) Discussion

Discussion around how we get to the goal of 12 affordable units required per year by the HPP for state approval. Suggested meeting with IHT to see how they may help. Are there incentives that can be used by IHT to purchase houses that become available for this purpose.

7.) Anne McDonough was introduced to committee members

8.) Adjournment

There being no other business, the meeting was adjourned at 5:30PM

Next meeting tentatively scheduled for Tuesday, July 15th, 2025 at 4:00 pm