

Edgartown Affordable Housing Committee Meeting
Tuesday December 4, 2018 at 5:00 PM

Members in Attendance: Chairman Mark Hess, Vice-Chairman Tim Rush, Christina Brown, Christine White, Nancy Trimper

Chairman Mark Hess opened the meeting at 5:00 PM

Minutes: Tim Rush made a motion to accept minutes from November 13, 2018. Nancy Trimper seconded the motion and the motion passed unanimously.

Old Business: Morgan Woods: Chairman Hess welcomed those in attendance from Morgan Woods to the EAHC meeting and asked them to introduce themselves to the Committee members present. Lucinda Perregil introduced herself first as she is the newest member to the TCB team. Ms. Perregil mentioned to the Committee that she was referred to TCB by the former property manager at Morgan Woods, Quinn Retmier whom she worked with at Island Elderly Housing where Ms. Perregil worked for the past four years. Ms. Perregil told the Committee that she trained with Ms. Retmier for some weeks and has been on her own as Morgan Woods property manager since mid-September. Eileen Rock introduced herself as the portfolio operations manager. Ms. Rock told the Committee that Morgan Woods is one of the properties in her portfolio and that she is John Economos' immediate supervisor and as Mr. Economos is soon to retire from his position she will be the new contact when he becomes unavailable. Chairman Hess explained that the general overview (of Morgan Woods) at this time is that Committee hears things from time to time from residents and the Committee asks that any complaints made be put into writing so that the committee can have a solid understanding of any given situation. Recently there was an issue regarding Morgan Wood's onsite rubbish issues which the Committee wrote a letter to Morgan Wood's management addressing these issues and the Committee received a satisfactory response from John Economos specifying that the issue was being dealt with appropriately. Chairman Hess asked if this situation was better and Ms. Perregil explained the issues and that there were repairs made to dumpsters in addition to having more frequent rubbish pickups and pest control that has been implemented. Christine White asked who they have taking care of the rubbish and Ms. Perregil replied that B and B Home Improvements takes care of any trash that ABC will not and that so far they have had good luck with this company. Ms. White then asked how many days a week they have the rubbish picked up to which Ms. Perregil replied that there was garbage picked up one day a week on Tuesdays. There are six dumpsters and then there is one recycling dumpster. Chairman Hess went on to ask about any tenancy issues or openings currently. Ms. Perregil replied that she had a handout with resent updates that included their tenancy information. Ms. Perregil's went on to say that because of the difficulty in finding a maintenance manager TCB decided to hire B and B Home improvements to do all maintenance work, she also stated that tenants seem to be happy about their work and they provide 24-hour service. Ms. Perregil also mentioned that Morgan Woods management reached an agreement with a tenant who works in law enforcement that will act as the eyes and ears of the management after hours and will be compensated by a rent reduction. Christine White asked if the Committee could be aware of the name of this individual which Mr. Economos replied John McCarron. Tim Rush asked what the hours of the new property manager were and what hours the office would be open to which Ms. Perregil replied 8:30 am to 5:00 PM. Mr. Rush then asked if tenants worked during these hours were they able to reach her through email and phone communication which Ms. Perregil replied yes and that she receives a lot of her correspondence with tenants this way. Ms. Perregil then went on to speak about a new way that tenants can pay rent and put in service requests or emergency requests to their website. Ms. Perregil then went through her hand out stating there were no openings right now and no planned evictions. The waiting list is at about 80

applications per unit (1, 2 and 3 bedrooms) and she gets about 7 new per week. John Economos stated that it is a several year waiting list. Ms. Perregil said that rental collection rate is very good and Mr. Economos stated that this property is in the top ten percent for rent collection amongst all of their properties.

Christine White inquired to the eviction policy for tenants at Morgan Woods regarding rent. John Economos replied to the question stating that there are standard expectations between tenant and landlord and Morgan Woods of course expects their tenants to pay rent on time. However, Morgan Woods also understands that extenuating circumstances sometimes come up and because of this they pioneered a program called Fresh Start. They will meet with tenants and do budgeting, referrals to places that might be able to assist them, they will work out payment plans and can even get them ahead of their payment schedule. Mr. Economos stated that this program has been a great success and that there have only been 2 evictions in the past 4 years. He also states that if a tenant gets evicted for failure to pay rent a tenant has to work at it as the company bends over backwards to help the tenant succeed. Ms. Rock stated for issues other than money that relate to eviction they are much more aggressive as there is a zero tolerance for drug violations, violence etc. Chairman Hess inquired to how the new smoking policy has worked out and if there were any violations that needed to be dealt with. Ms. Perregil replied that she has not had to deal with any smoking violations since she has been on board. Christine White asked the managers at Morgan Woods what their policy is regarding moving tenants from a formally qualified apartment, such as a 3 bedroom for a family that needs to downsize to a 1 bedroom after children have moved out. Ms. Rock replied the tenants would go to the top of the waiting list for the appropriate apartment for their needs. Mr. Economos stated that internal moving needs always take precedent over external. However, both Mr. Economos and Ms. Rock said the specifics depend on each case. Ms. Perregil then went over property improvements with the Committee.

Chairman Hess stated that he personally felt that he was happy with the update and that things seem to be working well at Morgan Woods. Mr. Economos mentioned that a lot of the trash issue was that management had cleaned out some basements and that they had created a lot of it by their own refuse removal but they have it all under control now.

Mr. Economos also mentioned that through a third party an opinion survey was done for the property and the results turned out well. Christine White asked if it would be possible to see the findings of this survey and Mr. Economos replied he would look into that.

The Committee discussed the availability of the office and who is available after hours for maintenance and emergency maintenance.

Christine White mentioned that at a previous meeting there was concern regarding coverage because the former property manager was often leaving the property for trainings and filling in at other properties. Mr. Economos replied that this would no longer be an issue as Ms. Perregil will not be filling in at other properties and will only be out occasionally for trainings.

The Chairman thanked the TCB representatives for their attendance and they exited the meeting. The Chairman requested the assistant that she send a note to the selectman explaining our update with Morgan Woods.

The Committee discussed policy regarding rental assistance. The general consensus is that the Committee deals only in bricks and mortar and does not subsidize rents.

Meshacket Update: The Assistant reviewed with the Committee that she was waiting for Doug Hoehn to finish and forward the new site plan for the Meshacket Property. Additionally, the assistant mentioned that after this was done Lucy would be speaking to relevant parties regarding the moth

conservation and acquiring a time line from town counsel for the title insurance. Once all of these things are finished then she will continue work on the RFP.

Meeting House Way subdivision: The Committee will not make any decisions regarding this property until the MVC makes relevant decisions.

Review of Potential land acquisitions: Town-counsel is currently looking into the titles for two land properties on the Committee's behalf. From there the two properties will be put on the town warrant articles. The assistant will see if town-counsel can word the article to leave the properties open for we-build or you-build.

The assistant mentioned to the Committee that she checked in with Akea from the building inspector's office regarding Mariner's landing project and she informed the assistant that the project was no closer to receiving the certificate of occupancy.

This assistant also mentioned she would be speaking with Adam regarding the website and letting the Committee know what is possible for the town site.

The assistant gave the Committee members certain deadlines for end of the year/beginning of the year projects.

New business: The next committee meeting will be held on December 18, 2018 at 5:00 PM. The Trust meeting will be the same date at 4:45 PM

Dates for January meetings will be held on the 8th and 22nd.

The Committee passed on demo delays for 147 South Water Street, 27 South Street, 8 Evelyn Ways and 284 Upper Main S.

The meeting was adjourned at 6:15 PM

Respectfully Submitted,

Arielle Hayes