

The 2022/23 Guidelines: Town of West Tisbury Accessory Apartment Rentals

The Town of West Tisbury provides opportunity for the development of Accessory Apartments through special permits issued by its Zoning Board of Appeals. The Town’s Affordable Housing Committee provides annual monitoring of the specially permitted apartments including assistance by the Dukes County Regional Housing Authority with income certification and lease review for those apartments rented affordably. Additional information on the Zoning Bylaw and the special permit category of affordable rental is available at the Town Hall.

- Rental of apartments granted under Section 4.4-4 of the Zoning Bylaws are restricted to households earning no more than 80% of Dukes County median income (chart below).
- The Affordable Housing Committee requires proof of current income and recent tax returns as the basis of income certificate by the Housing Authority.
- The Affordable Housing Committee will maintain copies of the landlord’s lease, the tenant’s income certification letter and annually signed program affidavits on file for review upon request by the Town.

2023 Household Income Limits* (80% of Dukes County Area Median Income)

One Person	\$70,150
Two Persons	\$80,150
Three Persons	\$90,150
Four Persons	\$100,150

2023 Maximum Rent Limits*

	<u>Studio</u>	<u>1 Bedroom</u>	<u>2 Bedrooms</u>
With Utilities:	\$1,753	\$1,878	\$2,253
Split Utilities**	\$1,639	\$1,743	\$2,081
Without Utilities***	\$1,525	\$1,608	\$1,908

* Income and rent levels provided annually by the U.S. Department of Housing & Urban Development (HUD) and the Mass Housing Partnership (MHP).

** In order to charge the split utilities rental rate, the heating or electricity (not both) must be the utility shared with the primary resident. One example would be a tenant who pays a monitor heater fuel bill while sharing an electric service with the landlord.

*** In order to charge the rental rate without utilities, all utilities must be separately metered and billed in the name of the tenant.

*The West Tisbury Affordable Housing Committee
will review and finalize these guidelines.*

DUKES COUNTY REGIONAL HOUSING AUTHORITY

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*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.*