

**Town of Tisbury**  
**Affordable Housing Committee (AHC)**  
**Wednesday, May 25, 2022, 4:00 PM**  
**By Zoom Due to the Covid-19 Pandemic**

Members: Chair – Dan Seidman, Abbe Burt, Jean Haye, Elaine Miller  
Others: CPC - Heidi Dietterich, The Resource Inc. (TRI) - Melissa Vincent, Executive Director,  
Dukes County Regional Housing Authority (DCRHA) - David Vigneault, Executive Director  
Recorder (Former) - Marni Lipke, Recorder - Teresa Kruszewski

**CALL TO ORDER**

The meeting was called to order at 4:07 PM. *(Discussions have been summarized and grouped for clarity and brevity.)*

**NEW BUSINESS**

• **The Resource, Inc.** Melissa Vincent was requesting, through the Tisbury Municipal Housing Trust (TMHT), funding to support the Housing Rehabilitation Program. Two applicants that were Tisbury residents, could not be helped because of the financial income limitations on the existing programs. Ms. Vincent created a program six years ago using Community Preservation Committee (CPC) funding; Oak Bluffs and Edgartown have funded 28 projects with this program, serving people within the 81 - 99% median income levels; Tisbury has not opted into this program.

This money, Preserving Affordability with Loan Support (PALS), is deed restricted for 15 years; the rehabilitation funding would be returned in full if the property was sold before then. The cost per project was between \$30,000 and \$40,000 based on increased labor and material costs; Ms. Vincent suggested this be as a pilot to test this program for Tisbury residents. She said it was challenging to come to the Town of Tisbury, but the people she was serving were in true need and didn't believe the client/s could wait another year. Approved funding would first support the roof replacement; remaining funds would go to the second applicant.

Chair Dan Seidman was uncertain if there was a limit on the TMHT that could prevent this to occur; he would follow-up as well as find out the current balance.

**Discussion:**

- Members were concerned about the 15 year period, however they were all in agreement the goal was to keep people on the Island.
- TMHT was a combination of CPC funds and other Town funds; the accountant would have the breakdown. CPC was interpreted differently in Tisbury than other towns.
- A suggestion to use \$50,000 that was separated out at Town meeting from CPC could be used now, and to place a warrant article for the Annual Town Meeting next year.

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- It would take too much time to build the fund, use the available funds now to apply to this program; some said to hold off and let the fund build.

• ELAINE MILLER MOVED TO MAKE A REQUEST TO THE TISBURY MUNICIPAL HOUSING TRUST FOR \$50,000.00 OF FUNDS TO APPLY TO THE HOUSING REHABILITATION PROJECT; JEAN HAYE SECONDED; MOTION PASSED; 3 AYES, 1 NAYS, 0 ABSTENTIONS: JEAN HAYE—AYE, ELAINE MILLER—AYE AND DAN SEIDMAN—AYE. ABBE BURT—NAY.

★ Chair Seidman thanked Marni Lipke for her years of service and wished her well as she stepped into retirement. Members wished her all the best; Ms. Lipke thanked everyone for their work and said she would be available for consultation and history.

**TOWN COMMITTEE/BOARD REPORTS/UPDATES**

- **Tisbury Municipal Housing Trust**
  - Independent Administrative Position Update
- **Community Preservation Committee (CPC)**
- **Board of Selectmen**
- **Planning Board**

Elaine Miller said the meeting with the Master Plan Steering Committee was tomorrow.

**OLD BUSINESS**

- **Housing Production Plan (HPP) Report**
- **Island Housing Trust Update (IHT)**
- **Dukes County Regional Housing Authority (DCRHA) Update**

Kuehn's Way Apartment Project had a second information session scheduled for May 26, 2022 at 12:00 PM; additional information meetings for town employees could be set. Demand and interest was extremely high with the application due date of Friday, June 17, 2022 at 5:00 pm. The lottery selection date has not been listed at this time; October move-in was anticipated.

The Ribbon Cutting for the Old Courthouse Road in West Tisbury would be held on **Monday June 6, 2022**. IHT had two big projects coming in the next year: one in Oak Bluffs and one in Edgartown.

Members asked what the AHC could do for the CCMVHB moving forward? Ms. Miller said information for the next steps would be available in the newspapers; the website would have all the updates (<https://www.ccmvhb.org/>).

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- **Islandwide Affordable Housing Update**
- **Harbor Homes Update**
- **Town Owned Property Development**
  - Identify All Possible Locations
- **Martha's Vineyard Housing Bank Update**

**INTERNAL COMMITTEE BUSINESS**

- **Committee Vacancy**
- **Next Meeting**

June 22, 2022 at 4:00 PM.

- **Minutes (3/23/22)**

• *ABBE BURT MOVED TO APPROVE THE MARCH 23, 2022 MINUTES; ELAINE MILLER SECONDED; MOTION PASSED UNANIMOUSLY; 4 AYES, 0 NAYS, 0 ABSTENTIONS: ABBE BURT—AYE, JEAN HAYE—AYE, ELAINE MILLER—AYE AND DAN SEIDMAN—AYE.*

**TOPICS NOT REASONABLY ANTICIPATED BY THE CHAIR WITHIN 48 HOURS OF THE MEETING**

**ADJOURNMENT**

• *ABBE BURT MOVED TO ADJOURN AT 4:58 PM; JEAN HAYE SECONDED; MOTION PASSED UNANIMOUSLY: 4 AYES, 0 NAYS, 0 ABSTENTIONS: ABBE BURT—AYE, JEAN HAYE—AYE, ELAINE MILLER—AYE AND DAN SEIDMAN—AYE.*

**Documents on file:**

- Tisb. Aff. Hous. 5-25-22 Agenda.pdf

**Actions:**

- Chair Seidman would find out if there were cap restrictions for the TMHT as well as the current balance.
- Chair Seidman will talk with the Town IT Department on steps to update the AHC webpage as the information was outdated, including the regular postings for the Agenda and Minutes.

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Dan Seidman – Chair

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Date

***APPROVED SEPTEMBER 28, 2022***