

**Town of Tisbury**  
**Tisbury Affordable Housing Committee**  
**Meeting Minutes**  
**Tuesday, October 7, 2025, at 4:00pm**

**Members Present:** Victor Capoccia, Chair, Anne McDonough, Vice  
Chairperson, Jean Hay, Henry Nieder, Dan Seidman  
**Members Absent:** Elaine Miller  
**Others Present:** David Vigneault, DCRHA

**CALL TO ORDER**

Chair Victor Capoccia called the meeting to order at 4:00pm. (discussions have been summarized and grouped by clarity and brevity)

**NEW BUSINESS**

- Motion to accept minutes of September 8, 2025, accepted unanimously by the committee
- Discussion on the STR rental study
- Update on the transfer tax letter supporting its continuation, with a hearing scheduled at the State House

**RENTAL ASSISTANCE**

- Presentation of an 18 month pilot program aimed at converting short-term rentals to long-term rentals managed by DCHA
- Motion made by Anne McDonough, seconded by Jean Hay and voted yes unanimously to support the Tisbury Assistance Pilot Program, dated October 7, 2025.
- Detailed discussion about subsidies, income brackets (80, 100, and 120 % of the median income) and the financial implications of each tier for landlords and tenants.
- Concerns regarding whether landlords would prefer to rent to individual at the higher income brackets, which may inadvertently disadvantage those at 80%
- Importance of compliance measures for short term rentals and the potential partnership with companies that specialize in monitoring and compliance work.
- Need for adequate marketing and ensure the program is appealing to landlords.
- Funding sources discussed including CPC dollars, town contributions and potential policy changes estimated 181,000.00 potential from 36 unregistered STRs

- Motion made by Ann McDonough, second by Jean Hay and passed unanimously by the committee to send the proposal to the Tisbury Municipal Housing Trust and the SB for follow up and implementation.
- Motion made by Ann McDonough, seconded by Jean Hay and passed unanimously by the committee to request a joint meeting of the Tisbury Affordable Housing Committee, Tisbury Municipal Housing Trust and Tisbury Select Board s to discuss follow up and implementation detail

#### Other Business

- HPP is in the final draft. Further discussion to be scheduled for November or December agenda
- Next meeting scheduled for Monday, November 10, 2025 at 4:00 pm

Meeting Adjourned at 5:25 pm.