

DUKES COUNTY REGIONAL HOUSING AUTHORITY

ANNUAL REPORT, 2024

At the conclusion 2024, the Island could count among housing progress and successes the Island Housing Trust's completion of the Town of Aquinnah's Carl Widdiss Way Apartments, under DCRHA management since mid-year; the ground breaking of Edgartown's long planned Meshacket Rd. Apartments and Home Ownership being developed by IHT with Affirmative Investments, for which DCRHA will provide ownership marketing and lottery selection; passage of Governor Healy's significant Affordable Homes Act from which the real estate transfer tax (Housing Bank funding) was removed by the legislature which, however, did maintain the Seasonal Community designation, important to Island towns for the tools now available; significant Martha's Vineyard Commission reports and advocacy including the 2024 Housing Needs Assessment, the 2024 Zoning Analysis for Housing Solutions, and Housing Planner Laura Silber's work on many fronts including with the Seasonal Community Advisory Council; a successful Oak Bluffs pilot program of Rental Assistance for households with moderate incomes which DCRHA administers; two awards of homes by Habitat for Humanity of MV, for which DCRHA supplied model materials and completed income and asset certification; Edgartown's outreach to prospective landlords for the Rental Assistance program funded through town Community Preservation Act and administered by DCRHA; and ongoing development of needed rentals and ownership opportunities in Oak Bluffs, West Tisbury, and Tisbury.

DCRHA staff bring 50 years of collective experience to such housing development, data collection and rental and ownership offers when called on by town boards and committees, developers, Island organizations, property owners, and other constituents. Our rental waitlists, lottery agency, and management experience are utilized in initial planning and development efforts Island-wide. DCRHA staff undertake regular training offered by the State in applicant certification, tenant and property management, Fair Housing precepts, and other required and important aspects of our work on behalf of Islanders.

In 2024, the DCRHA managed 102 affordable rentals on 18 properties in all 6 Island towns including rent-ups to applicants from our waitlist beginning with those households of longest duration and proceeding forward till completed tenant certifications, apartment offers, housing policy reviews and unit inspections result in leases. Tenant certification and inspections occur annually for the life of the tenancy as does DCRHA's active management of related apartment and tenant needs. Rental Assistance funded by Town Community Preservation Committees and administered by DCRHA over its 23-year existence continues to provide between 50 and 60 market landlords annually with up to 50% of a restricted rent for qualified Island households. As a result of 2 years of discussion with Affordable Housing Committees, and in hopes of attracting new landlords, this year's funding applications by the DCRHA included a new tier of incomes and rents at the maximum allowed by the Community Preservation Act.

Since its establishment in 1986, DCRHA has been able to draw on many partnerships with town committees, Island non-profits, and other entities on-Island and off to the benefit of our rental properties and the Islanders who call them home. In 2024, such a partnership combined The Resource Inc (TRI) and their long service to Island households through their rehabilitation expertise and funding, with Cape Light Compact's (CLC) most recent efforts at decarbonization through the Cape & Vineyard Electrification Offering (CVEO), the result of five years of their solicitation and planning with the Department of Public Utilities.

TRI and CLC efforts were brought together at the Halcyon Way Apartments in West Tisbury, built in 2002 by Tucker Hubble with funding support from Good House, Tucker's partnership with longtime housing advocates, Nora and Tony Nevin. TRI and Island contractor Eric Skogstrom replaced all roofs, trim, windows and exterior doors. Rise Engineering, the experienced face of the CVEO program, added insulation throughout and worked with Island firms Nelson Mechanical Design for installation of efficient mini-splits, and Perry Electric for installation of a new property wide electrical service. In the final phase of Halcyon's conversion to energy and cost efficiency, solar panels and a conversion system was installed by Cotuit Solar. The Halcyon Way Apartments are now renewed and prepared to provide year-round and cost-effective housing for the next 22 years and beyond.

Island-wide, DCRHA provides income certifications and administrative assistance for town specific offerings such as multi-family density allowances, homesite subdivisions, accessory dwelling units, and demolition delay referrals. We manage developed rentals for the Island Housing Trust (IHT), act as lottery agent for IHT ownership offers, and actively partner with Habitat for Humanity of MV, Harbor Homes, the Housing Assistance Corporation, the County Manager's office, and others that assist with rent, utilities, emergency support and apartment rehabilitation for island tenants and their landlords.

DCRHA staff work daily with the many households in search of affordable rental and home ownership opportunities at its office at 21 Mechanic St. off State Road in Vineyard Haven as well as through email and phone communication. Portuguese translations continue to be arranged through the Community Ambassador Program and an individual contributor and are instrumental in both our website outreach and face-to-face efforts at the DCRHA office. For more information please call (508) 693-4419 or visit our newly revised and updated website at <https://housingauthoritymarthasvineyard.org/>. Our site is designed primarily around the needs of Islanders in search of rental and ownership opportunities, related housing assistance, and contact information for other organizations providing a range of supports for Island households.

The DCRHA Board of Directors and Staff:

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