



September 2, 2026

MassHousing
Attention: Thomas Fitzmaurice and John Collins
One Beacon Street
Boston, MA 02108

RE: Essential Municipal Employee Preference

Dear Mr Fitzmaurice and Mr Collins;

Thank you for your continued support of West Tisbury's affordable housing projects as we create both affordable and attainable housing opportunities for our community. We look forward to implementing the Essential Public Sector Employee Preference under Section 32 of Chapter 150 of the Acts of 2024 (the Affordable Homes Act) as a Seasonal Community, to support our ability to continue providing necessary municipal services.

Dukes and Nantucket Counties are the only two counties in the state with a median home price over \$1 million, with our county at \$1.5 million current median home price. The exorbitant housing costs in West Tisbury and the lack of year-round rental inventory poses a substantial challenge in attracting and retaining qualified municipal employees.

The town has difficulty hiring for, and retaining, new positions due to the lack of stable, affordable year-round housing. This extends to our police , fire, emergency services as well as positions at the town hall.

West Tisbury is requesting 70% Local Preference on the 8 affordable rental units currently nearing completion at 401 State Road (to be re-named "Callie's Corner"), which would equal 5 units. Of those 5 Local Preference units , the Town requests two (2) units at 100% AMI be designated with "Permanent Municipal Employee Preference" : one 2-bedroom unit, and one 1-bedroom unit. We request that these Municipal Employee units be designated at initial occupancy and sustained throughout subsequent turnovers in perpetuity, as allowable under the Seasonal Communities Designation tools.

All affordable units and all municipal employee-designated units will support the demographically and economically diverse pool in accordance with applicable fair housing standards and the developer's marketing plan.

Below is a demographic profile of Dukes County relative to the Massachusetts Commonwealth:

Race and Hispanic Origin	Dukes County	Massachusetts
White alone	89.2%	79.4%
Black or African American alone	5.2%	9.5%



American Indian & Alaska Native alone	1.2%	.5%
Asian alone	1.4%	7.7%
Native Hawaiian & Other Pacific Islander alone	.1%	.1%
Two or more races	2.9%	2.7%
Hispanic or Latino	3.7%	13.1%
White alone, not Hispanic or Latino	86.5%	69.6%

Source: U.S. Census Bureau Quickfacts: Massachusetts

We look forward to working with you and MassHousing to support our year-round residents and municipal employee workforce.

We are happy to provide any additional information needed as you consider our request.

Respectfully,

Jennifer Rand

Town Administrator, Town of West Tisbury

Cc: : Margaux LeClair and Alyxandra Sabatino, EOHLIC