Affordable Housing Committee Meeting 10/20/26

Members present: Kim Angell, Michael Colaneri, Jefrey DuBard, Sebastian Hiatt, Ivory Littlefield, Matt Merry, Kate Guiney (admin)

Also present: Keith McGuire, Laura Silber, Maria Ventura

Michael moved to approve invoices 2043 for $3,944.84, 01 for $135, and 37329 for $1,309.84 . Jefrey seconded. Roll call vote unanimous.

Michael moved to approve the minutes of 9/8/26. Sebastian seconded. Roll call vote unanimous.

Lease to Locals: Sebastian asked about AHC input into Lease to Locals advertising and expressed interest in attending the next check-in meeting, if possible. Kim reported activity to date: three separate placings of families or individuals.

DCHRA: Maria Ventura explained the DCHRA board, for which WT needs a new representative, is a policy and governance body; it meets once monthly. She compared it to JAHG—an opportunity to convene and discuss what's occurring in each town, give updates on units, support each other. Once the DCHRA board has formally accepted Rise Tierney's resignation, it will notify the Town who can then appoint a new member. Kim noted as an aside that the AHC itself is short a member and this opening, too, should be announced on the Town website. Maria said her current focus was expanding the rental assistance program, for which she's working on outreach. Michael suggested the AHC review the current Town-DCHRA MOU, amending it or reapproving it, since DCRHA is monitoring agent on most Town projects and performs income qualifications and lotteries where needed. Jefrey expressed interest in attending the next DCHRA board meeting 10/28 at 4pm, though he didn't commit to representing the Town.

Planning Board (PB): PB is open to AHC's involvement; to formalize this, Jane Rossi sent language for approval to include in the Zoning Bylaw. Matt asked if the new policy is for AHC to obtain information on proposals or to have it weigh in on what it feels should happen. He felt developers should bring proposals to the PB first before the AHC comments. Jefrey hoped the policy allowed for closer collaboration between the PB and AHC. He was concerned that a recent proposal had a large acreage disparity between the affordable and market rate-lots.

Matt felt in early stages, developers want control in finding an affordable buyer. His concern was that the AHC not be intrusive. Kim said she understood the idea to be that the AHC communicate affordability options for developers. Ivory agreed the AHC could acquaint developers with Town affordability regulations rather than direct developer activity. Would the AHC therefore want a certain amount of notice on applications? How involved did the AHC want to be?

Michael felt the Town must give clear guidance to developers around affordability. He proposed reviewing the bylaw and drafting guidelines and recommendations for developer use at the outset. Jefrey quoted review procedures for the current Zoning Bylaw:

The Planning Board shall transmit the site plan application to such boards, agencies, committees, and officials as the planning board may deem appropriate. These boards, agencies, committees, and officials shall report their finding and recommendations to the planning board within 30 days. Failure to respond within 30 days shall be deemed to constitute no objection to the application.

Kim said the AHC seemed to need more time to discuss the issue. Michael agreed, but said in the meantime the AHC should vote on language provided by the PB.

Michael moved to approve the language from the Planning Board. Jefrey seconded. Roll call vote unanimous.

Callie's Corner: Keith said The Community Builders (TCB) are organizing the site's lottery and application process. IHT has sent all forms to MA Housing (who hold the IHT's mortgage). He confirmed that per Seasonal Communities, two units are earmarked for Town employees. TCB hopes to open applications October 28. The website is almost live, and they intend to hold a public information session at the West Tisbury Library. The last date for applications will fall in December. The contractor expects completion in January, so TCB is planning, conservatively, for a date in March. An announcement for Callie's Corner will go out next week.

The overall project is 43% complete. Rough HVAC is finished, as is rough electric and rough plumbing. Stormwater and septic are 75% complete. Planting will occur before it gets too cold. Keith mentioned the PB wanted to change the site's address to Lambert's Cove Road because this is where the driveway is located. IHT asked that the address not change until the construction loan converts to a permanent loan.

Keith also reported that due to a shift upward in island incomes—which moves the median—rents based on even 80% AMI are no longer affordable. MA Housing has determined that rather than use HUD data it wants rents lowered; otherwise, units won't fill and funds won't be recouped for the mortgage. Laura said this issue arose with the MA Housing Secretary when the Secretary visited on September 15; MVC is pursuing the matter, asking for a different scale for seasonal communities due to disproportionate rent relative to the value of units.

Matt asked whether difficulty was likely in renting Callie's Corner units due to rental opportunities at Tackenash and Meshacket. Keith said the desirability of the neighborhood and the apartments themselves make it unlikely. Demand on-island is high (300 applications for Meshacket). Laura said that Aquinnah is currently exploring ways to mitigate costs for tenants at Carl Widdiss Way through solar panels and town snow-plowing. Actual rents can't change as set

by MA Housing, but tenants have vacated due to costs. Ivory asked whether going forward it was feasible to keep Town units at an even lower AMI, say 60%. Keith said he'd look into it.

Keith is currently putting together an application for reimbursement to submit to the Affordable Housing Trust (AHT). Kim said the AHC would meet with him before the next AHT meeting but also needs to involve the Select Board. Michael said as procurement officer, Jen Rand set up finances so that Town money was the last into the project. Keith explained that he, Jen, and Chelsea had spoken and agreed that because the second CPC grant is bonded, it made sense to use this last as it pays interest as soon as it's pulled down.

Foreclosure clause in covenant: Kim said that per Jeannie Ogden, language stipulating a covenant dissolves in the event of foreclosure is no longer required by lenders. Isabelle Lew has asked whether the AHC therefore wants to remove that clause and also retain first right of refusal and inclusion of a $1 lien as a mechanism for notification. Sebastian asked whether Jeannie had clarified that the foreclosure clause still isn't required even if the lending bank sells the loan to a different lender. Kim said Jeannie had specified that Freddie Mac no longer requires the clause. Jefrey wondered whether the clause's absence will affect loan terms. Jeannie said what impacts rates is PMI credit. Matt asked where the Town gets funds if it must buy a foreclosed house. Michael said in two prior cases, IHT stepped in, but the Trust generally had money for restricted properties at max resale value and hasn't had to go to Town Meeting.

Michael made a motion to inform Isabelle Lew that the Town would like to retain first right of refusal, a covenant should persist in the case of foreclosure, and the $1 lien should be retained. Sebastian seconded. Roll call vote unanimous.

Kim raised that given the new heritability clause, isn't it likely that current covenant holders will want to re-sign? Michael said in this case, the change should largely be the convent-holder's expense, with the Town paying just a portion of it.

Website page: The website page continues to need updating and rearranging. Kate said unfortunately, layout is hindered by site options. She recommended looking at both the Energy Committee and Climate Advisory Committee webpages to see how these handle layout.

Affordability Information Session: Sebastian and Jefrey hope to be able to present at the next meeting. Michael suggested ADUs be included in any discussion; affordability restrictions no longer apply, but ADUs require year-round tenancy/occupancy and can be a rental opportunity.

Jefrey motioned to adjourn. Michael seconded. Roll call vote unanimous.

Meeting adjourned 7:17 pm.