

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.