

Edgartown Affordable Housing Committee Meeting

Tuesday January 18, 2022 at 5:00 PM

Members in Attendance: Chairman Mark Hess, Tim Rush, Christina Brown, Christine White, Jason Mazar-Kelly, Melissa Vincent

Chairman Hess opened the meeting at 5:00 PM.

Minutes: Tim Rush moved to approve the December 7, 2021 minutes. Christina Brown seconded the motion and the motion passed unanimously.

Old Business:

Chasin/Litchfield lot update: The administrator explained that David Vigneault of Dukes County Regional Housing Authority (DCRHA) had been incorporating changes and suggestions made by the committee and was present to go over the current draft of the Quammox Way information packet.

Mr. Vigneault discussed the additions to the information packet such as a site map which will be the front of the packet. Mr. Vigneault also mentioned that MV Bank updated their home construction loan application which is included in the updated packet. Mr. Vigneault continued to update the Committee on the various aspects of the information packet/application. Mr. Vigneault also mentioned that MV Bank would be holding a homebuyers' information session for anyone interested in attending.

Morgan Woods:

Chairman Hess opened the discussion informing those present that the AHC tries to have a meeting with the management of Morgan Woods about once a year and because of various interferences (the pandemic etc.) this has not happened for some time. The Chairman went on to say that he appreciates the job that they are doing at Morgan Woods and the difficulty attached to running such an operation however, the Committee has a few questions they would like to ask given some things that have come up, as well as get their opinion on how things are going. The Chairman informed all in attendance that a couple of months prior he had taken a ride around the Morgan Woods property early in the morning due to some things that had been brought to his attention about the property.

Chairman Hess wanted to note that the appearance of the grounds and the buildings were excellent but he was astounded at the amount of cars on the property as well as work trailers and two abandoned cars. The Chairman continued to ask if they were having capacity issues with tenants overloading their units with people, do they allow trailers of those types and what is the situation with abandoned vehicles. Lucinda Perrigil responded to the question about capacity explaining that there are routine walk-throughs of the apartments to ensure that only those on the leases are living there, if this seems to not be the case Ms. Perrigil immediately issues a notice, they inspect the unit and they look for signs that indicate that unauthorized people are in the unit. Ms. Perrigil went on to say that with the commercial vehicles, the tenants are not supposed to

have them on site, however, more than a third of the tax credit units consist of tenants that are self-employed and have requested to have their work vehicles there as it is their main vehicle used therefore it became difficult to enforce that rule. Ms. Perrigil also mentioned that she does not often see trailers on the property but there is one unit that has one because the floors are being redone. The Chairman replied that he could appreciate the situation with the work trucks as long as there is no uproar within the association of tenants, the Chairman saw four trailers the day he went over attached to trucks so it was very clear it wasn't something for flooring and he just want to understand what covenants might be in place that might prevent that. Ms. Perrigil replied that she has not had any issues with parking on the property other than neighbors squabbling about who's spot is who's because they've been parking in a particular place for a series of years. Ms. Perrigil goes on to say that she has a folder where she has been collecting vehicle registrations to know whose car is whose as well as ensuring that there isn't a fleet of commercial vehicles on the property. Melissa Vincent asked if Morgan Woods limits the amount of vehicles per tenant household as she is aware that other places do this with their properties. Ms. Perrigil replied that there is no limit on the amount of cars per household. Ms. Rock commented that there is an abundance of parking on the property so they typically wouldn't establish rules like that unless there was an issue with tenants not being able to park, they would address it at that time. Ms. Rock went on to say that if there are unregistered vehicles on the property they will be removed. Ms. Perrigil then explained a situation where she could not get a vehicle towed because of not being able to get a tow truck to come pick it up and the police could not assist because the vehicle was on the tenant's property and she was unsure what to do with the car. The Chairman responded that he wanted to reiterate the committee's appreciation for how they are running the property because it is quite an undertaking as well as thanking them for their responses to the questions asked but they need to keep working on these issues to the best of their abilities. Tim Rush asked how many has management sent out for violations in the past year. Ms. Perrigil replied that in the last year maybe they had four. Mr. Rush then asked what the hours were for the management office to which Ms. Perrigil replied nine to five, although because of Covid, there have been times where she worked from home. Mr. Rush continued to ask if there is a number on display on an office door and who answers that number when a tenant calls. Ms. Perrigil answered that there were two places outside the office where the number is listed and that she answers that number. Mr. Rush then asked about the rubbish situation at Morgan Woods. Ms. Perrigil replied that ABC picks up the trash there but sometimes it spills when they pick it up so they do have someone pick that up when it happens. Mr. Rush replied that every time he drives through there the rubbish is overflowing. Ms. Perrigil informed the Committee that there has been some illegal dumping from a local pizza place as well as other places that have been dumping into their dumpsters. There was discussion about potential solutions to this issue. The administrator asked about the resolution of the tow truck situation and the committee gave suggestions to how that could be resolved in the future. The Chairman thanked Ms. Perrigil and Ms. Rock for attending and answering their questions.

Meshacket Project Wastewater capacity increase: The administrator informed the Committee that there would be a Wasterwater Commission meeting that Thursday January 20th, 2022 to increase the wastewater capacity by ten bedrooms for Meshacket. The administrator encouraged Committee members to attend.

Municipal Housing Manager Discussion: The Chairman reviewed with the Committee the efforts to move the Committee and its administration to under the general umbrella of the town, where the town would pay for the administration through the general fund. The Chairman explained that for a multitude of reasons the Town does not feel, at this point in time, that they can take the steps requested. The Chairman was assured that the work that the Committee and the administrator does for the town is highly valued and although the Town cannot take on the financial responsibility at this time. However, the Trust is fully and legally capable of paying the administrator for all of the tasks that she has been doing. The Chairman plans to sit down with the administrator to discuss a more comprehensive compensation package. Jason Mazar-Kelly asked if given the Town's resistance to taking on financial responsibility of the position, is there another avenue to getting this approved. The Chairman explained that there is an extensive process that happens within numerous town departments to get these sort of things approved and unfortunately this particular situation may not have gotten the proper understanding and consideration that it should have. Mr. Mazar-Kelly commented that he was glad the Trust would be able to compensate the administrator properly in the meantime. The Chairman commented that the Trust has enough funds to fund the position for a few years so there is time to work it out. Mr. Rush asked if the administrator could please put it at the top of the agenda and not after an hour and a half meeting. The administrator agreed. The Chairman asked the administrator to plan a time to meet over the next couple of weeks to hash out the details of the position and compensation.

New Business: Tax lots discussion: Postponed

Correspondence: Demo Delays: The Committee unanimously voted to pass on 114 N. Water Street.

Next meeting planned for February 15th, 2022

The meeting was adjourned at 6:48 PM.

Respectfully submitted,

Arielle Faria