



Town of West Tisbury
Community Preservation Committee
P. O. Box 278
West Tisbury, MA 02575
(774) 447-9458

revised application
rec'd 9/17/26 11:02 AM
original rec'd 9/15/26

ELIGIBILITY APPLICATION

Due no later than 12:00 noon on Thursday, September 17, 2026
Submit one hard copy to the CPC office and one pdf to cpa@westtisbury-ma.gov
(Please rename the file when saving to include the project name)

Applicant: Dukes County Regional Housing Authority

Co-Applicant (if applicable):

Project Name: Rental Assistance

Project Location/Address: DCRHA administration of Town based RA is from our offices at 21
Mechanic St., Vineyard Haven.

CPA Category/Purpose (select all that apply):

Open Space ☐ Community Housing ☒ Historic Preservation ☐ Recreation ☐

Project Budget (if multi-year project, note current phase only):

Amount of CPC funds requested: \$ 80,000
Amount from other funding sources:
Total project budget: \$ 80,000

The Contact person for this project is: Maria Ventura

All correspondence should be mailed to: DCRHA, P.O. Box 4538, Vineyard Haven MA 02568

The Contact can be reached via phone at: 508-693-4419 or email at: maria@housingauthoritymv.org

This is a two page application. Please provide project information on the next page

West Tisbury Community Preservation Committee Eligibility Application Page two

Project Name: DCRHA Rental Assistance

Please provide a brief description of the project, including goals, community need, proposed timeline, and sources of financial sustainability for future maintenance. Include information on any endorsements from regional/town boards and community organizations. Please also include sources of additional funding included in the project budget. Attach additional sheets as needed.

The Rental Assistance (RA) program has a 24-year history of providing critical housing support to working households on the Island. The program uses market-rate rentals and Town CPA-funded subsidies to assist households that can contribute at least 50% of their rent.

This year's proposal requests level funding of \$80,000 for FY28, which would continue to support the 80% and 100% tiers for incomes and rents.

The Dukes County Regional Housing Authority (DCRHA) has also begun outreach efforts to attract additional landlords to the Rental Assistance program. This initiative is intended to address the ongoing shortage of year-round rental housing at various income levels on the Island and, ultimately, expand the pool of year-round rentals. Level funding would allow for the addition of 1 to 2 new subsidies at the 100% income/rent level.

Attached is a synopsis of DCRHA's Rental Assistance (RA) program.

Signature: Maria Ventura Date: 9/16/26

Thank you for your application. If you do not receive an email confirming receipt of your application please contact our office at (508) 696-0100 extension 120

DUKES COUNTY REGIONAL HOUSING AUTHORITY

PO BOX 4538, VINEYARD HAVEN MA 02568 PH. 508-693-4419 FAX 508-693-5710
DCRHA@HOUSINGAUTHORITYMV.ORG

RENTAL ASSISTANCE

Program Summary July 2027/ June 2028

Rental Assistance (RA) is funded through Community Preservation Act (CPA) funds from all six Island towns and is administered by the Dukes County Regional Housing Authority. RA offers homeowners tenant screening and contracted rental payments in exchange for year-round rental agreements. Island households that earn between 80% and 100% of the area's median income are eligible for rental assistance, with 30% or less of their gross income going toward rent.

Monthly Rent

The federally provided 80% and 100% Rents for Dukes County are used to determine RA contract payments. The tenant's portion of the rent, a minimum of 50%, is determined by the Housing Authority's household income certification and is paid directly by the tenant to the property owner/landlord; the balance of the rent, in the form of RA, is paid to the property owner/landlord by the Housing Authority. Rent is paid on the first of each month. Contract rents are determined annually, at least 30 days prior to the lease's anniversary date, by the property owner and the Housing Authority.

Security Deposit

Property owners may require that the tenant pay a security deposit equal to one month's contract rent. Security deposits are the landlord's responsibility and must be held in an interest-bearing account in accordance with MGL 186. Tenants are responsible for paying any security deposit, and the Housing Authority cannot subsidize this cost except in extreme circumstances and only if grant funding is available.

Tenant Screening & Selection

The Housing Authority can pre-screen eligible tenants for the property owners' selection by processing criminal background checks, income and bank account verification, and personal and landlord references. Tenant screening for suitability and final selection are the property owner's responsibility, and the Housing Authority encourages owners to follow the process used to screen potential tenants in the private rental market.

Unit Inspection

An inspection of the home or apartment by the Housing Authority must be scheduled and completed prior to enactment of a new tenant/landlord lease-up and upon annual renewal of RA, as arranged by all parties. The property owner/landlord is responsible for complying with any applicable town requirements for renting their apartment or home.

Documents

A lease is signed between the property owner and the tenant, and a housing assistance contract is signed between the property owner/landlord and the Housing Authority. The Housing Authority provides a Rental Assistance addendum for use by the property owner/landlord, along with copies of all lease materials kept on file by the Housing Authority. All agreements are subject to the availability of funding as reviewed within each town's committee process and voted on at Annual Town Meetings.

Program Representatives

The Housing Authority prepares the Rental Assistance contract documents and remains the Landlord's and Tenant's contact for as long as the RA supported tenancy is in effect. Annual administrative fees of \$750 per new subsidy and \$500 per existing subsidy, paid through each Town's annual Community Preservation Act funding for Rental Assistance, to help with the costs of document preparation, apartment inspection, tenant certification, and program administration.

*The mission of the DCRHA is to assist the 6 towns of Martha's Vineyard
with increasing the year-round housing opportunities for residents with low and moderate incomes.*

DUKES COUNTY REGIONAL HOUSING AUTHORITY

21 Mechanic Street · P.O. Box 4538 · Vineyard Haven, MA 02568

Phone: (508) 693-4419 · Fax: (508) 693-5710 · Email: dcrha@housingauthoritymv.org

Rental Assistance 09/15/2026 Snapshot	Tisbury	Oak Bluffs	Edgartown	W. Tisbury	Chilmark	Aquinnah	TOTALS
FY2027 CPC Awards*	\$130,000	\$128,000	\$150,000	\$80,000	\$75,000	\$50,000	\$613,000
FY27 Currently Committed	\$114,612	\$91,740	\$142,116	\$46,176	\$57,324	\$42,000	\$493,968
Number of Subsidies	11	10	11	4	4	3	43
Current Annual Average	\$10,419	\$9,174	\$12,920	\$11,544	\$14,331	\$14,000	\$12,065
Current Monthly Average	\$868	\$765	\$1,077	\$962	\$1,194	\$1,167	\$1,006
Current Income % Served	43%	48%	47%	47%	43%	43%	45%
Balance of FY27 Funding (May not include Admin Fees**)	\$15,388	\$36,260	\$7,884	\$19,824	\$17,676	\$8,000	\$119,032***
Potential Subsidies on \$9,000 average	(1)	(3-4)	(0)	(1-2)	(1-2)	(0-1)	(10)
Current DCRHA Waitlist***	106	77	69	35	12	4	303
FY27 Approved	\$130,000	\$128,000	\$150,000	\$80,000	\$75,000	\$50,000	\$613,000
FY26 Approved	\$130,000	128,000	150,000	\$66,000	75,000	\$50,000	\$599,000
FY25 Approved	\$110,000	\$120,000	\$140,000	\$50,000	\$50,000	\$38,000	\$528,000

While the figures above largely represent 80% of incomes/rent levels, this July saw the start of RA at the additional 100% income/rent level. As well Oak Bluffs is in the 3rd year of offering RA at the 120% income/level, which Chilmark has just begun offering and Tisbury is looking into.

* FY27 Rental Assistance was funded as of July 1, 2026 by each Island town through the Community Preservation Act surcharge and match. FY28 proposals and all future funding continue subject to each town's annual review of program use, need and funding availability, before presentation for vote at annual Town Meetings.

** Administrative fees of \$750 per new subsidy & \$500 per annual re-certification assist with income certifications, apartment inspection, and contract execution.

*** DCRHA's waitlist figures of need for rentals at 80% and 100% incomes are limited by renter awareness of RA options and regular recertification by DCRHA.

**** \$106,232 represents available funding in four towns currently. The number of subsidies available reflects FY27 funding levels, new subsidy household factors and admin fees which are split between two annual billings and may not be fully represented in a particular Snapshot.

9/15/2026