

AFFORDABLE HOUSING TRUST
SPECIAL MEETING
PACKET

TUESDAY

MAY 11, 2021

1pm

To join the Meeting, click on the Zoom Link below:

<https://zoom.us/j/97935208019?pwd=VmFnMkltWjk2cWYreks4Ujc2K2pyQT09>

Meeting ID: 979 3520 8019

Passcode: 519632



TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays and Holidays)

RECEIVED

2021 MAY 05 PM 02:32
NANTUCKET TOWN CLERK
Posting Number:T 423

Committee/Board/s	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, MAY 11, 2021, 1:00PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (See Below) Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached). THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	ELEANOR W. ANTONIETTI LAND USE SPECIALIST
WARNING:	IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!

SPECIAL MEETING AGENDA FOR 05-11-2021

(Subject to change)

www.nantucket-ma.gov

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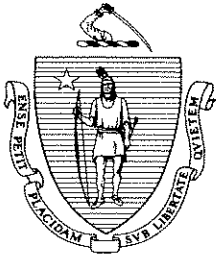
Passcode: 519632

Purpose: To discuss business as noted below. Electronic copies of the complete text, plans, application, or other material relative to each agenda item are available per request by email to ecantonietti@nantucket.ma.gov. Please email to request a paper copy and you will be given a time to retrieve from a Drop Box outside the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM. Access to the Planning Office is not permitted until Governor Baker's order is lifted to allow the office to be open to the public.

Trust Members: Brian Sullivan (Chairman), Brooke S. Mohr (Vice Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Allyson Mitchell, Dave Iverson

PLEASE LIST BELOW THE TOPICS THE CHAIR
REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING

- I. CONVENE in Open Session *via* Zoom**
 - II. APPROVAL of Agenda**
 - III. APPROVAL of the Minutes**
 - February 18, 2021
 - March 2, 2021
 - March 9, 2021
 - March 16, 2021
 - April 1, 2021
 - April 20, 2021
 - IV. Review of the DRAFT HPP – Judi Barrett and Jenn Goldson**
 - V. Grant Request from Habitat for Humanity – Phase 2 of Benjamin Drive project**
 - VI. Closing Cost Assistance Program (CCAP)**
 - 74 Somerset Road – Stepanov
 - Larrabee Lane – Martinez & Tejada
 - VII. Covenant Formation Assistance Program Application (CFAP)**
 - 40 Essex Road – Andrew VORCE
 - VI. Other Business**
 - **Next Meeting**
 - May Regular Meeting: Tuesday, May 18, 2021 at 1:00pm
 - June Special Meeting: Tuesday, June 1, 2021 at 1:00pm
 - VII. PUBLIC COMMENT** (for items not otherwise on the agenda)
 - VIII. BOARD COMMENTS**
 - IX. Executive Session, Pursuant to MGL C. 30A § 21(A)**
 - Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.
 - X. Adjourn**
-



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(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

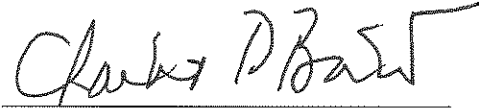
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of
March, two thousand and twenty.

A handwritten signature in black ink, appearing to read "Charles D. Baker", written over a horizontal line.

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

NAHT MEETING

5/11/2021

AGENDA ITEM III.

Approval of DRAFT MINUTES for Meetings on:

- *February 18, 2021*
- *March 2, 2021*
- *March 9, 2021*
- *March 16, 2021*
- *April 1, 2021*
- *April 20, 2021*

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Thursday, February 18, 2021

Remote Meeting *via* Zoom – 3:30 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Dave Iverson, Reema Sherry, Kristie Ferrantella, Allyson Mitchell

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

Public Present on Zoom: Anne Kuszpa (Housing Nantucket); Howard Dickler

I. Call Meeting to Order

Brian SULLIVAN called the meeting to order at 3:33pm

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Dave Iverson **moved to approve the agenda**. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Dave Iverson Aye
4. Kristie Ferrantella Aye
5. Reema Sherry Aye
6. Allyson Mitchell Aye
7. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of the Minutes

▪ February 11, 2021

Brooke Mohr moved to approve the Minutes for the meeting on February 11, 2021. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Kristie Ferrantella Aye
4. Allyson Mitchell Aye
5. Brian Sullivan Aye

Minutes adopted by unanimous consent.

Penney Dey and Dave Iverson were not present on February 11, 2021.

IV. Covenant Formation Assistance Program Application (CFAP)

- **4 Hull Lane – Juanita Vernal & Junior GIL** (*continued to March 16, 2021*)
- **Mortgage for CCAP Application – 22A Evergreen Way - post closing**
 - Approve subordination of the mortgage from Lee-Jay Hurley to the Nantucket Affordable Housing Trust Fund, registered as Document No. 163718 in favor of the mortgage from Lee-Jay Hurley to The Cape Cod Five Cents Savings Bank dated February 24, 2021
 - Authorize the Chair to sign documents related to subordination on behalf of Trust

NO CONCERNS

Penny Dey **motioned** to approve the subordination of the mortgage from Lee-Jay Hurley to the Nantucket Affordable Housing Trust Fund, registered as Document No. 163718 in favor of the mortgage from Lee-Jay Hurley to The Cape Cod Five Cents Savings Bank, dated February 24, 2021, and to authorize the Chair to sign documents related to the subordination on behalf of the Nantucket Affordable Housing Trust. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

Motion carries by unanimous consent.

Penny Dey leaves meeting to recuse from next matter.

V. 31 Fairgrounds Road UPDATE

- **Request from NHA Properties Inc. for closing cost grant of \$28,063.75**

Tucker HOLLAND closing happened on 2/12. Housing Nantucket now owns the property. Targeting between 80-150% AMI. Good example of pocket developments as recommended by Neighborhood First Advisory Committee. It involves \$10.35 million with \$3.6 million having been grant for acquisition of the property and \$6.75 million being loaned for construction of the units. Housing Nantucket is working closely with builder, Billy Cassidy. We are very grateful for collaboration. Housing Nantucket has requested assistance with closing costs, vastly associated with title insurance. We recommend covering these costs.

Ann KUSZPA thanks Trust for help with this.

Tucker Holland these funds have already been covered in the disbursement at closing so it is not additional money that the Finance Department would need to provide. It is a retroactive approval.

Reema Sherry **moved to approve the request for a grant of \$28,063.75 from the Nantucket Affordable Housing Trust to NHA Properties, Inc. to cover closing costs associated with the purchase of 31 Fairgrounds Road.** Brooke Mohr seconded the motion.

ROLL CALL

1. Brooke Mohr Aye

2. Reema Sherry Aye
3. Kristie Ferrantella Aye
4. Dave Iverson Aye
5. Allyson Mitchell Aye
6. Brian Sullivan Aye

The MOTION carried UNANIMOUSLY.

Tucker Holland the only other planned request is related to the Clerk of the Works acting on behalf of Housing Nantucket and looking out for the Trust's and the Town's interests. Housing Nantucket has engaged a highly qualified person. Specs are being fine-tuned so we have not pinned down exact cost, but the request will be forthcoming. We think this will be worthwhile expense.

PENNY DEY returns to meeting.

VI. Housing Bank bill update following call with Rep. Fernandes

Tucker Holland We had a local meeting with Representative Fernandes and then had a session with the Cape & Islands Delegation of housing advocates in area. Main points are that passage of a transfer fee in support of housing is our #1 priority. Rep. Fernandes feels that momentum is building. Tucker is on an active statewide steering committee for the Transfer Fee Coalition. They have filed statewide enabling legislation in both the House and the Senate. Dylan Fernandes and Rep. Malia have filed a luxury version of the coalition build, \$1,000,000 and above. Passage of either one of these would allow us to do what we want. Dylan believes that the statewide coalition version with lower threshold (county median sets the bar) has perception of hitting the middle class and is therefore less politically viable. A lot of activity. All 6 towns on the Vineyard agreed to pursue this and they hired a full-time coordinator of this effort on their behalf.

Ken BEAUGRAND There is a greater willingness to address the issue than previously.

Dave IVERSON asks if there is flexibility for us if the State sets a bar for the transfer fee.

Tucker Holland you can impose anywhere from 0-2%. It is up to local municipality to decide where they would do this within those ranges. We get to set the bar within a range that is prescribed. If Statewide Enabling were to pass, we could more or less do what our Home Rule Petition sets out to do. It is important to get new Speaker of the House to Nantucket to get him familiar with our situation. Dylan thinks he would be receptive to coming and we could work with him.

Penny DEY the County median home price as of 12/31/2020 is \$2,430,000. Assessments are running about 20% behind the market and market is what we are fighting. We will be looking at lots of different indices.

Brian Sullivan Fearful number goes too high and doesn't capture what we are trying to do.

Allyson MITCHELL what is different about our Home Rule Petition is that our fee is on the Seller and does not go above 175% AMI.

Brooke MOHR the language in the bill refers to State and County median sale price. Where do they intersect? The threshold could be substantially below our median.

Tucker Holland The notion is it cannot go below the State median.

Brian Sullivan we need to realistically prepare the public that we are looking at a long time horizon.

Tucker Holland sessions are 2 years. This is the start of the session. We are looking at the summer of 2022. There is multiple different efforts going on. There is the concept that the Vineyard and Nantucket are aligned in this effort. The Vineyard is very willing to help us.

VII. Housing Production Plan – UPDATE

- Session w/ HPP Consults – Tuesday, March 9th 1:00pm
- Webinar #2 – Tuesday, March 23rd 4:00 – 6:00pm

Tucker Holland We had roughly 1,300 folks complete the survey. Last of focus group sessions is tonight. There has been strong participation. Consultants will have some preliminary feedback and findings on 3/9. They have requested 90 minutes on 3/9. Asks if we want to take up anything else at that session or just exclusively handle the plan?

Brian Sullivan Funding articles may be time sensitive.

Brooke Mohr funding articles are currently scheduled for 3/8 with FinCom. Would be good if we discuss prior to that. We should be prepared to go to FinCom with some feedback.

Tucker Holland The Webinar on 3/23 is the 2nd and that is where they intend to present working recommendations coming out of survey and focus group work and discussion on 3/9.

Brian Sullivan that is a general public webinar

Tucker Holland We may run some ads to strongly encourage public to attend. He is working with Communications Subcommittee and will have something for the Trust to look at on 3/9.

Brooke Mohr suggests that Florencia send out a Save the Date.

Tucker Holland will ask her.

VIII. Land Bank Donation of Rowland Building & 7 Amelia Drive Discussion

Tucker Holland There has been a lot of communication between us, the Land Bank (“NILB”) and Matt MacEachern. He has a basic layout which he screen-shares. There is an easement shared with Keepers Restaurant next door. That could be a drive access. Could get 7 parking spaces and there is room along new frontage of roadway connecting to Waitt Drive where an additional 2 units could go to get maximum 4 out of this site. They have someone who is interested and can move it by June 15th. So we need to take action. In discussions with OPM (“Owner’s Project Manager”) and Matt MacEachern to date, it is possible that we could do this by June 15th. However, we are not in a position to know with certainty before May 1st. His recommendation is that we return to NILB and explain our situation and that we don’t want to interfere with their plans if they decide to give building to the other party. We are confident that we could use the building, but we cannot guarantee that time frame. This will not be news to them.

Penny Dey this is a huge opportunity. We have 4 months until June 15th. We could store it on the lot and pour the foundation after moving it on. This is generous offer to help pay for move.

Brian Sullivan asks if Amelia Drive has any construction restrictions during the season.

Penny Dey believes not. She will check.

Reema SHERRY asks about May 1st date.

Tucker Holland The building could be moved and cribbed. If it is \$87,000 to move it and then sit on cribs, how much more is it to move it onto a foundation? We may not end up getting full benefit of \$87,000. There are a series of things that need to happen with HDC. First opportunity to go before HDC is March 23rd. Even if it went well, then we would have the Move Off permit within a week or so. We have to procure a General Contractor to do the work. Erika has reserved June 9th with back up of June 10th for house move schedule and she has reached out to utility companies. She will have feedback from National Grid next week, but Verizon will take longer due to personnel turnover. We don’t want to over-promise. We should make a decision.

Reema Sherry would the NILB procure the move rather than granting us the funds?

Ken Beaugrand says not possible.

Dave Iverson if they will pay for the move, the price will be inclusive to setting it on a foundation.

Thinks the added cost of sitting on cribbing is not going to be prohibitive. It will go on cribbing before they move it to the foundation anyway.

Tucker Holland there will be additional costs to move it twice. The OPM is putting together a price. Brooke Mohr if we commit to this and schedule a move and we are unable to procure someone to do the site work, this building has to be cut in pieces to move. An extra few weeks if it rains a lot risks damage to the structure and we could end up with a building that is not weather tight.

Penny Dey does not see any restriction against construction at any point in the year.

Brian Sullivan uneasy with time crunch. Remembers that Housing Nantucket declined to accept.

Anne Kuszpa cutting buildings is very challenging and you can end up with long term problems with the structure.

Tucker Holland if we did not have this timing issue, we could figure out these details.

Ken Beaugrand he has a concern with the cost for re-assembling and finishing basement. We don't know what HDC will approve. There are a lot of unresolved issues. Feels that June 15th was an arbitrary date.

Penny Dey asks Tucker and Ken what it would take to determine a realistic time frame.

Tucker Holland the OPM and architect and surveyor are in the process of figuring that out but need a few more weeks. It may work out but HDC process could throw everything off, for instance. The NILB bought this at end of October. Gives overview of timeline of discussions with NILB. It was around January 20th when they indicated this deadline for taking it off the site.

Kristie FERRANTELLA is there an estimate of how long until we have heads in the beds?

Tucker Holland we could have heads in beds within 12 mo.s at its new location versus creating something brand new which would perhaps take longer, depending on funding availability.

Allyson Mitchell would feel better if we knew that this building fits with what we want to do with this site.

Brian Sullivan we do need to take an action to either commit to accepting it or freeing it up for someone else.

Tucker Holland another consideration is that the use of any office space in this building has a limited scope. Libby needs to weigh in on that. There is a bigger strategic part and a decision about that may not be made in short time frame.

Brooke Mohr there are too many unknowns and this is too risky.

Brooke Mohr moves that we reply to NILB explaining that earliest we could know if we can move off by their June 15th deadline is May 1st and that we will do our best to have an answer by May 1st and if that timeline does not work, we decline the offer to free it up for another use.

Brian Sullivan asks for discussion on the motion.

Dave Iverson are we jamming a square peg into a round whole because of grant and free building? Prefers that we take more time to make thoughtful determination.

Penny Dey opportunities don't always present themselves at convenient time. Feels like we don't have the will to do this and we are getting in our own way.

Brian Sullivan thinks we need to be more definitive. Say thank you or no thank you. Maybe we try and develop a comprehensive RFP for this site using the OPM, architect, and surveyor.

Penny Dey if we adopt this motion, we may lose the opportunity.

Kristie Ferrantella we need to make definitive decision and show our gratitude to NILB.

Tucker Holland He wrote a draft note in anticipation of replying to NILB. This would be a friendly amendment.

Ken Beaugrand there was no second to the motion so it could be withdrawn or amended.

Brooke Mohr worded it that way so that we could leave open the opportunity in case they don't find anyone else. She withdraws her motion.

Tucker Holland Reads Draft Note below:

Hi Jesse and Eric,

Thanks very much for the below. As we have said from the beginning, the Trust does not want to stand in the way of plans the Land Bank has for the 15 Commercial Wharf site. I relayed to Eric last week the timing of a follow up meeting Jon Lemieux of Vertex, Matt McEachern of Emeritus and I had scheduled for today. That meeting was very productive, and we have another scheduled for tomorrow afternoon where Leo is going to join us. With that said, while it looks like it may be theoretically possible to move the building by June 15 to 7 Amelia or an alternate nearby location, we aren't going to be in position to guarantee that until early May. I think it's fair to say we believe we can use the building, yet it may end up that a fall plan makes more sense on our end. If June 15 is an important date to the Land Bank and you all have confidence that the building moving by that date can be accomplished by the party below, we would completely understand your choosing to go in that direction. We certainly appreciate the Land Bank's interest in trying to find ways that it and the year-round housing entities can work together. Hopefully this is the first of many potential collaborations to come. We're looking forward to working together on 31 Fairgrounds in that regard. Just let us know what makes the most sense to you all. Again, no worries if you want to take the bird in hand.

Brooke Mohr that accurately reflects how she feels but does not make sense to invest further efforts in figuring this out. If we do a fall move, we have the option to do it somewhere other than Amelia Drive. We would need to know whether they want us to move forward or not. We could say that we cannot meet their timeline and ask them to let us know if the building does become available at a later date.

Brian Sullivan we cannot meet the timeline.

Penny Dey we are not the ones with any leverage here. It's not up to us to dictate the process. Sounds like the majority of this Board feels that the unknown variables make us uncomfortable with the inherent risk.

Kristie Ferrantella concerned about straining the relationship if we cannot satisfy the timing commitment. Too many things could delay this. It is better approach to say no now.

Kristie Ferrantella moved to adopt the letter drafted by Tucker Holland stating that we don't feel confident that we can meet the June 15th deadline but that we would be happy to come back to the table if the offer is still available in the fall.

Tucker Holland asks if Trust can approve that he and Kristie craft final language.

Penny Dey it should be distributed to us before it goes out. We are declining this opportunity at this point because of the time constraints and the unknowns.

Tucker Holland re-reads portions of the letter.

Dave Iverson it is important that they understand that we are declining out of respect for them. He would like to see copy before it is sent out.

DISCUSSION about how to amend initial motion amended. Dave Iverson seconds if we get a copy of it before it goes out.

Kristie Ferrantella made an amended motion that the Affordable Housing Trust declines the generous offer of the Land Bank to move the building by June 15th at this time and Tucker Holland and Kristie Ferrantella will draft a letter expressing our appreciation and anticipation of future collaborative effort. Allyson Mitchell seconded the amended motion.

ROLL CALL

- | | | |
|----|---------------------|-----|
| 1. | Brooke Mohr | Aye |
| 2. | Penny Dey | Nay |
| 3. | Reema Sherry | Aye |
| 4. | Kristie Ferrantella | Aye |
| 5. | Dave Iverson | Aye |
| 6. | Allyson Mitchell | Aye |

7. Brian Sullivan Aye

The MOTION carried by MAJORITY vote of 6 in favor and 1 opposed.

Tucker Holland will send out the revised letter to the Trust members for their further review and input before sending to the Land Bank.

IX. Financial Discussion

Tucker Holland The Select Board (“SB”) adopted the Warrant. It’s the SB’s intention to have a discussion at their March 17th meeting about all of the different housing funding articles. They seem to want to get behind a particular approach. That is relevant in terms of timing of housing articles going before FinCom on March 8th. We may want to ask FinCom if there is flexibility in their timing to adjust it after the SB March 17th meeting.

Kristie Ferrantella if the Trust has a presentation to give re. pros and cons of each, that would be helpful. We need to focus on short term and long term funding.

Brook Mohr thinks we need leadership in terms of our recommendations to voters for comprehensive funding plan for the work we have envisioned in future. SB needs guidance from us as to our needs.

X. Communication Subcommittee UPDATE

Reema Sherry Brooke has sketched out how each article works and Ally put together a chart laying out the components of each. We would put out an informational printed piece at or prior to Town Meeting (“ATM”) to educate voters. We want to focus on public outreach in educational and narrative form through a series of short video interviews with people. We want to put together a scope of work to put out to 3 vendors to do from 3-5 short videos to distribute on social media of people telling housing stories. 3 could focus on SHI list potential programs. We want to tie in interviews with programs. 2 could focus on home ownership. We have a success story of a family in Sachems Path. We are looking for authorization to put together Scope of Work. Want to have it ready in April to start push prior to June ATM. Will come back with scope of work for a graphic designer for a brochure. We anticipate that the production of the videos would be in excess of \$10,000.

Dave Iverson **moves to authorize that the Communication Committee put together a Scope of Work for educational outreach materials for Town Meeting.** Penny Dey seconded the motion.

ROLL CALL

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Dave Iverson Aye
6. Allyson Mitchell Aye
7. Brian Sullivan Aye

The MOTION carried UNANIMOUSLY.

Dave Iverson we need to explain what we need to the community. It is important that we take a stance.

Allyson Mitchell seems that the SB would appreciate the education for them and the public. She put together some slides to make it understandable to people less familiar with the process.

Brooke Mohr proactive community outreach through late April and May – we are crafting the story and we have to all engage in telling the story and encourage people to come to ATM to support funding our work in a sustainable way.

Tucker Holland re-reads Town Counsel's guidance on the Trust activity around ATM articles.

Penny Dey when we are educating people, we have to withhold opinions on other things they may ask about that are on the Warrant.

XI. Other Business

▪ Next Meeting

- Special March meeting: Tuesday, March 9, 2021 at 1:00pm

Brian Sullivan we should probably post in case a quorum shows up at Finance Committee on March 8th. Asks if the Trust would like to meet prior to March 8th to provide our positions on the articles to FinCom.

Dave Iverson has a Planning Board meeting at same time on March 8th.

Brooke Mohr could meet on March 2nd

Tucker Holland details the various articles in question

Eleanor Antonietti she will be absent next week so if there is an additional meeting, someone will have to post in her absence.

Ken Beaugrand points out that the CPC article is reviewed by the Finance Committee. Adjustments to that article can only be made on the floor and the only adjustment allowed is to reduce the size of the award.

Brian Sullivan the purpose of the meeting on March 2nd would be to provide a position for FinCom and SB of various funding articles at ATM. We will try and eliminate March 16th and merge that Agenda with the meeting on March 9th

CLARIFICATION on upcoming meetings. We will post March 2nd, March 8th, and March 9th.

- Regular March meeting: Tuesday, March 16, 2021 at 1:00pm

XII. PUBLIC COMMENT (for items not otherwise on the agenda)

NONE

XIII. BOARD COMMENTS

NONE

XIV. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Specific matter requires confidentiality.

The **MOTION** was made by Brooke Mohr and seconded by Allyson Mitchell to **go into executive session** to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Penny Dey Aye
4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

The motion carried unanimously.

XV. Adjourn

Open Session Meeting ended at 5:17 pm

Submitted by:

Eleanor W. Antonietti

DRAFT

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, March 2, 2021

Remote Meeting *via* Zoom – 1:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

STAFF IN ATTENDANCE: Eleanor Antonietti (Land Use Specialist)

Public Present on Zoom: Susan Campese (NILB); Julia Lindner (ACK*Now); Anna Day (ACK*Now); Anne Kuszpa (Housing Nantucket); Henry Sanford; Mickey Perry; Meghan Perry; Howard Dickler; Susan Coffin; Dave Armanetti (Richmond Great Point); Rebecca Nimerfroh; Peter Hoey; Tobias Glidden (ACK*Now)

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:03 pm

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Penny Dey **moved to approve the agenda**. Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Kristie Ferrantella Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Closing Cost Assistance

▪ Mortgage for CCAP Recipient – 3 Hull Lane

- Approve discharge of the mortgage from Ricki-Lee Millington and Emily Millington to the Nantucket Affordable Housing Trust Fund, and concurrently approve a new mortgage, in the same amount of original mortgage, from Emily Millington to the Trust
- Authorize the Chair to sign documents related to this matter on behalf of Trust

Kristie Ferrantella **motioned** to approve the discharge of the mortgage from Ricki-Lee Millington and Emily Millington to the Nantucket Affordable Housing Trust Fund, recorded at Book 1705, Page 195, to concurrently approve a new mortgage, in the same amount of original mortgage, from Emily Millington to the Trust and to authorize the Chair to sign documents related to this matter on behalf of the Nantucket Affordable Housing Trust. Brooke Mohr seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

Motion carries by unanimous consent.

IV. DISCUSSION of 2021 Town Meeting Warrant Articles related to creation and maintenance of housing for the year-round community

- In preparation for FinCom review on 3/8 and Select Board discussion on 3/17

Brooke Mohr explains the process that drives Safe Harbor maintenance for Nantucket. The process will take 5 years to reach 10% because of commitment of units out of Richmond Development.

ARTICLE 23

(Appropriation: Affordable Housing Trust Fund)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, the sum of Four Hundred Seventy-five Thousand Dollars (\$475,000) to deposit into the Affordable Housing Trust Fund established pursuant to Mass. General Law c. 44, section 55C for Fiscal Year 2022.

Or, to take any other action related thereto. (Select Board)

Brian Sullivan reads the article.

Brooke Mohr clarifies that the intention is to fund ongoing operation of the Trust including Staff salaries. Staff needs have grown alongside growing work.

Kristie Ferrantella important as we approach Town Meeting (“ATM”) to be clear that this is more for administrative costs and other programs. We need to distinguish between this and other articles

Dave Iverson important to create an informational sheet to hand out to explain how different funding streams can be used.

Brooke Mohr moved that the **Trust recommends support for Article 23**. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

The MOTION carried UNANIMOUSLY.

Dave Iverson asks if we should add more detail to this motion to explain how the financing works.
Eleanor Antonietti reminds the Board that she will be posting for Trust members to attend upcoming FinCom meetings and those who attend may choose to explain rationale behind various requests.
Kristie Ferrantella We need to decide how we are going to present to FinCom. A 'cheat sheet' that makes it clear the intended uses of each article and that includes our Motions.
Brooke Mohr will create that cheat sheet

ARTICLE 24

(Appropriation: Affordable Housing Trust Fund)

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds, the sum of Seven Million Five Hundred Thousand Dollars (\$7,500,000) to pay costs of acquiring existing properties for affordable housing purposes, which may include an affordable rental program, and also for the acquisition of interests in and/or deed restrictions on properties for affordable housing purposes, including the payment of all costs incidental and related thereto; provided that all of such interests or deed restrictions add affordable housing units to the Town's Subsidized Housing Inventory, within the meaning of G.L. c. 40B, to be spent by the Town Manager with the approval of the Select Board which may include a grant or grants to the Nantucket Affordable Housing Trust, with oversight by the Select Board; that to meet said appropriation the Treasurer, with the approval of the Select Board, is hereby authorized to borrow the sum of Seven Million Five Hundred Thousand Dollars (\$7,500,000) pursuant to G.L. c. 44, §§7 or 8, or any other enabling authority, and to issue bonds and notes of the Town therefor; provided, however, that any borrowing authorized hereunder shall be contingent on the passage of a Proposition 21/2 debt exclusion vote, or to take any other action relative thereto. (Select Board)

Brian Sullivan reads the article

Kristie Ferrantella this is a debt exclusion to help maintain Safe Harbor into 2025. It will need majority approval from both Town Meeting and also on the Ballot.

Penny Dey asks if the proponent of this debt exclusion override has calculated what this will add to the average tax bill

Kristie Ferrantella believes Brian Turbitt will be coming out with those figures soon.

Brooke Mohr describe this article as Town Administration's response to the outline presented on our plans to use funds with consideration for timing of various steps in the process of keeping us in Safe Harbor.

Penny Dey asks if the net additional units in 2021 are 166 would get us to 2 years of Safe Harbor

Brooke Mohr clarifies that no because those are SHI listed units but are not necessarily eligible for Safe Harbor certification. Important to understand how this works. For example, a development like Richmond has 225 units which are only eligible for Safe Harbor certification under certain circumstances year to year. As they build out they will add units to the SHI list but don't add units to Safe Harbor.

Penny Dey thinks the chart (Page 29 of the Packet) needs clarification.

Eleanor Antonietti reads the Town Counsel guidance on Trust making recommendations

Brian Sullivan explains his opinion on this. He supports but worries about it making it through the ballot along with other ballot questions.

Brooke Mohr we can support the Warrant article but not take action on the ballot measure.

Reema Sherry This would be a helpful funding article for the Trust.

Brian Sullivan these funds will need to be used only for SHI qualified units and it will also have a 2nd check with Select Board approval.

Kristie Ferrantella thinks it is only for rentals and goes up to 200% AMI.

Brooke Mohr believes it is a relatively unrestricted funding source, intended for Safe Harbor but may

include an affordable rental program. Less restrictive than Neighborhood First.

Reema clarifies that this is for SHI qualified ownership or rental units by reading *provided that all of such interests or deed restrictions add affordable housing units to the Town's Subsidized Housing Inventory*

ARTICLE 32

(Appropriation: Fiscal Year 2022 Community Preservation Committee)

To see if the Town will vote to act on the report of the Community Preservation Committee on the Fiscal Year 2022 Community Preservation Budget and to appropriate or reserve for later appropriation monies from the Community Preservation Fund annual revenues or available funds for the administrative and operating expenses of the Community Preservation Committee, the undertaking of Community Preservation Projects and all other necessary and proper expenses for the year.

Purpose — Community Housing

Nantucket Affordable Housing Trust Fund

For the creation, preservation, support, rehabilitation and restoration of affordable housing for year-round Nantucket residents in support of plans developed by Habitat for Humanity and Housing Nantucket to create up to six new affordable units. \$800,000

Town of Nantucket

Funds to pay the interest and principal of the Five Million Bond authorized at the 2019 Nantucket Town meeting to pay the cost of acquiring land, which may include buildings thereon, for the development of affordable housing and to pay cost of designing, constructing, reconstructing and equipping affordable housing.

\$350,000

For fiscal year 2022 Community Preservation Purposes with each item considered a separate appropriation to be spent by the Community Preservation Committee.

Provided however, that the above expenditures may be conditional on the recording of appropriate historic preservation restrictions for historic resources, open space restrictions for open space resources, recreational restrictions for recreational resources and for affordable housing restrictions for community housing; running in favor of an entity authorized by the Commonwealth to hold such restrictions for such expenditures; meeting the requirements of Chapter 184 of the General Laws pursuant to Section 12 of the Community Preservation Act. (Kenneth Beaugrand, et al)

Brian Sullivan we are supporting the previous bond interest and the \$800,000 is for new housing creation that have to be spent on 100% AMI units or less.

Brooke Mohr Generally, we require Habitat and Housing Nantucket (“HN”) to create SHI list eligible units when they receive these grants.

Brian Sullivan for release of funds, the CPC has been ‘banking’ the money at the Trust so housing advocacy groups can come mid-fiscal year. This way the money can be distributed throughout the fiscal year.

Reema Sherry allows us to continue our grants to HN and Habitat and for the CPC to pay off debt service on the \$5 million that was set up for us at last ATM. The funds are restricted to 100% AMI or less.

Anne Kuszpa it works for Housing Nantucket to apply for these funds from the Trust.

Penny Dey moved that the **Trust recommends support for Article 32**. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye

4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

The MOTION carried UNANIMOUSLY.

ARTICLE 38

(Affordable and Year-round Housing Stabilization Fund

To see if the Town will vote to dedicate, without further appropriation, into a special purpose Affordable and Year-Round Housing Stabilization Fund, created herein in accordance with M.G.L., Chapter 40, Section 5B, which was accepted by the Town at the 2017 Annual Town Meeting, for the purpose of meeting affordable and year-round housing needs, two-thirds (2/3) of the local option rooms excise tax that the Town receives on the transfer of occupancy of a room in a bed and breakfast establishment, hotel, lodging house, short-term rental or motel, pursuant to its acceptance of M.G.L., Chapter 64G, Section 3A, as amended by Chapter 337 of the Acts of 2018; provided that said dedication shall take effect beginning in fiscal year 2022; or take other action with regard thereto. (Arthur I. Reade, Jr., et al)

Brian Sullivan reads this private citizen article. This will require annual votes to access the money. The public body at Town Meeting would always have power to check this.

Penny Dey asks Kristie about the exact range of what the 6% local would constitute. She heard \$7 million for 2020 in which case 2/3 would be \$4.6 million. She is in strong support, because it is a sustainable source of income directly tied to rental business.

Kristie Ferrantella those figures are what we have been hearing from Brian Turbitt.

Brooke Mohr asked Brian Turbitt a few questions about this to understand what this would entail. He said it would be effective beginning July 1st. The local options task includes what was in existence as a room tax prior to addition of short term rental (“STR”) tax. This affects all the local options, not just the part generated from STR. The total revenue of local options rooms excise tax thus far in FY 2021 which began July 1, 2020, generated \$7,124,000. The amount of this tax that has been committed to the General Fund for FY 2022 is \$5,000,000 or 70% of amount received to date. The annual proposed budget for FY 2022 has utilized 70% of full local options tax to balance the annual Town budget. They determine how much of the tax is available to be included or allocated General Fund by using a review of the last 5 years, and a review of the first payment in the current fiscal year to come to a starting point, which is reviewed as we progress through the budget cycle. She asked him, “*If the article passes, how much of a deficit will it leave in the 2022 budget?*” He replied, “*The question has multiple parts to it. In terms of the actual budget, there would be an immediate deficit of approximately 3,350,000. Which would have to be made up somehow and could include substantial reductions and those reductions could impact all planned budgetary funding. The other issue is that a severe loss of revenue, would also impact free cash, the towns ability to finance various capital projects because of a reduction in free cash, it would impact the reserves that the town maintains.*” She wants to be clear what impact of this article would be on Town’s finances.

Penny Dey this is part of what we go through every year this time of year. With reduction in traditional guest houses and inns, the bulk of this room occupancy tax would be generated from rentals of private homes. It may end up being heavily geared toward vacation rentals of private homes.

Brian Sullivan when the STR expanded to include vacation rentals, the intent was to be used for affordable housing and water quality. He supported the 6% tax. It is the job of the Finance Department to work through the budget. He personally supports this article.

Kristie Ferrantella agrees. SB adopted this before she joined. The conversation was around using the funds for affordable housing and water quality. Tourism impacts so much of our economy so seeing

2/3 of it go to housing is a bit of a concern. Would like to see a bit of a reduction in ratio going to housing.

Penny Dey the room occupancy tax allows for SB to raise another percentage for water quality if warranted.

Brooke Mohr all funding streams are not equal due to restrictions and limitations, such as with CPC only being eligible to be used on units that are restricted at 100% AMI or less. This is relatively flexible but has extra hurdle of coming into stabilization fund and having to be voted out by at least a 2/3 vote at ATM. There is at least a year delay in our ability to access funds. She supports article at a bit lower than 2/3.

Penny Dey the delay on disbursement is not problematic. We plan ahead. If we add together the total funding of articles thus far, we are at \$14,875,000.

Allyson Mitchell important to weigh all pros and cons to see how they go together. Every year we will have to go to ATM, but we will not be able to count on a specific amount until the vote. Encourages public to understand that the best answer may be combination of several.

Henry Sanford Works in real estate sales and rentals and manages Hawthorne House Hotel – so has a seat in two places. Important to acknowledge that STRs are a global travel trend. Sees this article as an appropriate mechanism. This will take advantage and capture the value of this growing trend.

Meghan Perry and Howard Dickler also support this article.

Penny Dey moved that the **Trust recommends support for Article 38**. Dave Iverson seconded the motion.

ROLL CALL of those participating:

- | | |
|------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Penny Dey | Aye |
| 3. Reema Sherry | Aye |
| 4. Kristie Ferrantella | Aye |
| 5. Allyson Mitchell | Aye |
| 6. Dave Iverson | Aye |
| 7. Brian Sullivan | Aye |

The MOTION carried UNANIMOUSLY.

ARTICLE 97

(Home Rule Petition: Allocate Portion of Land Bank Real Estate Transfer Fee to Support Year-Round Housing)

Preamble:

Nantucket has long been experiencing an acute crisis of affordable and workforce housing that came further into focus during the pandemic. The shortage of stable, suitable housing that is affordable to year-rounders at a variety of income levels carries significant public health consequences with wide-ranging ripple effects. While the pandemic will end, the severe year-round housing shortage on Nantucket will not without further action.

Tremendous work has been done by conservation organizations over the past half century. As a result, over 50% of the Island is now in environmental conservation of one form or another. Thirty-five years after the Land Bank was conceived, it is perhaps time to discuss allocating a minor portion of this steady revenue stream -- for a defined temporary timeframe -- to preserving an equally important resource -- our year-round community.

Town Meeting has on three occasions unanimously sent a Home Rule Petition to the State House seeking to establish a separate source of funding, also based on a real estate transfer fee. Yet the legislature has been reluctant to affirm the will of Nantucket voters. Feedback from Boston has suggested that the simple change proposed by this article may be viewed

more favorably as it reallocates an existing fee versus adding a new one.

This article seeks to respond to the members of the community who have wondered if the revenue stream of the Land Bank could be shared in a manner that would allow the Land Bank to continue with its land conservation mission while simultaneously allowing another critical community mission to be addressed: to provide safe and stable housing for those who live and work on Nantucket year-round.

It should be noted this article is designed intentionally with a delayed implementation date, in order that it will not result in any financial insecurity or risk for the Land Bank or the Town of Nantucket. Delaying implementation until January 1, 2022 will allow the Land Bank to address the questions of how its outstanding debt and operating expenses can be reconfigured so that an ongoing 1.5% revenue will be adequate to serve their needs and mission during the 20 years the reallocation of the 0.5% portion would be in effect.

It is the intention of this article to ask the Land Bank to refrain from the incurring of any additional debt obligations until it can be determined that the existing and future debt obligations can be supported by 75% of its current fee (1.5%). A reliable, steady source of funding would allow the Nantucket Affordable Housing Trust (NAHT) to be able to offer programs it has long envisioned: down-payment assistance for year-round home buyers, more housing options for our seniors, and the ability to incorporate greater buffers and green space in future housing development.

Article:

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation to modify the Land Bank Act of 1983 (Chapter 669 of the Acts of 1983), as amended, to have 25% of the total Land Bank fee (1/4 of the 2% transaction fee prescribed therein) be transferred directly to the Nantucket Affordable Housing Trust Fund for a period of twenty (20) years to begin on January 1, 2022 for the purposes of the creation and preservation of affordable housing in the Town of Nantucket for the benefit of year-round low and moderate income households, consistent with the Trust's enabling legislation; provided that said special legislation shall include a requirement that the transfer of 25% of the Land Bank fee to the Affordable Housing Trust Fund shall be reduced in any given year by the amount necessary for the Land Bank to meet its then existing debt service obligations and other normal and customary operating expenses of the Land Bank as certified by the Land Bank to the Select Board each on or before June 30; and provided further that the Land Bank shall not incur any additional debt service obligations or other normal and customary operating expenses that cannot be supported by the remaining 75% of the Land Bank fee as so certified each year; and further to direct the Select Board that during the pendency of this Home Rule Petition not to enter into a Memorandum of Understanding as was contemplated in Article 30 of the 2020 Annual Town Meeting that would result in the incurring of a debt obligation of the Land Bank that would exceed its available revenue at the adjusted 1.5% fee; Or to take any other action related thereto. (Brooke Mohr, et al)

Brooke Mohr recuses so she can present on this article which she is sponsoring.

Brian Sullivan reads the article.

Brooke Mohr presents. She and a group of other residents response to feedback from the Statehouse re. pushback at legislative level for Housing Transfer Fee. The landscape has changed dramatically since this article was originally contemplated and filed. There are multiple methods for funding the Trust on the warrant. We can work more quickly to help Nantucketers knowing that we have a steady funding stream. Asking the question how does conservation's continued efforts stack up against what an increasingly dire housing crisis? That is what this article asks the community to contemplate. Cites a few specifics. In 1987, 53% of Nantucket's land mass was undeveloped. In 2010, it was 7.8%. Currently it is at 4.8%. So available property has shrunk dramatically.

Penny Dey suggests we explain what is happening at the State House with alternate legislation.

Brian Sullivan we have been updating on the Housing Bank Bill. We are looking at a new window of legislation. There is a new proponent at State House level working on a state-wide housing bank bill.

Brooke Mohr leaves the meeting at 2:18pm

Allyson Mitchell The Housing Bank Bill covers only up to 175% AMI, but we want to be able to work

with people up to 200% AMI. We need to start to work on programs that will help more people, such as down-payment assistance programs and equity sharing programs. She supports this. It will not affect our tax bills. Can be used flexibly and will provide significant funds quickly. A lot of money generated from home sales and less than 5% of available land.

Reema Sherry supports the article. Doesn't think this will have a bad effect on the Land Bank ("NILB") which is in a strong financial position. This is the fastest and least restrictive path to funding for affordable housing.

Dave Iverson the magic in this article is the discussion it is generating. If the other sources are approved, this article would be less important.

Kristie Ferrantella many options on the table. In presenting to FinCom, we need to have strong agreement about one vs. the other and we need to be clear on pros and cons.

Penny Dey the NILB fee generated about \$30 million in 2020 so this would be about \$12 million if it were in effect. She is fundamentally opposed to altering the Land Bank legislation. Does not support this. Not in a position to predict what NILB needs will be.

Brian Sullivan appreciates the 20-year sunset provision. He favors this, because it is not an increased tax and the State House pointed us in this direction.

Howard Dickler this comes down to question of priority. Comes down to the last few million that NILB takes in each year. You can house 20 families permanently for every \$5 million.

Meghan Perry against this article. References letter she sent in December. The NILB wants to be nimble in the market. They might support coastal resiliency or playgrounds. There are other articles worth supporting vs. taking money from another group.

Henry Sanford this is not a novel idea and has been done at several localities across Massachusetts.

Reema Sherry moved that the **Trust recommends support for Article 97**. Allyson Mitchell seconded the motion.

ROLL CALL of those participating:

- | | |
|------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Penny Dey | Nay |
| 3. Reema Sherry | Aye |
| 4. Kristie Ferrantella | Nay |
| 5. Allyson Mitchell | Aye |
| 6. Dave Iverson | Aye |
| 7. Brian Sullivan | Aye |

The MOTION passed by a MAJORITY Vote of 5 in favor and 2 opposed.

Brian Sullivan is there an order or positioning or is it just a vote that we want to include in our notes to FinCom? Krisite brought this up? Do we want to expand more on the vote?

Penny Dey some of us should be participating in the FinCom meetings.

Brian Sullivan will participate in the 4 funding articles. He has been advised that because his primary income is directly linked to STRs, he will be recusing from next article.

Brooke Mohr returns at 2:37pm.

Brian Sullivan and Penny Dey leave meeting at 2:37pm

ARTICLE 90

(Bylaw: Short-Term Rentals)

To see if the Town will vote to amend the Town Code by adding a new Chapter 142 as follows, and further to authorize the Town Clerk to make non-substantive, ministerial revisions to the numbering of this bylaw in order that it be in

compliance with the numbering format of the Code of the Town of Nantucket; or to take any other action relative thereto.

CHAPTER 142: SHORT-TERM RENTALS

§ 142-1 PURPOSE.

The purposes of this Bylaw are to:

- Provide a process through which Nantucket can continue the historic tradition of a vibrant vacation rental market by owner-occupied homes such that they may be permitted and registered with the Town of Nantucket for lawful use as Short-Term Rentals (as defined below);*
- Help ensure equity and sufficiency of housing stock for year-round residents*
- Protect the health and safety of renters and residents for those lawful Short-Term Rentals;*
- Ensure that Short-Term Rentals will not be detrimental to the character and livability of the Island and the residential neighborhoods surrounding such Short-Term Rentals; and*
- Ensure proper regulation of exclusively commercial uses of homes in Nantucket's residential areas.*

§ 142-2 DEFINITIONS.

Short-Term Rental: Any rental of a residential dwelling unit, or of a bedroom within a dwelling unit, in exchange for payment, as residential accommodations for a duration of less than thirty (30) consecutive days, but not a Transient Residential Facility.

Short-Term Renter: Any person or persons occupying a dwelling unit, or a bedroom within a dwelling unit, as a Short-Term Rental.

Short-Term Rental Operator: The person or persons offering a dwelling unit or bedroom for short-term rental with (if not the owner) the written permission of the owner, and the condominium association or homeowners association, where applicable.

Resident Short-Term Rental: The short-term rental of a dwelling unit, or of individual bedrooms within a dwelling unit, that is a residence of, or accessory to the residence of, a Nantucket resident, which residency shall be determined by the Town using one or more of the following methods – proof of enrollment in the Nantucket residential exemption program, tenancy agreement along with photo ID, or an income tax return for the current year and a recent utility bill, both showing the current address of the operator as the address of the Short-Term Rental.

§ 142-3 REQUIREMENTS AND LIMITATIONS ON FREQUENCY AND USE.

(a) Short-Term Rentals are permitted as an accessory use to a permitted principal residential use, subject to the following requirements:

- 1. No residential premises may be used as a Short-Term Rental except in compliance with this bylaw.*
- 2. The following residential housing units may not be used as short-term rentals: (i) Any residential property in violation of the State Sanitary Code, 105 CMR 410; and (ii) residential units designated as affordable or otherwise income-restricted, which are subject to affordability covenants or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.*
- 3. Resident Short-Term Rentals shall not exceed, in the aggregate, ninety (90) consecutive or nonconsecutive days per calendar year.*
- 4. Other than Resident Short-Term Rentals, Short-Term Rentals shall not exceed, in the aggregate, forty-five (45) consecutive or nonconsecutive days per calendar year.*
- 5. Short-Term Rental Operators shall offer all Short-Term Rentals, other than Resident Short-Term Rentals, to only one party of Short-Term Renters at a time, not rented as separate bedrooms, beds, or spaces to separate parties.*
- 6. Occupancy within a Short-Term Rental shall be limited to 2 people per bedroom for the maximum number of bedrooms lawfully available at the Short-Term Rental pursuant to its current Title V certification.*
- 7. A Short-Term Renter shall be limited to parking one (1) vehicle per Short-Term Rental.*
- 8. No Short-Term Rental shall be for a period of less than seven (7) consecutive days. Resident Short-Term Rentals shall be*

exempt from the minimum stay duration requirement set forth in this paragraph provided that such rental is for a single private room in a residence occupied by a Nantucket resident as defined in this Chapter.

9. Short-Term Rental Operators shall provide all Renters with contact information for the Short-Term Rental Operator, or when the operator is not present, the contact information for a locally available contact designated to respond to all emergencies and problems that may arise during the rental period, whether from renters, neighbors or municipal authorities. Short-Term Rental Operators shall also provide all Short-Term Renters with all applicable trash, noise, parking and other local regulations.

§ 142-4 REGULATIONS. The Board of Health shall have the authority to promulgate regulations to carry out and enforce the provisions of this Chapter 142 “Short-Term Rentals.”

§ 142-5 REGISTRATION, PERMITTING, INSPECTION AND FEES.

(a) All Short-Term Rental Operators shall apply for a “Short-Term Rental Operator Permit” (the “Permit”) with the Town’s Board of Health prior to offering the Short-Term Rental use and occupancy.

(b) The fees for such Permit shall be as follows:

a. Resident Short-Term Rentals-\$150 per year, exclusive of any other applicable local fees or costs; and

b. All other Short-Term Rentals-\$500 per year, exclusive of any other applicable local fees or costs.

(c) Permit applicants must be current with all town taxes, water, and sewage charges, and shall not have any outstanding building, sanitary, zoning, or fire code violations, orders of abatement, or stop work orders. If a violation or other order is issued to the Short-Term Rental Operator after a Permit is granted, the Town may suspend or revoke said Permit until the violation has been cured or otherwise resolved, subject to the requirements of Chapter 19, §§ 13 -18. Multiple violations by any one Short-Term Rental Operator may, at the Town’s discretion, disqualify that Short-Term Rental Operator from obtaining a permit in the future. Short-Term Rental Operators shall comply with all applicable federal, state, and local laws and codes, including but not limited to the Fair Housing Act, G.L. c. 151B and local equivalents and regulations related thereto, and all other regulations applicable to residential dwellings.

(d) If a Permit is granted, the Short-Term Rental Operator shall register with the Town all such Short-Term Rentals, and secure a Certificate of Registration according to standards set forth by the Board of Health. Such registration shall include an attestation that the Permit-holder is in compliance with all applicable federal, state and local laws. The Board of Health shall not grant any Certificate of Registration unless the Permit- holder has (1) paid all associated permit fees; (2) provided contact information for person to address any issues at the Short-Term Rental within two (2) hours’ notice; and (3) provided the Town with a Certificate of Insurance evidencing liability insurance coverage for the Short-Term Rental in an amount to be determined by regulation by the Board of Health.

(e) At all times, the Short-Term Rental Operator shall maintain an up-to-date log of all occupants that occupy the Short-Term Rental. This log shall contain the name of at least one Short-Term Renter, the total number of guests for the stay, and dates of each rental period. The log shall be available for inspection by the Board of Health upon request, and kept accessible for a period of three (3) years.

(f) Permit-holders are subject to inspection of the Short-Term Rental by the Town upon reasonable notice via consent or administrative warrant, or without such notice in the event of imminent concern or threat to public health or safety.

(g) Permits are valid for one (1) year, and may be renewed at the Board of Health’s discretion, provided that the Short-Term Rental Operator has complied with the provisions of this Chapter and any associated regulations during the preceding year and the Building Department issues a new Certificate of Registration.

(h) Permits are granted to named Short-Term Rental Operators and do not run with the land. If the Short-Term Rental is sold or transferred out of ownership, a new Permit application needs to be filed before Short-Term Rentals can continue or resume.

(i) The Town, through its Town Manager, may procure services to assist in any aspect of administering this Bylaw.

§ 142-6 ENFORCEMENT

All violations of this section may be penalized by a noncriminal disposition as provided for in G.L. c. 40, § 21D and imposing a fine of Three Hundred Dollars (\$300). Each day of violation shall be deemed a separate and distinct offense. The provisions of this section may also be enforced, if applicable, by the Town seeking an injunction from a court of competent jurisdiction prohibiting the offering of the Short-Term Rental. Nothing herein shall be construed to preclude the Town from seeking any additional penalties or taking any additional enforcement action as allowed for by law.

§ 142-9 SEVERABILITY.

If any provision in this section shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

§ 142-8 EFFECTIVE DATE.

The provisions of this Chapter 142 “Short-Term Rentals” shall take effect on October 1, 2021. (Tobias Glidden, et al)

Brooke Mohr appointed Chair *pro tem*. Brooke summarizes article
Allyson Mitchell was initially supportive of this article. Priority is housing islanders but not sure this article would get us to a culture where homes are prioritized for year-round (“YR”) islanders. Would like to see something more specific to that.

Dave Iverson undeniably this is a problem, but this article is confusing and complex. To think that any of those houses will return to YR community is unrealistic. This article would take things away from people. People have based financial decisions on this. Supports in principle, but it will not do what we need.

Reema Sherry doesn’t think this affects us directly. It’s intention is to help YR residents by discouraging this kind of investment. It mentions affordable housing but does not really have any direct impact. Thinks we should take no action in terms of recommendations pertaining to this article. Kristie Ferrantella agrees. We should not take a position on this. The article has started a conversation, but a lot of these houses are not going to return to YR houses. If we are supporting STR tax going to affordable housing, this is in contravention to that effort.

Brooke Mohr concern is unintended consequences by shrinking available revenue. Would support an article that grandfather what exists and then have a limited pool of STR permits so that as people buy into the market going forward, they know what they can and cannot do in terms of financial decisions. There is room for more robust conversation about how zoning can affect affordable housing.

Henry Sanford thankful for ACK*Now for crystallizing this, but locals who are using STRs for survival are worried. Leveraging value of property is important. Need to dive deeper into what needs are. Some degree of STR regulation is good idea. He manages a portfolio of vacation rentals for a corporate investment entity. They are not the huge business that people think. A minimum of 30% of gross lease value is directly poured back into local service economy. Need to further define economic impact. Members of our community support our businesses which will be negatively impacted. There are outliers who have no connection to Nantucket. Definition of investor is ambiguous and situations change. This creates huge enforcement burden on the Town. Second homeowners are now becoming concerned with and aware of affordable housing but thinks if this is passed the moment of their awareness will not be capitalized on. This is risky.

Julia Lindner The research shows a direct link with housing which is why we confronted this in this manner. This is about protecting YR housing. This a general bylaw and can be altered. We are still open to figuring out how to make this work for community. Other communities have taken this route. Brooke Mohr what is process of offering amendments?

Julie Lindner Tobias has first right to suggest anything on ATM floor.

Brooke Mohr if you offered amendments before ATM, would you inform the community of changes you might offer in response to feedback?

Julie Lindner yes.

NO ACTION Taken on this article.

Brian returns at 3:00pm

Kristie Ferrantella moved to authorize Brooke Mohr to put together materials to present our recommendations to FinCom at their upcoming meetings. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

The MOTION carried UNANIMOUSLY.

V. Other Business

▪ **Next Meetings**

- March Special meeting: Tuesday, March 9, 2021 at 1:00pm
- Regular March meeting: Tuesday, March 16, 2021 at 1:00 pm

VI. PUBLIC COMMENT (for items not otherwise on the agenda)

Meghan Perry - NCTV 18 will be airing the Thursday hearing live for Surfside Crossing.

VII. BOARD COMMENTS

VIII. Adjourn

M/S/A Brooke Mohr Kristie Ferrantella

Meeting ended at 3:03pm

Submitted by:

Eleanor W. Antonietti

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, March 9, 2021

Remote Meeting *via* Zoom – 1:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

LATE ARRIVALS: Reema Sherry *arrives 1:11 pm*

EARLY DEPARTURES: Brian Sullivan, Penny Dey

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

CONSULTANTS: Judi Barrett (Barrett Planning Group LLC); Jenn Goldson (J M Goldson LLC); Tyler Maren (Barrett Planning Group LLC); Barry Fradkin (J M Goldson LLC)

Public Present on Zoom: Susan Campese (NILB); Howard Dickler; Jerome Vigil

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:06 pm

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Penny Dey **moved to approve the agenda**. Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Kristie Ferrantella Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Reema Sherry Aye
6. Penny Dey Aye
7. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Housing Production Plan – UPDATE – Judi Barrett and Jenn Goldson

- Review of DHCD Strategy/Action Plan Requirements
- Webinar #2 – Tuesday, March 23rd 4:00 – 6:00pm

Judi Barrett A lot to cover. May need another meeting. References various documents emailed on 3/5.

- A progress draft of the Housing Production Plan – primarily the Housing Needs Assessment
- A compressed file containing the Survey Monkey export of all results for the English, Spanish, and Portuguese surveys, and the Spanish and Portuguese comments translated (Caution: the exported data reports are large files)

- A Comments Resolution Matrix (CRM), which is the format we use to gather comments on draft deliverables.

Judi Barrett we want to be able to be thinking about strategies for implementing the plan. Jenn did a summary of focus groups and the survey. We want to give you feedback from what we learned from 1st Webinar, focus groups, and survey. We want to look at specific sites we created.

Jenn Goldson Barry (Fradkin) will share his screen. We like to understand if we have accurately interpreted what we are being told. Barry will go through some of the summary findings but asked Trust members to dig into details on what we heard from people. We are seeking feedback.

Barry Fradkin Discusses few of key findings of Focus Groups – sharing Appendix A – Focus Group Participation. There was broad recognition of housing shortages and challenges as to access and this is trickling into workforce. Moderate income workers are stuck in limbo. This impacts people across all spectrums. People need to better understand 40B and how affordable housing is regulated. Need to reach out in multiple languages. Interest in exploring approaches in other similar areas like Martha's Vineyard.

Tucker Holland asks about comments such as adding to traffic.

Barry Fradkin there was feedback related to increase in larger homes and developments which put pressure on infrastructure. Appendix B – Survey Summary. Over 1,300 total responses with 80% YR residents. Gives overview of survey results.

Jenn Goldson would like to focus on strategies.

Brooke Mohr there are no surprises in the survey results.

Judi Barrett people are asking if we can share these documents. This is intended for Committee Review Penny Dey would like opportunity to review and give feedback before releasing to public.

Brooke Mohr agrees. We need to publish this when finished to avoid confusion.

Judi Barrett screen shares the DHCD Required HPP Strategies document. Goes over various DHCD requirements and explains various challenges associated with each. Nantucket has a longstanding planning framework of Town and County overlays. Looking for feedback on ideas.

DISCUSSION of which commercial districts in addition to CDT might be included.

Penny Dey thinks there is some opportunity for infill development in the Town Overlay district.

Brooke Mohr what is the context of letting ADUs (Accessory Dwelling Unit) be larger?

Brian Sullivan is there a way to encourage dormitory construction for seasonal employees? Employers purchase Duplexes.

Tucker Holland Dormitories are not SHI-eligible

Brooke Mohr nonprofit universe is doing good job with dormitories.

Judi Barrett re. ADUs – the existing size limit is small and could perhaps be expanded

Penny Dey wondering about property tax incentives.

Judi Barrett that won't fit into this category. We will discuss that later. DHCD wants to hear about what characteristics of proposed development you prefer to focus on – infill or cluster developments, adaptive re-use, mixed-use, transit-oriented housing, inclusionary zoning?

Dave Iverson all of this needs to be in play. It is a function of what fits into a specific site.

Brooke Mohr inclusionary zoning does not fix the back log because requires more development to create a small percentage of units. Need to talk about it more but it is not the solution.

Brian Sullivan There is only 4.8% of Nantucket left for development.

Tucker Holland asks Judi to explain for public how this works in other places.

Judi Barrett Both Brookline and Newton have water and sewer town-wide. Year-round housing demand is a very different market. A few years ago, developers were using 40B before they got at 10%. There is a lot of redevelopment because the demand is so high and there is infrastructure to support

it. Newton and Brookline have some of the oldest inclusionary zoning in Massachusetts which has generated housing. It may create a funding source for housing trust even if it doesn't create actual units.

Dave Iverson do we really have enough development for that to create any units? What is the threshold where inclusionary zoning would kick in?

Judi Barrett that is a policy issue. We think this is a glaring omission in your zoning.

Brian Sullivan what about bonus density for affordable units?

Judi Barrett you have to give something as a cost offset to get the units. We think you ought to be talking about this in districts where higher density is allowed.

Reema Sherry asks about differences between Flex v. Cluster development.

Judi Barrett the idea is you are allowing a certain amount of development as a right.

Reema Sherry thinks having green space incorporated would be supported by the community.

Jerome Vigil has any consideration been given to the fact that Nantucket, unlike Somerville, Newton, Brookline, is an island?

Judi Barrett HPP has certain requirements and we need to figure out how best to address these requirements so you have an HPP that you can rely on as planning and Comprehensive Permit tool. Moving on to regional collaboration to address housing development. Asks what our relationships are off island with other entities.

Brooke Mohr we had visit from Cape Development Partnership. We are also working on a Coalition version of Transfer Housing Fee.

Brian Sullivan The Housing Advocacy groups on Nantucket also have regular meetings. The Housing Stakeholders Group is one of them.

Penny Dey do we do anything with the Housing Assistance Corporation?

Tucker Holland we are involved with the Housing Transfer Fee Coalition to get statewide enabling legislation. HAC is a part of some of those discussions.

Penny Dey suggests that we add that we continue to work closely with our Legislators for state-level initiatives.

Tyler Maren mentions that we may want to continue to incorporate some of the ideas that were included in 2016 HPP.

Judi Barrett Asks for Trust to give thought to what of any former recommendations that have not been addressed yet should remain in new HPP.

Ken Beaugrand we have been looking at how places like Aspen have been addressing their problems and examining if those ideas would work on Nantucket.

Judi Barrett We will include some case study sheets in the plan.

Jenn Goldson we heard a lot about STRs in the focus groups.

Tucker Holland we want to note that we are a Housing Choice Community and we received a \$1.5 million grant from MassWorks in support of 6 Fairgrounds infrastructure this year.

Judi Barrett the Housing Choice Bill will be alluded to in some manner and should be on our radar.

Brook Mohr what qualifies for the lower threshold will be important.

Judi Barrett guidance from DHCD is very general and there are hard to answer questions based on plane language of the law. Important to ask local Counsel. Be prepared to provide Atty. General an analysis of why the new law applies. The burden is on towns. We will shift to site specific discussion.

Jenn Goldson would love to get opinions on STRs at future meeting. Now we will discuss Sites and Strategies. Screen shares a map. Mined for site ideas through focus groups but not a lot resulted. Got more ideas from Staff. Where could the Town encourage 40B Comp. Permits and where could existing zoning allow for development? Would like to know if we caught all the sites that should be in this plan for next 5 years and what can the community do to encourage the kind of housing it wants and needs.

Barry Fradkin runs down the list of 13 site ideas.

DISCUSSION of potential sites and constraints.

Penny Dey would be useful to get a list of undeveloped Town-owned properties such as on W. Dover St.

Brian Sullivan such as properties out near airport that the Town owns.

Ken Beaugrand those are controlled by FAA and are very complicated.

Brooke Mohr we are in process of evaluating Master Facilities. That process needs to be completed.

Judi Barrett one of the criteria is to identify municipally owned property that could undergo RFP.

Brian Sullivan points out that we own 7 Amelia drive which could accommodate 4 units and we own Waitt Drive.

Tucker Holland we need to note that opportunity to develop the old Fire Station is contingent on the Master Facilities Plan for the Town. It is going to house departments in the interim. Would rather see Waitt Drive's lots as priority development versus the Ticcoma Way lots, because they provide a nice barrier re. 6 FG. Need to be leery of asking one location to do too much.

Ken Beaugrand they also provide an opportunity for Housing Nantucket and Habitat which is important for home ownership.

DISCUSSION about including U Mass property. We do not own it yet.

Barry Fradkin we can use different colors to indicate types of strategies and can group together on this map.

Jenn Goldson asks Trust members to let us know of any other changes and we will revisit at next meeting. We will be getting feedback on this at next Webinar. We will take some off and add others but would like more information about vision for type of development.

Ken Beaugrand public perception is concern. Thinks we should move the Bartlett Farm and Moors End Farm to bottom if this list is ordered by priority.

Jenn Goldson The list is not prioritized. We can group these by types of housing and category (i.e. private developer vs. Trust initiative). Need to think through how we are presenting this.

Ken Beaugrand the old Fire Station availability is subject to existing Town Plan. Town has office space needs.

Tucker Holland rather than listing Moors End Farm, should list the type of housing that would go at 40 Polpis Road.

Jenn Goldson we can provide more clarity as to what we are saying and why. Can make adjustments to the chart and descriptors.

Brooke Mohr there was proposal for a bonus covenant lot on a large lot in Tom Nevers by an individual home owner. There has been talk about expanding the Covenant program. It is a zoning strategy.

Penny Dey not comfortable having private properties on this list unless they have been alerted.

Jenn Goldson agrees.

Reema Sherry asks about commercial requirement with the Amelia Drive property.

Dave Iverson re. covenant lots – that would be plugged into zoning issues.

Jenn Goldson wants to be sure Trust has what it needs to continue with outreach as to upcoming Webinar. Asks if she can have an Agenda Item for March 16th meeting.

Tucker Holland yes

Brian Sullivan we need to move the Webinar date to March 30th at 4:30pm due to a conflict with FinCom meeting on March 23rd.

Tucker Holland the consultants can accommodate a change to March 30th at 4:30pm.

Penny Dey we need to commit to get our comments back to consultants by end of next week.

Judi Barrett that would be helpful to have them by March 19th. In terms of public comments, we will ask someone to look at them to decide which of those we should address. We need direction on that.

Tucker Holland there were 600 written comments on English version of surveys. What is typically included? Could you include those you don't incorporate into document into an Appendix?

Judi Barrett we might include some of them in text boxes to reinforce information coming through data or shared observations. Can incorporate some but not all but let us know if you want us to include all in an Appendix.

Jenn Goldson they are part of the public record.

Brian leaves meeting at 2:38pm

Brooke is temporary chair *pro tem*.

Penny Dey asks about when Census results will be available.

Judi Barrett first release will be the apportionment file – age breakdown by race at the block level because that is used to define congressional districts. Has not heard definitive date yet on Summary File One which will affect the denominator.

Brooke Mohr as to private properties, please clarify why they included the farm properties. That could be controversial if not contextualized.

Jenn Goldson came out of talking with Staff. Can you encourage more farm worker housing? Doesn't know how they are housing their workers now.

DISCUSSION about listing specific farm or other private properties.

Judi Barrett one of the requirements is to list specific properties. It is common to identify specific sites and it is expected.

Tucker Holland Judi and Jenn talked with Andrew Vorce. The concentration of affordable housing needs to be taken into account. DHCD is increasingly looking at spreading things out. We would need to have conversation with both Bartletts and Moors End Farms but would not want to include those in this without knowing that they are receptive.

Penny Dey What would the impact be if we only included properties controlled by the Trust and the Town on the list?

Judi Barrett would like to enhance chances of having this approved rapidly. We do have to think about equity and when you look at the map you can see there is a distinct concentration of these sites in a specific part of the island. We understand the reasons based on policy decisions that may constrain one's choices from an equity perspective. We need to seek other opportunities outside the Town district. Equity matters.

Ken Beaugrand this is not a good time for the Trust to take open space, farm land, conservation land. Creating housing for the farm employees is acceptable. But this could be very damaging to our mission. Strongly suggests that you remove these from the lists.

DISCUSSION re. removing certain properties from this document to increase community support.

Judi Barrett when we meet next week, you can give us greater feedback of other areas outside Town overlay district to include on the list.

CONSENSUS that discussion of STRs will be at future meeting.

Penny Dey recuses from next matter and leaves meeting at 2:53pm.

IV. Approval of Local Action Unit application to DHCD – 31 Fairgrounds Road

Tucker Holland a big part of this project is to have it be included on SHI list and towards certification. Looking for approval of submission of LAU application at end of the week and to authorize the chair or vice chair to sign on behalf of the Trust.

Jerome Vigil will there be further review of construction procedures with DHCD?

Tucker Holland project will go through further review

Reema Sherry moved to authorize the Chair or Vice Chair to sign the LAU application on behalf of the Nantucket Affordable Housing Trust to DHCD regarding 31 Fairgrounds Road. Kristie Ferrantella seconded the motion.

ROLL CALL

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Kristie Ferrantella Aye
4. Dave Iverson Aye
5. Allyson Mitchell Aye

The MOTION carried UNANIMOUSLY

V. Other Business

▪ **Next Meetings**

- Regular March meeting: Tuesday, March 16, 2021 at 1:00 pm

VI. PUBLIC COMMENT (for items not otherwise on the agenda)

Tucker Holland FinCom meeting discussion from yesterday is continued to March 23rd. He encourages Trust members to attend.

Jerome Vigil asks if all that transpires here goes before Town Meeting.

Brooke Mohr HPP does not go before Town Meeting

VII. BOARD COMMENTS

Kristie Ferrantella SB's agenda tomorrow has a space to discuss housing articles that FinCom just reviewed. Please attend. Has not been posted for Trust.

Eleanor Antonietti advised Trust members that they can watch the LIVE FEED on YouTube. She will send the link.

VIII. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

NO EXECUTIVE SESSION

IX. Adjourn

M/S/A Dave Iverson Kristie Ferrantella
Meeting ended at 2:59pm

Submitted by:
Eleanor W. Antonietti

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, March 16, 2021

Remote Meeting *via* Zoom – 1:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

EARLY DEPARTURES: Penny Dey

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

CONSULTANTS: Judi Barrett (Barrett Planning Group LLC); Jenn Goldson (J M Goldson LLC); Tyler Maren (Barrett Planning Group LLC); Barry Fradkin (J M Goldson LLC)

Public Present on Zoom: Howard Dickler; Julie Fitzgerald (attorney); Anne Kuzspa (Housing Nantucket); Mike Herlihy

I. Call Meeting to Order

Brooke Mohr called the meeting to order at 1:03 pm

Brooke Mohr announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Dave Iverson **moved to approve the agenda.** Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Kristie Ferrantella Aye
3. Dave Iverson Aye
4. Reema Sherry Aye
5. Allyson Mitchell Aye
6. Brooke Mohr Aye
7. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. APPROVAL of the Minutes

- February 18, 2021
- March 2, 2021
- March 9, 2021

Kristie Ferrantella moved to **continue approval of all minutes to next meeting.** Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Dave Iverson Aye

3. Penny Dey Aye
4. Allyson Mitchell Aye
5. Kristie Ferrantella Aye
6. Brian Sullivan Aye
7. Brooke Mohr Aye

Minutes continued by unanimous consent.

IV. Closing Cost Assistance (CCAP)

- **Mortgage for CCAP Application – 2 S. Pasture Lane - post closing**

- Approve subordination of the mortgage from Laura Zagayko Steele and Brian Clagett Steele to the Nantucket Affordable Housing Trust Fund, recorded at Book 1784, Page 147 in favor of the mortgage from Laura Zagayko Steele and Brian Clagett Steele to The Cape Cod Five Cents Savings Bank with an estimated closing date of April 5, 2021

- Authorize the Chair to sign documents related to subordination on behalf of Trust

Reema Sherry **motioned** to **approve the subordination of the mortgage** from Laura Zagayko Steele and Brian Clagett Steele to the Nantucket Affordable Housing Trust Fund in favor of the mortgage from Laura Zagayko Steele and Brian Clagett Steele to The Cape Cod Five Cents Savings Bank and to **authorize the Chair to sign documents** related to this matter on behalf of the Nantucket Affordable Housing Trust. Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Reema Sherry Aye
3. Brian Sullivan Aye
4. Penny Dey Aye
5. Allyson Mitchell Aye
6. Kristie Ferrantella Aye
7. Brooke Mohr Aye

Motion carried by unanimous consent.

- **DISCUSSION of Proposed Amendments to CCAP Parameters**

- Make fees documented within the closing disclosure statement but not in the lender's loan estimate eligible for CCAP funding

Tucker Holland turns it over to Julie Fitzgerald and Anne Kuzspa who brought this to our attention.

Julie Fitzgerald she discovered over the course of a few CCAP closings that certain legitimate fees are not being covered. For example, the only thing that is allowed are items that are on the Lender's Loan Estimate which often does not include a lot of the real closing costs. There can be problems with this when people are taking out an initial loan to buy vacant land and a second loan for construction costs. In general, the few she has handled, she has observed that applicants are not taking full advantage of the \$15,000. It would be very helpful for people to have these costs covered, particularly in cases with the two loans where people are getting double billed for fees. An example of how this could work technically would be to submit approved numbers, beyond just the Loan Estimate. If you have a land purchase and then a

finance for a construction loan, the Trust would have to release the First Mortgage and the Note would get paid off and a new Mortgage and Note would be issued to replace it.

Anne Kuzspa agrees that this would be very helpful for purchasers of Covenant Land, especially when there are no Covenant houses available. This agrees with the intent of the program.

Penny Dey the intent is to get people into affordable properties. Could we address it by having a policy that works in two phases not to exceed the amount?

Brooke Mohr we allow for two phases of disbursement.

Julie Fitzgerald just using the Lender's Loan Estimate as the basis for funding is meeting the needs of first time home buyers and borrowers.

Tucker Holland We would want to examine what would customarily appear on the Closing Settlement Statement. Typically, we are sending the full \$15,000 to the attorney's escrow and they are returning the unused funds. We are just expanding what would be included. We ran into similar issue with the Covenant Formation Assistance Program. This is in the spirit of the program

Kristie Ferrantella thanks Julie for bringing this to our attention. We have to change and adapt. Rather than making it two parts, borrowers could have the option to come back to us for more funds up to \$15,000. Leaving it flexible gives maximum benefit to borrowers.

Brian Sullivan there could be a land category with a separate work flow. If we look at opportunities to keep it open up to \$15,000, we will see a lot of different scenarios (refinances). Asks Julie how many redundant charges she sees in cases with both a land closing and then the construction loan closing. Maybe we can look to other sources to waive secondary fees.

Julie Fitzgerald You need to look at whether you want to expand your definition of what is allowable. There are additional repetitive fees for secondary loans not captured in Lender's Loan Estimate. There are restrictions.

Reema Sherry makes sense to authorize a follow up to come back for construction loan costs.

Tucker Holland. We need to consider if there any unforeseen retroactive consequence for loans where people only used a portion of amount available. The program is presently a 0% interest.

Julie Fitzgerald might make sense to cap things like survey fees. Want to keep it simple.

Brooke Mohr put a reasonable cap on these other fees if we add them.

Penny Dey would be helpful to have a list of anything that is pending that could be impacted by this.

Brian Sullivan asks Julie Fitzgerald to send Tucker a list of these specific fees.

Brooke Mohr also might want to think about fees from acquisition to getting a CO

CONSENSUS put this off to future meeting so Eleanor can weigh in given that she handles these applications and the fund disbursement.

V. Covenant Formation Assistance Program Application (CFAP)

- **4 Hull Lane – Juanita Vernal & Junior GIL** *(continued to April 20, 2021)*

VI. Housing Production Plan – UPDATE – Judi Barrett & Jenn Goldson *(continued from March 9, 2021)*

- Review of DHCD Strategy/Action Plan Requirements
- Webinar #2 – Tuesday, March 30th 4:30 – 6:30pm

Jenn Goldson we will review revisions to Map and the Table in response to feedback from last meeting.

Barry Fradkin screen shares revised MAP and TABLE and goes through main changes. They removed and added a few sites.

Jenn Goldson color coding is indicating public versus private ownership which relate to strategy/mechanism. There is a layer showing municipal properties.

Tucker Holland in discussion with Andrew (Vorce), the Town owned lands other than the Fairgrounds Road complex, have been more or less exhausted.

DISCUSSION of rationale for inclusion of various properties such as Dover St. (Dover St. will be removed.) and in particular including privately owned properties unless they are listed for sale.

Penny Dey suggests having separate municipally owned and privately owned 'potential' sections to the map.

Judi Barrett The way it is presented in the plan is according to DHCD strategy categories such as sites where the Town would encourage filing of Comprehensive Permits or specific zoning changes to support affordability or identification of specific districts. Properties would be discussed in context of a specific criterion we are trying to address. In addition to private or public lands, there is a criterion for Town owned land that could be made available for RFPs. It is typical to see privately owned properties in an HPP.

Brian Sullivan supports idea of separating them out in color-coded sections.

Jenn Goldson we can create two different maps.

Reema Sherry She noticed two large vacant parcels owned by the Catholic Church of Fall River on Milestone Rd. that could have potential for re-zoning.

Ken Beaugrand explains that they were unwilling to dispose of them when approached a few years ago.

Tucker Holland thinks including the church properties is good idea. Regarding Waitt Drive, we do not want to list all of the lots because the Town other plans for them.

Brooke Mohr need to be mitigate sensitivity to 40B development. Likes idea of separating out public versus private. The goal is to see what is left that is available for creation of affordable housing.

DISCUSSION about presenting plan to public without raising fears of 40B developments. Need to be clear and transparent and sensitive to mitigating that fear. We are trying to show public that we are doing everything we can to have local control over creation of affordable housing and to avoid 40B. To present an HPP likely to be approved that will allow us to stay in Safe Harbor will require that we identify private parcels where the Town is looking to encourage the filing of Chapter 40B Comp. Permits. Suggestion of inserting the word 'friendly' in front of "40B" and highlight Sachems Path as a good example.

Brian Sullivan suggests including 105-acre parcel known as 10 Sun Island Rd. next to the airport. Gives background information and status of parcel.

Ken Beaugrand clarifies that it is controlled by the FAA so there are complexities regarding FAA and the Airport Commission.

Dave Iverson there is a history of 99-year leases from the Airport in that area.

Jenn Goldson we can include with those caveats. Many properties have hurdles. Suggests meeting with Communications Subcommittee to go through Webinar content and messaging.

Judi Barrett 3 major components of the HPP include Needs Assessment, Goals, and Strategies. Need to go over goals. Shares 2 slides with Goals from the last HPP to see if they have continued relevance and potential Goals. DHCD has quantitative and qualitative goals. In 2016, we focused on number of units needed to maintain Safe Harbor. Asks for feedback regarding continued validity of 2016 qualitative goals. Goals are not just for the Trust but for the island as a whole.

DISCUSSION of which goals to maintain, modify, or remove to make room for more pressing new goals for the 2021-2025 Plan. Important to prioritize the goals. Education is very important, especially as public is paying attention to the issue now. Suggestions to add goals related to disbursement, appropriate scale, creation of reliable ongoing funding stream, ensuring adequate diversified stock of year-round housing.

Judi Barrett we will reorganize this content and send back to Trustees.

Jenn Goldson goes over logistics of the Webinar on March 30th. There are currently no registrants so asks for outreach to increase turnout.

DISCUSSION of which features to include that increase engagement in Zoom Webinars.

Jenn Goldson will schedule meeting with Communications Subcommittee with Brooke, Reema, Alysso, and Tucker.

Judi Barrett asks Trustees to submit comments by end of the week using the Comments Resolution Matrix (“CRM”). They will return a consolidated CRM with our responses to Trustees.

VII. Financial Discussion

Tucker Holland screen shares “FY 22 Budget Discussion Document”. This is intended to facilitate discussion with FinCom next week and provides history of funding and shows how we have expended or committed funds to various buckets. Using combination of 3 strategies developed by Neighborhood First Advisory Committee (“NFAC”) and endorsed by the Trust and Select Board (“SB”), the \$20 million from Neighborhood First will facilitate creation of over 97 units, 4x original intent of that funding. This shows how we have efficiently and thoughtfully addressed community’s housing needs. Shares a Anticipated Needs document that shows why we need additional funds. A proposal was presented at last SB meeting. Article 23 contemplates \$475,000 operating budget for the Trust and Article 24 is the 7.5 million debt exclusion to go toward subsidy of 135 & 137 Orange St. and Safe Harbor ambitions. Town Administration has proposed a \$2 million operating budget within Article 8 (Town’s General Operating Budget). Working with Brian Turbitt on how we anticipate using those funds. These are broken out on this document. Looking to continue working with CPC in conjunction with Housing Nantucket and Habitat projects. Brian has indicated it is possible to leverage the \$2 million operating budget funds. He needs to know how we plan to use the funds. Mentions various potential projects. We have talked about developing a shared equity down payment assistance using a working number of \$7.5 million at about \$300,000 for 25 homes. If the Debt Exclusion passes at ATM and the Ballot, we would could leverage the \$600,000 debt service to create the capital for the shared equity down-payment assistance pilot program.

Brooke Mohr the debt service gives us a sustainable flexible funding stream to prioritize.

Tucker Holland suggests we have a 30-200% AMI window as was associated with Neighborhood First. We may want to build this shared equity program by seeking less restricted private capital alongside public funds. Important to show that this is front and center on our radar.

Brian Sullivan and Brooke Mohr think marketing and advertising expenses are significantly underestimated.

Tucker Holland will send off documents with suggested edits to Brian Turbitt this afternoon.

Brooke Mohr **motioned to approve the proposed budget, as amended.** Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Dave Iverson Aye

- | | |
|------------------------|-----|
| 2. Penny Dey | Aye |
| 3. Kristie Ferrantella | Aye |
| 4. Brooke Mohr | Aye |
| 5. Reema Sherry | Aye |
| 6. Allyson Mitchell | Aye |
| 7. Brian Sullivan | Aye |

Motion carried by unanimous consent.

VIII. Communications Subcommittee UPDATE

Brooke Mohr We have identified 4 of the 6 potential video subjects. Considering possibility of having teachers or people in hospitality industry who have housing struggles. Working with NCTV with deliverable of mid to late April when we will push out 2-3 minutes video Also discussing preparing a document to distribute at ATM to graphically represent what we do, what our prospective financial needs are and why.

Penny Dey important to provide visual illustration of how many units are created by the spending of the money.

Brooke Mohr hardest thing to explain is why we are not doing it all at once because of the Safe Harbor piece. We are also discussing holding some open Zoom meetings with short presentation and inviting public to ask housing questions. We have a job educating the community.

Brian Sullivan asks for a 1-page summary document to be updated that could be distributed to other Boards when we are asked questions.

Brooke Mohr let's revisit after ATM. We are producing a lot right now to serve that purpose.

PENNY DEY LEAVES MEETING.

Tucker Holland shares the "Subsidized Housing Inventory & Safe Harbor" document that could serve as a 1-page that summarizes what we are doing and has been shared with others.

Brooke Mohr they want to distil the various spreadsheets to pick out most salient information to simplify for public and for those who want more detailed information we can provide the spreadsheets.

IX. Other Business

▪ Next Meetings

- Special April meeting: Tuesday, April 6, 2021 at 1:00pm
 - Regular April meeting: Tuesday, April 20, 2021 at 1:00 pm
- Brian Sullivan is unable to attend April 20th meeting.

X. PUBLIC COMMENT (for items not otherwise on the agenda)

Mike Herlihy attending to get an education on this complex issue. He would like to have better understanding of what are the real broad needs by category across the 30% target populations and what programs are targeted at those areas.

Brooke Mohr we know where the needs. People are paying more attention. We are starting to scope out how we can reach beyond our mandate to comply with Safe Harbor.

Tucker Holland thanks him for his helpful comments. Reminds Board of importance to get comments back to Judi and Jenn on CRM.

XI. BOARD COMMENTS

Kristie Ferrantella last week SB had productive conversation about all housing articles. Did not make any recommendations. We will comment after FinCom makes its recommendations. At last night's

meeting, the NP&EDC voted to recommend to FinCom to support these articles.

XII. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

NONE

XIII. Adjourn

M/S/A Brooke Mohr Kristie Ferrantella

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Kristie Ferrantella Aye
3. Brooke Mohr Aye
4. Allyson Mitchell Aye
5. Reema Sherry Aye
6. Brian Sullivan Aye

Meeting adjourned by UNANIMOUS consent.

Meeting ended at 3:10pm

Submitted by:

Eleanor W. Antonietti

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Thursday, April 1, 2021

Remote Meeting *via* Zoom – 1:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist)

Public Present on Zoom: Laura and Brian STEELE; Lauren Ard (Cape Cod 5); Anne Kuszpa (Housing Nantucket)

I. Call Meeting to Order

Brian SULLIVAN called the meeting to order at 1:02 pm.

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Penny Dey moved to approve the agenda. Brooke Mohr seconded the motion.

ROLL CALL of those participating:

- | | |
|------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Reema Sherry | Aye |
| 3. Allyson Mitchell | Aye |
| 4. Dave Iverson | Aye |
| 5. Kristie Ferrantella | Aye |
| 6. Penny Dey | Aye |
| 7. Brian Sullivan | Aye |

Agenda adopted by **UNANIMOUS** consent.

III. DISCUSSION of Revisions to Closing Cost Assistance Program Applicable Expenses and VOTE

- Depending on outcome of the discussion and vote, consider applicable closing costs for Steele relative to 2A South Pasture Lane

Tucker HOLLAND at a recent meeting, we discussed possible expansion of the Closing Cost Assistance Program ("CCAP") and how it could be coordinated in cases where there are two closings in conjunction with land acquisition and then construction. The Steeles were approved for CCAP last October in association with the closing on the land. They were only able to use roughly \$4,000 of the \$15,000 normally approved for closing costs. They are in position to close on the construction of the home. They would like to be able to utilize the remaining balance toward applicable closing costs that are in fact on their Loan Estimate and the Closing Disclosure for this second phase. They are not asking for more than what we normally do. We would like to have Trust's approval that the balance

of the closing cost authorization could be used toward these closing costs that do appear on both the aforementioned documents. At a separate occasion where Eleanor can join us, we intend to continue the discussion about how we may modify or expand the structure to the Closing Cost program.

Laura STEELE She is very grateful that Trust is having special meeting to discuss this case. We have been in employer housing for 14 years and the only path we saw to be housing independent was by buying a vacant lot through the Covenant Program. The modular home is supposed to be arrive on April 27th. We are supposed to close on Monday. Having assistance with closing costs is extremely helpful.

Lauren ARD (Cape Code 5) she is assisting the Steeles with this closing. She supports this request. She explains that there are a lot of borrowers in similar situations. Given the market conditions, they are unable to find the inventory that would allow them to buy a free-standing structure and therefore capture the full use and benefit of the closing cost assistance. These buyers are fronting 25% down-payment on land. Often the closing costs on land are lower than they are on a free-standing structure. The bank is supportive of this approach. She can attest that other borrowers confront this same situation. They can access support on the first set of closing costs but not with a second refinance that they couldn't do at the time of purchase due to things like not having plans and specs, siting of the structure, going through HDC.

Brian STEELE reiterates what his wife said. The experience has been daunting but they are very appreciative of help of many including the Trust.

Reema SHERRY asks if this is a construction loan that converts to regular mortgage when the construction is complete.

Lauren Ard Yes, this is a one-time closing on the construction piece.

Brooke MOHR the intention of this program is to help people get into houses. Has no concerns and glad it has been brought to our attention so we can eventually codify a change to the program.

Penny DEY wants to acknowledge Julie Fitzgerald (Steele's attorney) for bringing this to our attention. It is clearly an unintended consequence to penalize people going the route of vacant land and then construction.

Brooke Mohr **motioned to approve** that the **Closing Cost Assistance Application be extended to include this second closing and construction loan up to a total of \$15,000 for both closing costs in connection with 2A South Pasture Lane.** Penny Dey seconds the motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Brooke Mohr Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Allyson Mitchell Aye
6. Kristie Ferrantella Aye
7. Brian Sullivan Aye

The motion carried unanimously.

Lauren Ard thanks the Trust. This approach will have a great positive impact on many borrowers. Laura Steele thanks the Trust and asks about next steps.

Tucker Holland explains that this can be part of the original approval. We will have to take steps on our end to process the payment.

Brian Sullivan thinks we need a motion that he be authorized to sign a new subordination or anything that is required in connection with this closing.

Penny Dey **motioned** to **authorize the Chair to sign any and all documents related to this matter to modify the original approval** on behalf of the Nantucket Affordable Housing Trust. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Brooke Mohr Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Allyson Mitchell Aye
6. Kristie Ferrantella Aye
7. Brian Sullivan Aye

Motion carries by unanimous consent.

IV. Other Business

V. PUBLIC COMMENT (for items not otherwise on the agenda)

VI. BOARD COMMENTS

Brooke Mohr informs the Trust that the video project is well underway.

VII. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Specific matter requires confidentiality.

The **MOTION** was made by Brooke Mohr and seconded by Kristie Ferrantella to **go into executive session** to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Brooke Mohr Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Allyson Mitchell Aye
6. Kristie Ferrantella Aye
7. Brian Sullivan Aye

The motion carried unanimously.

VIII. Adjourn

Open Session Meeting ended at 1:22pm

Submitted by:
Eleanor W. Antonietti

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, April 20, 2021

Remote Meeting *via* Zoom – **1:00 pm**

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

ABSENT: Brian Sullivan

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

Public Present on Zoom: Randi Alberry; Jason Graziadei

I. Call Meeting to Order

Brooke MOHR called the meeting to order at 1:02 pm

Brooke Mohr announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Reema Sherry moved to approve the agenda. Penny Dey seconded the motion.

ROLL CALL of those participating:

- | | |
|---------------------|-----|
| 1. Allyson Mitchell | Aye |
| 2. Dave Iverson | Aye |
| 3. Reema Sherry | Aye |
| 4. Penny Dey | Aye |
| 5. Brooke Mohr | Aye |

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes – *postponed to May 3rd meeting*

IV. Closing Cost Assistance Program applications:

- 45A Beach Grass

DISCUSSION about uncertain closing date. Consensus is to subject approval to required extension if closing does not occur by mid-September 2021. No additional concerns.

Reema Sherry **motioned to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance in connection with 45A Beach Grass Road**, subject to return of any unused balance and with the stipulation that the applicant shall return to the Affordable Housing Trust to request an extension of this approval if the closing has not occurred before September 15, 2021. Penny Dey seconded the motion.

ROLL CALL of those participating:

- | | |
|---------------------|-----|
| 1. Allyson Mitchell | Aye |
| 2. Dave Iverson | Aye |

3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Penny Dey Aye
6. Brooke Mohr Aye

The motion carried unanimously.

- 2A Blueberry Lane

Randi ALBERRY explains that the address may not be 2A Blueberry Lane because the driveway cut will be off of South Shore Road. The address may be 28 So. Shore Rd.

NO CONCERNS

Penny Dey **motioned to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance, in connection with portion of 28 South Shore Road s/k/a 2A Blueberry Lane.**

Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Penny Dey Aye
6. Brooke Mohr Aye

The motion carried unanimously.

V. HPP Update – next steps

Tucker HOLLAND Judi and Jen are working with their teams on providing draft production plan a week from this Friday. They know it is important that we can circulate the DRAFT report in advance of next meeting on 5/4. Intend to circulate 4/30 to give Trust members time to read. We are trying to get this ready to go before Planning Board and Select Board for their review and adoption before sending up to DHCD. Goal is to send to DHCD on or before 6/10. Current HPP expires October.

VI. Communications Sub-committee report

- Annual Town Meeting preparation & outreach

Reema SHERRY goes over goals set for public outreach campaign before ATM outlined in email summary from Brook Mohr.

GOALS:

- 1) Explain the NEED
- 2) Explain how we spent \$25 Million
- 3) Explain plans for the next few years and \$ needed to execute
- 4) Explain the various funding articles
- 5) Get pro-housing people to show up at Town Meeting

STRATEGIES:

- 1) Video Series - NCTV
- 2) Graphics - Alli is working them up
- 3) One-pager for ATM
- 4) Advertising using the above
- 5) Interviews -
 - Alison Forsgren - already happening
 - Georgia Raysman - Reema will ask her
 - Daniel Griffin - Atheneum
- 6) 2-Part Community Webinar Series
 - Social Impact of housing crisis - mental health, education outcomes, domestic violence, homelessness
 - Keynote Speaker + Panel Discussion including providers and people struggling
 - Economic Impact of Housing Shortage - Inability to hire and retain employees
 - Keynote Speaker + Panel discussion: Matt Fee; Chamber; Large and small employers; for-profit and non-profit
- 7) Zoom Open Houses

Reema Sherry explains they are creating a video series with NCTV's camera person. Working on simple narrative explaining how we have spent the funds so far and the articles intended to fund the trust. Ally is delivering some social media graphics and to be used in local advertising.

Brooke Mohr she talked with Atheneum about cohosting a public webinar to discuss impacts of housing insecurity on social-emotional welfare. She has also been talking with Fair Winds. Fair Winds and the schools are interested in doing a public presentation from human services perspective and on educational outcomes. NCTV has set a date in late May for a webinar. It will be available for subtitling in other languages. May have a keynote speaker from larger national conversation that dovetails with local experience. Planning for Tues. 5/25 but waiting to hear back from NCTV.

Ally MITCHELL she will work with Tucker on formatting of timeline and where we have spent the \$25 million. They are currently sized as Instagram posts but can be adjusted to share on other social media platforms. Some are very simple with different messaging, including some facts and statistics. She is going to source everything. Any additional facts to include can be used if other Trust members have ideas.

Penny DEY points out that we have to be consistent about who is placing the ads. She is not considering these as political ads but feels it should be clarified.

Reema Sherry confirms that she and Ally can add "paid for by ..."

Brooke Mohr she we will make sure we are complying with any requirements. Thanks Ally for graphic design work. There will be expenditures for these advertisements.

Tucker Holland we want to approve running these ads subject to Town Counsel review and appropriateness as pointed out by Penny.

Kristie Ferrantella **motioned to approve the advertising as presented subject to review by Town Counsel.** Dave Iverson seconded the motion.

ROLL CALL of those participating:

- | | |
|------------------------|-----|
| 1. Allyson Mitchell | Aye |
| 2. Dave Iverson | Aye |
| 3. Reema Sherry | Aye |
| 4. Kristie Ferrantella | Aye |

5. Penny Dey Aye
6. Brooke Mohr Aye

VII. Other Business

Next Meetings

- May Special Meeting: Tuesday, May 4, 2021, at 1:00pm
- May Regular Meeting: Tuesday, May 18, 2021 at 1:00pm
- June Special Meeting: Tuesday, June 1, 2021 at 1:00pm

Tucker Holland goes over next meetings. May 4th is important for DRAFT HPP review. The Draft will be sent out in advance and written comments are welcome. The next regular meeting is on 5/18 and we will have one more meeting before ATM on 6/1.

Penny Dey will not be able to attend on 5/4

Brooke Mohr reminds Trust members to mark calendar for evening of 5/25 – proposed date for Webinar. 5/18 is back-up date so please set aside those dates and times.

VIII. PUBLIC COMMENT (for items not otherwise on the agenda)

NONE

IX. BOARD COMMENTS

Tucker Holland Alana Murphy and Rieko Hayashi with DHCD are coming down on 4/27 with rain date of 4/29 to tour variety of sites and different Habitat, Housing Nantucket, and Richmond projects.

X. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Specific matter requires confidentiality.

The **MOTION** was made by Penny Dey and seconded by Dave Iverson to **go into executive session** to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Penny Dey Aye
4. Kristie Ferrantella Aye
5. Allyson Mitchell Aye
6. Dave Iverson Aye

The motion carried unanimously.

XI. Adjourn

Open Session Meeting ended at 1:40pm

Submitted by:
Eleanor W. Antonietti

AHT MEETING

5/11/2021

AGENDA ITEM V.

GRANT REQUEST FROM HABITAT FOR HUMANITY –

PHASE 2 OF BENJAMIN DRIVE PROJECT

From: Gerard Keneally <gerrykeneally@gmail.com>

Sent: Saturday, April 24, 2021 12:11 PM

To: Brian Sullivan <sully@fishernantucket.com>; AHTF Brooke Mohr <ackmohr@gmail.com>; Tucker Holland <tholland@nantucket-ma.gov>

Cc: Richard Hussey <rjhussey@comcast.net>; Gerry Keneally <gerrykeneally@gmail.com>; Grause, Joe <joe.grause@gmail.com>

Subject: Habitat For Humanity Request to AHTF for Benjamin Drive Project for May meeting

Hello Brian, Brooke and Tucker,

We would again like to thank the AHTF for the capital to enable us to build the duplex this year at Richmond and the 3 homes during 2021 and 2022 at Benjamin Drive. It is terrific to be busy and working on two projects at once. As requested, here is a detailed breakdown of the estimated costs for Phase 2 of the Benjamin Project. This was what we submitted and was approved in this year's CPC grant. To remind you, at Benjamin Drive, we will be building homes for 3 SHI listed families. It will consist of a duplex and a single-family home. We are currently in the middle of Phase 1 of the project. We have cleared the lot, moved the existing Housing Nantucket shed, formally transferred the lot from NHA to Habitat, and now starting the building and hard packing of the driveway. We will also bring all the utilities to the property from Benjamin Drive. We need to install a fire hydrant on the property as well. We estimate those Phase 1 costs to be appx \$150,000. Habitat will be covering that from our savings in our mortgage collection account.

Phase 2: Our ask to the AHTF in May of 2021 for a need in August 2021 is \$ 450,000.

- : \$ 255,000: Costs of a 60% Deposit for the build of prefabs of (2 buildings) 1 single-family home and 1 duplex on the Benjamin drive lot.

- : \$ 15,000 : The costs of surveying and staking the lots(property lines, driveways.and foundations for 2 buildings. Also as-built. (Blackwell)

- : \$ 7,000 : Sewer Permit. As-Built (Blackwell)

- : \$ 15,000 : The architectural design plan sets costs for the 3 buildings (KOH)

- : \$ 5,000 : The cost of the architectural design of the basement foundations and calculating the load factors(JAG)

- : \$ 40,000 : The costs of digging the foundations and digging the sewer, water and electric lines to the home from the street.(Atlantic Aeolus)

- : \$ 72,000 : Pouring and setting the foundations of the 2 buildings(McGarvey)

- : \$ 18,000 : Concrete Floors and deck footings (McGarvey)

- : \$ 3,500 : The surveyor's fee for pinning the foundation(Blackwell)

- : \$ 4,500 : The costs of insulating of the foundations for the 2 buildings (Van Kampen)

- : \$ 15,000 : Cost to 6 ft decorative(5 and 1) fencing on buffer separating Housing Nantucket rentals on Benjamin Drive. As requested by Housing Nantucket.

Phase 3: Will be the completion of the build in the spring of next year with planned completion in the second half of 2022. We will be coming to the AHTF and CPC in early 2022 for the estimated \$525-\$600k for phase 3. Thank you again. Please let me know if you need any more information.

Sincerely, Gerry Keneally.

President of Habitat for Humanity

AHT MEETING

5/11/2021

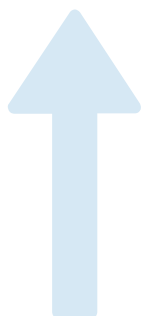
AGENDA ITEM

BOARD COMMENTS

Nantucket by the Numbers

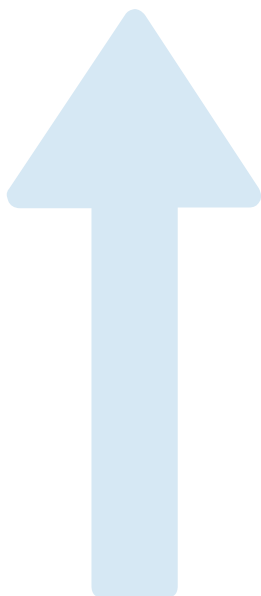
1990-2020

166%



Median Annual
Income

711%



Median House
Price

*figures compiled from Denby Real Estate, Inc.

LET'S MAINTAIN A RESILIENT COMMUNITY



Learn more at

<https://www.nantucket-ma.gov/184/Affordable-Housing-Trust>



2015

28% of single family dwelling transactions on Nantucket were under \$1 million

2020

8% of single family dwelling transactions on Nantucket were under \$1 million

LET'S MAINTAIN A RESILIENT COMMUNITY

TO LEARN MORE VISIT
[HTTPS://NANTUCKET-MA.GOV/184/AFFORDABLE-HOUSING-TRUST](https://nantucket-ma.gov/184/Affordable-Housing-Trust)

*Sales figures from pg. 6, Fisher Real Estate Year in Review 2020

END
OF
PACKET

MAY 11, 2021
