



TOWN OF EDGARTOWN
Community Preservation Committee
70 Main Street, P.O. Box 5158
Edgartown, MA 02539
508-627-6180

Date: 9.26.24

APPLICATION AND APPLICANT INFORMATION FORM

AMOUNT REQUESTED \$ \$150,000

Purpose (please check each that apply):

Open Space/ Recreation ☐ Affordable Housing ☒ Historic Preservation ☐

Sponsor Name: Dukes County Regional Housing Authority

Mailing Address: PO Box 4538, Vineyard Haven, MA 02568

Physical Address: 21 Mechanic Street, Vineyard Haven

Telephone: 508-693-4419 E-Mail: david@housingauthoritymv.org

Summary of Proposal:

Brief Description of Project: (You will be attaching a more detailed description as required in #1 on page 3)

Annual Request for ongoing

Rental Assistance at 80% Income & Rent maximums. Additionally, as discussed with town housing committees, this FY26 request adds a layer of subsidies at the CPA max of 100% income & rent.

List Sponsors (including, if applicable, governing Boards, Trustees, Directors, Management, etc...)

DCRHA Board of Directors and annual review and support by the Island's six town sets of committees

including affordable housing, community preservation, finance, select boards and town voters.

Supporting Town Committee(s) ("NA" if none) Edgartown Affordable Housing Committee

Submitter or Project Director:

Name David Vigneault Telephone# 508-693-4419

E-Mail david@housingauthoritymv.org

****This form is required with your application packet****

DUKES COUNTY REGIONAL HOUSING AUTHORITY

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

FROM: DAVID VIGNEAULT, EXECUTIVE DIRECTOR
TO: TOWN OF EDGARTOWN COMMUNITY PRESERVATION COMMITTEE
DATE: SEPTEMBER 27, 2024
SUBJECT: APPLICATION FOR **\$150,000.00** OF RENTAL ASSISTANCE FUNDING

The Dukes County Housing Authority (DCRHA) respectfully requests of the Edgartown Community Preservation Committee that the Town consider an appropriation of **\$150,000** in Fiscal Year 2026 funding for **Rental Assistance** for Town landlords and their tenants. This request increases the FY24 level of funding of \$140,000 and would allow for addition of two to three support situations at the new tier of 100% rent & income maximums being added this year in hopes of involving additional landlords while addressing the growing need by households at the higher income level.

Entering its 23rd year of existence, Rental Assistance (RA) has been fully funded through the Community Preservation Act processes of the six Island towns since 2010. Modeled on the federal housing voucher program, RA has provided landlords with contracted funding support of up to half of a rent based on incomes at 80% of Area Median Income (AMI) as supplied by Housing and Urban Development (HUD) on properties that meet basic health and safety standards. Tenants must have annually certifiable incomes at or below 80% of Dukes County AMI, have good references, and be able to pay at least half of the rent charged up to the 80% maximum. (Program description attached)

The FY25 award of \$150,000 towards Town RA allows for participation by an average of fourteen households at any point during the year, including two (2) to three (3) situations at the added 100% level. Currently, there are eleven (11) Town households averaging five (5) years of program participation and incomes at 45% of Dukes County AMI (roughly \$45,000 to \$75,000, depending on household size). The number of Town residents on the current DCRHA waitlist is ninety (90) of which forty-five (45) appear to have the requisite income needed should they unearth a year-round rental possibility. (9.19.24 Rental Assistance Snapshot attached)

The near total absence of year-round market rentals continues to buffet the Island's populace and economy with increasing numbers of households unable to arrange rentals, and their employers less able to maintain service levels. The Town's Affordable Housing Committee's Housing Heroes outreach campaign, along with the Oak Bluffs Pilot Program of RA for household incomes up to 120% AMI, joined with ongoing housing committee discussion across the Island regarding the addition of a tier at the CPA maximum of 100%. This year's proposal to the CPC combines the currently uncommitted FY24 funding of \$34,000 with the additionally requested \$10,000 to offer possible subsidies at both the new and current levels.

As always, the Housing Authority wishes to express its appreciation to the Edgartown Community Preservation Committee for its longstanding support of Rental Assistance. We look forward to discussing this year's addition of the 100% tier of support at your upcoming hearings. Thank you.

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RENTAL ASSISTANCE

Program Summary 2024/25

Rental Assistance is funded through Community Preservation Act funds from all six island towns and is administered by the Dukes County Regional Housing Authority. The program offers homeowners prospective tenant screening and contracted rent payments in exchange for year-round rental agreements. Island residents making less than 80% of median income for the area (\$100,550. for a household of four) are eligible for rental assistance when no more than 30% of their gross income goes towards rent.

Monthly Rent

The federally provided 80% Rents for Dukes County based Median Income figures are used in determining the contract rents. The tenant's portion of the rent, a minimum of 50%, is determined by Housing Authority household income certification and is paid directly to the property owners; the balance of the rent in the form of Rental Assistance is paid to the property owners by the Housing Authority. Rent is paid on the first of each month. Contract rents are determined annually at least thirty days prior to the anniversary date of the lease by the property owner and the Housing Authority.

Security Deposit

Property owners may require that the tenant pay a security deposit up to the amount of one month's contract rent. Security deposits are the responsibility of the landlord and must be held in an interest-bearing account accordance with MGL 186. Tenants are responsible for paying any security deposit and the Housing Authority is not able to subsidize this cost except in extreme circumstances and only as grant funding may be 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 by the Housing Authority is scheduled prior to enactment of a new tenant/landlord lease-up and upon annual renewal as agreed to by all parties. The landlord is responsible for satisfying any applicable town requirements for apartment rental.

Documents

A lease is signed between the property owner and the tenant, and a housing assistance contract is signed between the property owner and the Housing Authority. The Housing Authority provides a Rental Assistance addendum to be used by the property owner 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 tenancy is in effect. Annual administrative fees of \$500 per new subsidy and \$250 per existing subsidy assist 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.*

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

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Rental Assistance 09/19/2024 Snapshot	Tisbury	Oak Bluffs	Edgartown	W. Tisbury	Chilmark	Aquinnah	TOTALS
FY2025 CPC Awards*	\$130,000	\$120,000	\$140,000	\$50,000	\$50,000	\$38,000	\$528,000
FY25 Currently Committed	\$74,832	\$74,856	\$105,936	\$41,340	\$40,068	\$28,536	\$365,568
Number of Subsidies	11	9	11	5	3	3	42
Current Annual Average	\$6,803	\$8,317	\$9,631	\$8,268	\$13,356	\$9,512	\$9,315
<i>Current Monthly Average</i>	<i>\$567</i>	<i>\$693</i>	<i>\$803</i>	<i>\$689</i>	<i>\$1,113</i>	<i>\$793</i>	<i>\$776</i>
Current Income % Served	43%	48%	47%	47%	43%	43%	45%
Balance of FY25 Funding (May not include Admin Fees**)	\$55,168	\$45,144	\$34,064	\$8,660	\$9,932	\$9,464	\$162,432****
<i>Potential Subsidies on \$9,000 average</i>	<i>(5-6)</i>	<i>(3-4)</i>	<i>(2-3)</i>	<i>(0)</i>	<i>(1)</i>	<i>(1)</i>	<i>(15)</i>
<i>Current DCRHA Waitlist***</i>	<i>118</i>	<i>82</i>	<i>82</i>	<i>42</i>	<i>10</i>	<i>10</i>	<i>344</i>
FY25 Proposed/Accepted	\$130,000	\$120,000	\$140,000	\$50,000	\$50,000	\$38,000	\$528,000
<i>FY24 Approved</i>	<i>\$110,000</i>	<i>128,000</i>	<i>118,000</i>	<i>\$50,000</i>	<i>\$50,000</i>	<i>\$38,000</i>	<i>\$494,000</i>
<i>FY23 Approved</i>	<i>\$124,000</i>	<i>\$124,000</i>	<i>\$112,000</i>	<i>\$70,000</i>	<i>*\$50,000</i>	<i>*\$52,000</i>	<i>\$532,000</i>

* FY25 Rental Assistance was funded as of July 1, 2024 by each Island town through the Community Preservation Act surcharge and match. FY25 proposals and all future funding continues subject to each town's annual review of program use, need and funding availability, before presentation for vote at annual Town Meetings.

** Nominal administrative fees of \$500 for establishment of new subsidies and \$250 for re-certification of ongoing subsidies assists with tenant income certifications, apartment inspection, and contract negotiation, execution, and support.

*** DCRHA manages its waitlist under Fair Housing prescripts (including annual updates & culling) and 80% income limits. Therefore, DCRHA totals do not represent actual island need for year-round rentals at all income levels. Island Elderly Housing, Morgan Woods & Tribal Housing waitlists shed further light on need.

**** \$162,432 represents available funding in five towns currently. The number of subsidies available reflects FY24 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.

+ symbols indicate positive votes at 2024 Annual Town Meetings, to date.