

West Tisbury Affordable Housing Committee Minutes of August 10, 2026

Virtual Meeting via Zoom

Committee members present: Kim Angell, Jeffrey DuBard, Sebastian Hiatt, Kanta Lipsky, Ivory Littlefield, Matt Merry, Kate Guiney (admin)

Also present: Keith McGuire (Island Housing Trust)

Meeting called to order 6:03 pm.

RRKH invoice not voted on; needs confirmation it belongs to AHC.

Kanta moved to approve the minutes of 7/28 as written. Ivory seconded. Roll call vote unanimous.

Heritability: Three options were put to the committee (below).

1) May Inherit with these restrictions:

Beneficiary must occupy home full-time (a minimum of 10 months/year)

Beneficiary must be gainfully employed in Dukes County or have proof of subsidy

Beneficiary may not own another home (anywhere)

Beneficiary's AMI must fall at or below the maximum AMI currently served in West Tisbury

2) May inherit, subject to the following restrictions:

1. The beneficiary must occupy home as their full-time, primary residence for at least ten (10) months of each calendar year.

2. The beneficiary must either:

- Work full-time within Dukes County; or
- Have reached an established retirement age and receive income primarily from retirement benefits and/or Social Security.

3. The beneficiary must demonstrate that they have continuously resided and/or been employed on Martha's Vineyard (Dukes County) for at least the two (2) consecutive years immediately preceding the transfer of ownership. Such residency and/or employment shall be established through documentation reasonably acceptable to the trustee or other administering entity.

4. The beneficiary may not own, individually or jointly, any other residential real property anywhere.

5. The beneficiary's household income may not exceed the highest Area Median Income ("AMI") limit then applicable to affordable housing programs being administered or supported by the Town of West Tisbury at the time of inheritance.

3) Beneficiary may inherit but must meet the same income restrictions outlined in the original covenant (i.e., if the original buyer qualified at 100%, beneficiary must also qualify at 100% or lower).

All would require a cap on resale value as calculated in original covenant.

None would apply to Habitat Homes or homes developed using CPA monies.

Jefrey made a motion to adopt Option 2 for the covenant, Ivory seconded.

Option 2 differs from Option 1 in that it requires inheritor to have lived in Dukes County for two years preceding inheritance. The rationale for the residency requirement is community continuity—an inheritor can't parachute in. Limitations: What if someone had been at college? What if someone was financially compelled to leave the island but inheritance would allow him to move back? If the property were denied the inheritor on the basis of residency, wouldn't it then have to be sold to someone meeting the same 2-year requirement?

Jefrey withdrew his motion and made a motion to approve Option 2 with the time restriction changed to 12 consecutive months. Matt seconded. Roll call vote: Matt—nay, Kanta—nay, Sebastian—nay, Ivory—nay, Kim—nay, Jefrey—aye. Motion did not pass.

Matt made a motion to adopt Option 2 minus the 2-year restriction. Roll call vote: Matt—aye, Kanta—aye, Sebastian—aye, Ivory—aye, Kim—aye, Jefrey—abstaining.

Keith McGuire of Island Housing Trust (IHT) confirmed that West Tisbury is able to confer preferences on four units at 401 State Road (Edgartown will receive another unit up to 100% AMI). The Committee must submit its written wishes to IHT. Two of those four units, at most, can receive Town *employee* preference; this preference would remain in perpetuity. Jefrey proposed one 1-bedroom and one 2-bedroom for employee preference. Sebastian agreed. The other two units already have a WT-resident preference and do not require a Committee vote.

Sebastian made a motion that the AHC confer WT employee preference on one 1-bedroom and one 2-bedroom unit. Jefrey seconded. Roll call vote unanimous.

Keith said current suggestions for renaming 401 State Road were “Lambert’s Corner” and “Manaquayak Corner.” Manaquayak was rejected because permission from the Wampanoag tribe would take a long time to secure. Lambert’s Corner was determined to be too bland. It was decided to solicit naming options more widely and return to naming at a subsequent meeting.

Keith presented the marketing and rent-up schedule for 401 State Rd:

August 4, 2026 - Informational website live- PAST DUE

September 8, 2026 - Lottery Information Live

September 8, 2026 - AFHMP Activities

September 23, 2026 - Lottery Applications open

October 1, 2026 - Informational Session I - Evening

November 7, 2026 - Informational Session II - Morning
November 22, 2026 - Application Deadline
December 9, 2026 - Lottery
December to March- Leasing

He expected slight adjustments to the schedule, but the contractor is confident the development will be ready by the end of January; tenants can take residence between February and March. Framing is complete, windows are in, they're currently installing HVAC, electric, plumbing, and septic. Keith noted The Community Builders will be monitoring agent.

In another matter, Keith mentioned that Cynthia Aguilar, who had earlier wanted a Town affordable covenant on her property, now planned to give her property to IHT for a 99-year lease. Her existing covenant with the DCRHA is incompatible with the Town's (current) covenant. The DCRHA will remove its covenant if AHC consents to her donating to IHT. Jeffrey mentioned that since Cynthia had sought a covenant before and the Town covenant changed as of this meeting, as a courtesy the AHC should let her know about the change.

Jeffrey made a motion that the AHC sign a letter for the IHT stating that the ground lease is an acceptable substitute for Aguilar's existing covenant. Ivory seconded. Roll call vote unanimous.

In the meantime, Jeffrey will reach out to Cynthia about the new covenant terms.

Lease to Locals (L2L): Kanta updated that she and Kim have had two meetings with Placemate. Kim provided a quote for the press release, which was sent out; Placemate received photos from AHT and has launched West Tisbury's page; the *Vineyard Gazette* ran an article; and we already have a potential match between a tenant and landlord.

Seasonal Communities Fund Grant: Kim reported that the Executive Office for Housing and Livable Communities (EOHLC) is offering grants of \$68k. Last year, \$129k was available, but due to a short application period, the AHC let IHT apply instead. Kim queried the EOHLC about potentially allowable uses: L2L or purchasing year-round restrictions on existing houses. Year-round deed restrictions are allowable, but realistically none could be bought for \$68k. EOHLC had questions about L2L, but in her query Kim hadn't been able to communicate that the program is up and running and the Town has already allocated money; the \$68k would be supplemental. The AHC has until 8/28 if it would like to apply. The money must be spent by August 2027.

Jeffrey suggested using the money toward pre-development expenses such as surveying the Stoney Hill lots. Keith proposed the AHC apply for the money to offset Affordable Housing Trust (AHT) money already allocated; the Town would apply through Jen Rand.

Kanta moved to ask IHT to facilitate applying for the Seasonal Communities Fund grant via Jen Rand in order to decrease the amount of money that AHT will be putting into 401 State Road. Ivory seconded. Roll call vote unanimous.

Kanta moved to adjourn. Ivory seconded. Roll call vote unanimous.

Meeting adjourned 7:14 pm.