

**Minutes of the  
DUKES COUNTY REGIONAL HOUSING AUTHORITY  
Board Meeting on September 25, 2024**

I certify that to the best of my ability to record and recall, these are the Minutes of the Meeting of the Board of Directors of Dukes County Regional Housing Authority ("DCRHA") held on Wednesday, August 28, 2024.

**Meeting called to order at 4:04 PM with a quorum of the board of directors, via roll call:**

Board present on Zoom: Mark Leonard, Vice Chair; Dan Seidman, Treasurer; Rudy Sanfilippo, Director (joined at 4:18 PM)

Board present in person at the Vineyard Housing Office: Ann Wallace, Chair; Rise Terney, Director

Absent: Jason Mazar-Kelly, Director; Lucy Morrison, Director at Large

Staff present in person at the Vineyard Housing Office: David Vigneault, Executive Director; Terri Keech, Finance Manager; Karin Kugel, Administrative Assistant

**Documents used during the meeting:**

August 28, 2024 Draft Minutes; Executive Director's Report; Financial Manager's Report; Rental Assistance Snapshot; Affordable Homes Act Sheet, MV Housing Needs Assessment

**Consent Agenda:**

August 28, 2024 Draft Minutes; Executive Director's Report; Finance Manager's Report; Rental Assistance Snapshot

**Motion:** Ann Wallace moved to accept the consent agenda without the Executive Director's report and with correction to the minutes. Seconded by Rise Terney.

**Roll call vote:** Ann Wallace: yes; Dan Seidman, yes; Mark Leonard, yes; Rise Terney: yes. Motion carried without dissent.

**Executive Director's Report / DCRHA Monitoring, Additions, and Capacity**

David Vigneault explained that the Housing Authority only has a monitoring role for a project when there are aspects that have to do with affordability or income eligibility. For larger projects requiring more staff, monitoring is billed based on billable hours rather than the regular small fee. David said that there's capacity for current monitoring needs but that if needs grow, additional staff hours may be needed.

*Rudy Sanfilippo joined the meeting at 4:18 PM.*

**Accessory Dwelling Unit (ADU) Law, Scope, and Schedule**

David Vigneault reported he and Ann Wallace attended a presentation about the Commonwealth's new ADU law. He explained that it's a zoning law that would go into effect February 2, 2025 and would mainly be a consideration for town planning boards, town counsel, and building inspectors.

*Action Item: David Vigneault will reach out to Laura Silber at the Martha's Vineyard Commission to recommend towns prepare for the new law in advance of its taking effect on February 2.*

### **Tenant Meetings**

David Vigneault reported he had been meeting with tenants who have more possessions than space to head off potential future issues.

### **Tenant Rent Collection and Actions**

David Vigneault reported that eviction was proceeding against a tenant who certified paperwork with false statements about household size and income. He also reported that two tenants had stopped paying rent and were not responding to requests to meet to set up payment plans.

### **Website Review**

David Vigneault reported the website is almost ready to share with the board.

*Action Item: David Vigneault will fact check content on the new website.*

### **Community Preservation Committee (CPA) Funding**

David Vigneault reported most applications for next year's CPA funding had gone out to the towns' Community Preservation Committees.

### **Town Reports**

**Chilmark:** Ann Wallace reported that Chilmark was considering prohibiting fractional ownership in the town, as fractional ownership is prohibited in Edgartown, Tisbury, and Oak Bluffs.

*Ann Wallace left the meeting at 4:55 PM.*

**Aquinnah:** Rudy Sanfilippo reported that he is the new chair of the affordable housing committee, as Mike Hebert had stepped down from that role.

**Oak Bluffs:** Mark Leonard suggested an Oak Bluffs hotel or private housing rentals might be an option to temporarily house Lagoon Heights tenants during the property's renovations.

The meeting adjourned at 4:59 PM.

**Next meeting is scheduled for Tuesday, October 29, 2024 at 4 PM.**

Respectfully submitted,

Karin Kugel  
Administrative Assistant