

Minutes of the meeting of the Affordable Housing Committee, Town of Tisbury
held on Tuesday, July 21, 2025 at 4pm
at the Tisbury Senior Center, Vineyard Haven

Present:

Victor Capoccia, Chair
R. George Eli
Elaine Miller
Jean Hay
Henry Neider
Dan Seidman
Anne McDonough

1. Call to Order

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

2. Minutes of the last meeting

Of June 10, 2025 were approved, as proposed by Jean Hay, seconded by Elaine Miller and approved via roll call vote.

3. New Business

A. Address of appointments/elections

- a. Recommendation made to reappoint Jean Hay as the TAHC representative to CPC; reappointment questioned due to current committee status.
- b. Committees are on one-year terms and require annual reappointment.
- c. Uncertainty exists regarding current appointment status and authority to act.
- d. Contingency plan proposed: proceed with actions, redo if reappointment is required.
- e. Voted to continue Jean Hays Affordable Housing Committee representative to CPC: 6 in favor, 1 abstention.
- f. Committee terms expired June 30; reappointments pending.
- g. Contingency plan proposed: proceed with actions, redo if reappointment is required.
- h. Next meeting planned for August or September; will confirm appointment status by then. Cat Hollow project approved by MVC with conditions to increase affordable units, requiring additional subsidy.

- B. Short-term rental report for Tisbury and Oak Bluffs in rough draft; review meeting scheduled for Wednesday.

- C. Select person Christina Colarusso is developing a resident lease program proposal; presentation to the committee planned for a future meeting.
- D. No recent meeting of the trust since last reported; previously scheduled follow-up did not occur.

4. Housing Production Plan (HPP) Review: Goals/Strategies

- A. Deadline for planning board recommendations: Monday, 28th
- B. Nine HPP goals and seven strategies discussed; strategies contain specific recommendations.
- C. Key strategies: increase zoning flexibility, require 25% subsidized units, encourage mixed-use and upper-level housing, allow multi-family/cluster developments, and support manufactured housing.
- D. Draft plan open for comments; inaccuracies or changes should be sent to Barrett Planning.
- E. Extension on deadline possible by request; not mandatory to meet the 28th if more time is needed.
- F. Highlighted the need for regional collaboration and a more active Affordable Housing Trust.
- G. Identified action items for follow-up meetings and plan revisions before the July 28 deadline.

5. Short-Term Rental Revenue and Funding Recommendations

- A. Permits enable creation of subsidized units eligible under 40B.
- B. Discussion on improving the process for 40B applications, specifically referencing Cat Hollow.
- C. Recommendation to engage Mass Housing Partnership (MHP) consultants for all 40B reviews to facilitate smoother processes.
- D. Current disconnect between Affordable Housing Trust and Committee in Tisbury; recommendation to fuse or better coordinate the two bodies.
- E. Other towns hold Trust meetings 15–30 minutes before Committee meetings to streamline decision-making and funding approvals.

6. Regional Collaboration and Affordable Housing Trust Issues

- A. Requested Mass Housing Partnership provide technical assistance to Affordable Housing Committee and Trust.
- B. Guidelines for trust operations distributed to Tisbury Housing Trust members.
- C. Recommendation to formalize collaboration between CPC and Affordable Housing Committee for funding subsidized housing projects.
- D. Need to review and update historic preservation goals to align with housing needs and climate risk.

- E. Historic Commission currently inactive; status report requested.

7. Technical Details, Implementation, and Monitoring Mechanisms

- A. Establish and maintain registry of year-round and short-term rental units.
- B. Implement monitoring and inspection mechanisms for rental units.
- C. Evaluate cost/benefit of acquiring year-round deed restrictions for existing housing.
- D. Encourage use of accessory dwelling units (ADUs) for year-round residents; provide ADU financing info on town website.
- E. Adopt up to **3% short-term rental community impact fee**; allocate revenues to affordable housing.
- F. Expand resources for Dukes County rental assistance program.
- G. Recommendation to allocate **30% of short-term rental revenue** to support housing.
- H. Other towns (e.g., Provincetown, Chilmark) dedicate **30% to housing trusts**; Nantucket uses a \$6.5M override instead.
- I. Debate on whether funds should go to a municipal housing trust or be used flexibly by the town.
- J. Committee consensus to specify allocation to the housing trust for clarity and accountability.
- K. Goal is to ensure funds count toward state affordable housing requirements (under 80% AMI).

8. Adjournment

- A. There being no other business, the meeting was adjourned at 5:30 pm.
- B. Next meeting is scheduled for Monday, July 28, 2025 via Zoom.