

Affordable Housing Committee Minutes 9/8/26

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

Also present: Laura Silber (Martha's Vineyard Commission)

Meeting called to order 6:01 pm.

Invoice 2027 Placemate one-time launch fee \$10,000

Jeffrey moved to approve Placemate invoice 2027 for \$10,000. Kanta seconded. Roll call vote unanimous.

Kanta will meet with Kai and Colin Frolich of Placemate on 9/11/26. Michael asked that she request Placemate billing be made as clear as possible.

Laird check for \$2,000 for Lease to Locals incentive

Kanta moved that Diana Laird be paid her first installment of \$2,000 of her Lease to Locals landlord incentive. Sebastian seconded. Roll call vote unanimous.

Kim clarified that landlords receive half their incentive at lease-signing and half at conclusion of the one-year lease. Placemate conducts a 6-month check-in to ensure compliance.

Minutes 8/25/26: *Michael moved to approve the minutes of 8/25/26 as written. Ivory seconded. Roll call vote unanimous.*

Letter to Land Bank: Jeffrey said the letter's goal is that the Land Bank focus more explicitly on its commitments to affordable housing with any large land donation. It asked that affordable housing committees be included prior to final donation transactions.

Sebastian asked for a definition of "significant property," and what percentage was targeted for an affordable set-aside. Matt recommended involvement of all 6 towns. Kim felt the letter should be shorter—one page. Michael suggested involving town Land Bank advisory committees who can then engage with the central committee. He felt affecting the central committee was most likely through a MA Legislature review of guidelines and process of the Land Bank legislation.

Ivory agreed the letter should be shortened and noted that affordable housing committees, if involved early, could relieve the Land Bank of all affordable housing responsibilities. Sebastian thought a concise invitation to the Land Bank using the five questions laid out in the letter would be most effective.

Matt said involvement of the State Representative and Senator would make any effort stronger. (Jefrey said he was in the process of scheduling a meeting with each.) Laura supported opening the conversation via whatever process, especially where houses would be torn down; perhaps affordable housing committees could have first right of refusal. She pointed to steps by the Nantucket Land Bank and to a recent experience with a donation on Chappy. The Land Bank could be urged to evaluate affordability potential more proactively.

It was decided that Jeffrey would shorten the letter and it would be presented to the WT Land Bank advisory committee.

Workforce Housing: Michael noted the Town hasn't developed workforce housing recently. The Town has around 100 employees; he'd like to see housing available for all including School, EMS, police, fire department. Laura said workforce housing was a major element of Community Scale's assessment of Town-owned lots around Great Plains Road; she meets with Community Scale on September 17. Michael suggested the Town also explore purchasing land on which to build a duplex or triplex. Kim suggested affordably restricted lots, available at lower cost. She noted the Affordable Housing Trust currently has about \$250k after paying out for 401 State Road, but the Town also voted for a housing stabilization fund that will receive 25% of short-term rental fees and could yield about \$160k per ½ year.

Laura said Chilmark had begun a buy-down program to capture units into permanent deed restriction—it's in early stages—so Kim may want to connect with Rebecca Haig. Nantucket also has control of 40 units that it leases to employees; it might be worth contacting the manager of that inventory (Kristy Ferantella would have info). Edgartown conducted a buy-down program 10 years ago through which they got about 8–10 properties. Kim said she would contact the relevant people regarding the above.

Public Forum on Homesite and Other AHC Programs: Jeffrey proposed a forum where AHC members could answer resident questions. Sebastian supported this and suggested the WT Library host. Kim noted the forum should be heavily promoted to ensure attendance, and added that the AHC webpage now has a great deal of information for residents; the Homesite guidelines are almost completed. Laura recommended an insert for the quarterly tax bill to publicize programs or the forum. Matt said the AHC could also undertake a separate mailing, something the Planning Board (PB) has done. Jeffrey and Sebastian will plan a forum focusing on Homesite lots.

Items Not Anticipated: Laura related there's been confusion with DRIs coming through the MVC for WT lots with an affordable housing mitigation requirement. The Town's subdivision bylaw requires 20% of lots in a subdivision to be affordably restricted per guidelines of the AHC but doesn't speak to lot-size parity. Currently, the PB refers a plan directly to the MVC. Is there a

process by which the plan could first pass before the AHC? Her concern is that the first opportunity for AHC input occurs at an MVC hearing. Other island town PBs automatically forward plans with affordability mitigation to their AHCs.

Jeffrey moved that the AHC send a letter to the PB asking for a procedure around projects that include affordability. Kim asked this be amended to a request that the AHC be put on the PB agenda; Jeffrey agreed. Michael seconded the motion. Roll call vote unanimous.

Matt requested the AHC draw up several points of discussion before the meeting.

Kim cannot chair Tuesday, Sept 22. It was decided not to convene.

Action items:

- Kim will email Rebecca Haig, Kristy Ferantella, Edgartown AHC
- Jeffrey and Sebastian will plan forum
- Kate will request a meeting with PB to discuss subdivision protocols

Michael made a motion to adjourn. Kanta seconded. Roll call vote unanimous.

Meeting adjourned 7:28 pm.