

Town of Tisbury
Tisbury Affordable Housing Committee
Meeting Minutes
Tuesday, August 12, 2025 at 4:00pm

Members Present: Victor Capoccia, Chairman, Anne McDonough, Vice Chairperson, Jean Hay, Elaine Miller, Henry Nieder

Members Absent: Dan Seidman

Others Present: David Vigneault, DCRHA

1. CALL TO ORDER

Chair Victor Capoccia called the meeting to order at 4:05 pm. (discussions have been summarized and grouped by clarity and brevity)

2. INTERNAL COMMITTEE BUSINESS

- All Committee members have been sworn in
- Elections were held:
 - 1). A motion was made by Henry Nieder to nominate Victor Capoccia as Chairperson which was seconded by Anne McDonough. There being no discussion, Victor Capoccia was elected unanimously as Chairperson.
 - 2). A motion was made by Victor Capoccia to nominate Anne McDonough as Vice Chairperson, seconded by Jean Hay. There being no discussion, Anne McDonough was elected unanimously as Vice Chair.
 - 3). Jean Hay was nominated by Victor Capoccia, seconded by Elaine Miller and there being no discussion, was appointed unanimously by the committee as the representative to Community Preservation Committee (CPC).
- Victor will draft letters to appropriate people regarding the election and appointments
- George Eli resigned his position as a committee member. There was a discussion about ways of identifying potential candidates and encouraging them to apply to the Select Board
- The web site will be updated and letters will be sent to relevant parties regarding the elections and appointments.

3. OLD BUSINESS

A. Cat Hollow

The development was approved by the Martha's Vineyard Commission but the zoning board has the next decision. After some discussion it was voted on unanimously to send a letter to the ZBA supporting the IHT mixed-income housing proposal which will be drafted by Victor.

B. Short Term Rental Analysis

The short term rental analysis is still pending, with discrepancies in reported numbers between state data (766 units) and other sources, as the state's cumulative count includes all registrations since 2019.

C. Housing Production Plan (HPP) Strategy Review

The Committee reviewed and discussed the draft recommendation in the Housing Production Plan (HPP), focusing on strategies to strengthen town capacity for housing creation and reducing regulatory barriers.

4. TOWN LAND ASSESSMENT FOR HOUSING

The committee discussed identifying and evaluating town-owned land for affordable housing Development. The commission had created a detailed map showing municipal properties, with many parcels under one acre, The Committee discussed doing site visits and to focus first on completing paperwork and technical assessments, including set back requirements And water/waste-water before considering site visits.

5. RENTAL ASSISTANCE PROGRAM EXPANSION

David Vigneault explained expanding rental assistance programs, focusing on increasing the Income and rent thresholds to 120% to attract more participants and landlords. David explained that towns like Oak Bluffs and Chilmark have implemented pilot programs at this level and he clarified that rental assistance was the main focus of the discussion. Any expansion beyond the current 100% CPC funding would require a town warrant article and Victor suggested scheduling a future meeting to review in more detail.

6. OTHER BUSINESS

There were some expressed concerns about the limited time allocated for committee Meetings in order to discuss important issues. Emphasis put on the importance of reviewing the HPP draft together and aligning with other boards to to ensure a unified approach, The need for coordination and relevant committees to prioritize cost reductions in housing production and address any misunderstandings about the town's direction on housing policies.

Next meeting of the TAHC will be hTuesday, September 9, 2025 at 4:00pm

7. ADJOURNMENT

Meeting adjourned at 5:30pm

