

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, September 21, 2021

Remote Meeting *via* Zoom – **12:30 pm**

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

ATTENDING MEMBERS: Reema Sherry, Brooke Mohr, Penny Dey, Dawn Holdgate, Dave Iverson, Allyson Mitchell

ABSENT: Brian Sullivan

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

ANTICIPATED SPEAKERS: Anne Kuszpa, Billy Cassidy, Andrew Vorce

PUBLIC PRESENT ON ZOOM: Erica Kiley, Adam Lockley, Howard Dickler

I. Call Meeting to Order

Brooke Mohr called the meeting to order at 12:31 pm

Brooke Mohr reads Public Participation Guidelines

- Members of the public wishing to participate in the meeting must use their full name for Zoom access. If full names are not used, people will not be allowed to participate in discussion. The Town reserved the right to remove any member of the public from the meeting who doesn't use a full name or acts inappropriately.
- This Open Meeting of the Affordable Housing Trust is being conducted remotely pursuant to Chapter 20 of the Acts of 2021. Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will feature public comment. For this meeting, the Nantucket Affordable Housing Trust is convening by video conference via Zoom App as posted on the Town's Website identifying how the public may join.

II. Approval of Agenda

Reema Sherry moved to **approve the agenda**. **Dave Iverson** seconded the motion.

ROLL CALL of those participating:

1. **Reema Sherry** Aye
2. **Penny Dey** Aye
3. **Allyson Mitchell** Aye
4. **Dave Iverson** Aye
5. **Dawn Holdgate** Aye
6. **Brooke Mohr** Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Held to October

IV. Public Comment

None

V. CCAP – Two Applicants: Lockley & Walker at 10B Larrabee Lane and Kiley at 78 Skyline Dr. Unit 1 and 3 Quail Lane UPDATE

Dawn Holdgate, I'm going to recuse, I have a conflict.

Penny Dey moves to approve the CCAP application for applicants Lockley & Walker at 10B Larrabee Lane. Dave Iverson seconds.

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent.

Penny Dey moves to approve the CCAP application for applicant Kiley at 78 Skyline Dr. Unit 1. Dave Iverson seconds.

ROLL CALL of those participating:

1. **Penny Dey** Aye
2. **Allyson Mitchell** Aye
3. **Reema Sherry** Aye
4. **Dave Iverson** Aye
5. **Dawn Holdgate** Aye
6. **Brooke Mohr** Aye

Agenda adopted by **UNANIMOUS** consent.

3 Quail Lane - UPDATE

Tucker Holland, this was a CCAP that we approved back in august for a qualified buyer and subsequently it has come to light that there are some issues with the way the present covenant owner has been managing the property and I'll let Anne speak to that, but it will delay the original anticipated closing on this property.

Anne Kuszpa, we are currently working with the owner of 3 Quail Lane, there are numerous suspected violations so we're trying to come to an agreement as to how we transact this unit and get it back into compliance with the covenant program regulations. It's a work in progress, but there is a closing scheduled for tomorrow...we won't know until this afternoon at 4pm whether or not we can go through with that transaction. We're doing our best to impose the proper penalties that are in place

for us to ensure compliance by covenant owners. Hopefully by the next meeting we'll have a good report about the resolution.

Dave Iverson, can someone explain the nature of the violations?

Anne Kuszpa, the violations involve a residency violation and a renting out the unit violation. These are suspected violations, we've been working with the current owner, but I'm not sure what else I can talk about on the public record.

Dave Iverson, I think that we should pursue this in a loud and public way to set the standard here. I've heard some things, but if someone is making money on the back of a program that was designed to help locals get safe and secure housing, that is unforgivable, and we need to make sure that people understand that this Board and the Board of Housing Nantucket will pursue that to the end.

Anne Kuszpa, the fines are significant...they're quite hefty. It's \$300 per day per violation, so right now \$600 a day, and the amount of days of the violation is around 310...we just need to get the owner to agree to pay that as part of the closing cost. If he doesn't, then we'll go through with the lawsuit.

Dave Iverson, my problem is, here is a situation where someone hasn't abided by the rules, they've maybe profited off it, and they're also going to profit when they sell the house, when the house was never used – or maybe just used part of the time – for what the program was designed for. That's a bitter pill to swallow, especially for people who know about it and might say "well, the guy got away with it and made some money...". I feel like people are taking advantage of this on the back of the community and I find it terrible.

Reema Sherry, this has not yet closed, so funds have not been dispersed correct? Or it closed and then went into violation?

Tucker Holland, the transaction is not closed with the new buyer...this has zero to do with the new buyer, to be clear. The funds that we approved have been sent to the attorney's escrow account as they normally would be, because we anticipated that there would be a closing tomorrow, but they have not been expended at this point.

Penny Dey, isn't the only leverage we have against the current owner, besides legal, doing some sort of lien on the property while they still own it?

Anne Kuszpa, we have the fines that we can impose, and in order for this transaction to take place, we need to know that these fines will be paid as part of the closing of the transaction, but we are waiting to hear from the current owner that he agrees. We know there is enough equity there to do that. If the owner does not do that, we can foreclose on the property through the Housing Authority's no-money mortgage. Option 2 would be to pursue a fraud lawsuit against this person. We agree that we need to be serious and send a clear message to the community that you can't take advantage of the covenant program or else the whole thing falls apart.

Penny Dey, is there anything in place to make sure the current owner can't go forward with conveyance of the property?

Anne Kuszpa, yes, this transaction has to go through our office because it's a covenant transaction.

Brooke Mohr, we put this on the agenda because it's out there in the community and we wanted to make sure that the community is aware that we're aware. I would like to suggest that this Board consider putting on a future agenda, a conversation with Housing Nantucket about monitoring and compliance and just learn what we're doing and see if there are any ways to tweak that to get ahead of

situations like this in the future.

Anne Kuszpa, we have been working on this...it's a very long story that we don't want to get into, but there's been a lot of back and forth. The violation, as far as we can tell, didn't start until November 17, 2020 and it's a lot of "he said she said". When it became clear that the owner was not being forthcoming with us, we started to lean in.

Ken Beaugrand, I think it's important, since we're involved in being a sponsor of this program, to understand the monitoring program that Housing Nantucket has in place for the 100 or so covenant units. I think it's important the Trust understands the process and how it's monitored.

VI. CFAP – Vorce at 40 Essex Rd, Subordination of Mortgage

Tucker Holland, this is a routine request, the Board will recall, in other instances when we have issued closing costs, when a buyer goes through the refinance process, the bank asks the Trust to subordinate their loan to the new refinance. This is the same case...we would ask that the Board approve the subordination of the CFAP mortgage to this new loan, which is actually going to do the work in conjunction with creating a covenant home. We're providing \$10,000 which makes a difference, but doesn't get the whole job done, so these are additional funds to make a covenant home a reality.

Andrew Vorce, just want to make sure I note here that this a personal matter and has nothing to do with my job or title with the town.

Penny Dey moves to approve the subordination of the CFAP mortgage at 40 Essex Rd. Reema Sherry seconds.

ROLL CALL of those participating:

1. **Penny Dey** Aye
2. **Allyson Mitchell** Aye
3. **Reema Sherry** Aye
4. **Dave Iverson** Aye
5. **Dawn Holdgate** Aye
6. **Brooke Mohr** Aye

Agenda adopted by **UNANIMOUS** consent.

Tucker Holland, for these sorts of routine things, I think it would be useful to authorize staff, the chair or vice chair to sign off on them and if something comes along with a real question mark, it would come to the Board.

Brooke Mohr, we'll discuss in full and put on agenda in October.

VII. Housing Production Plan – UPDATE

Tucker Holland, we have provided Judy and her team with the transmittal letter to DHCD...they moved offices back in August and had a lot of tech issues so the letter will be sent out on Thursday of this week to DHCD, which is still well in advance of the expiration of our current plan, but otherwise it's all good to go.

VIII. Zoning By-Law Review & Discussion

Brooke Mohr, I invited Andrew to come to let us know, what elements of our existing by-law helps with affordable housing and what elements could be tweaked to help the goals of this Board in the future.

Andrew Vorce, I do believe in your HPP, there were some ideas discussed for future action. It is town meeting time, it is time for upcoming warrant articles to get started. I just saw recently that the time frame for citizen articles is out now and November 15th is when citizen articles are due. If the Board wants the Planning Board or Select Board to file for you, that date is later. If you want the Planning Board to sponsor the article, just understand that the Select Board has the final say on the warrant, not that they do that, but it's the process. The two sections of the by-laws that have created the most housing, are the workforce housing allowance. Basically, like a 40B with local control...gives bonuses to certain properties in three zoning districts that exist – R5, workforce rental district (commercial mid-island and commercial neighborhood districts). These are local by-laws, so they have all the local reviews like HDC. These are special permits issued by the planning board, need a super majority vote. The examples of these projects are...the Richmond Rental projects, 6 Fairgrounds, and Richmond ownership projects. All those projects have utilized the workforce housing by-law. One thing about this by-law is that it was geared towards larger tracts of land...it sent minimum tracts of land of 30,000 sq. ft in the commercial mid island and 60,000 in the CN/R5 districts. Some of the properties that this Board has identified in the HPP, includes some properties that are privately owned and in those particular districts so there is potential opportunity to use that by-law. One suggestion from the HPP, was to expand it to other zoning districts. I believe the R10 is one of the possibilities they suggested we look at. We would look at larger parcels of land in those districts to see if there were good candidates for utilizing this. What you're getting is that 25% of the homes are for 80% AMI....you get higher density but that density is offset by the 25% rental or ownership units in the development.

Brooke Mohr, what is the bonus typically? In terms of increased density?

Andrew Vorce, basically its equal to the 25%, the gain and the units. The bonus is that you get the units you would have gotten in a market rate development, plus the 25% additional units that are now affordable. Again, if that's something you want to pursue, you should think about what's included in the HPP and what you think timing wise makes sense for your priorities.

Reema Sherry, are there any potential in R10 or R20 that kind of stand out to you?

Andrew Vorce, a decision to use the by-law or not is made voluntarily. In the case of Richmond and the town, we voluntarily chose to use those particular by-laws. There has been a recent subdivision of 8 lots, there might be interest if that bylaw is applicable in that area, the owner might use that bylaw if it's of interest. Or the Trust might want to do that with a future purchase.

Dave Iverson, what is your sense of that change? Do you think it would actually create more opportunities for people to take advantage of?

Andrew Vorce, if its motivating and you have a motivated buyer with that intent, then sure. If it's not by a public entity or non-profit that's motivated to create housing, it's going to be a voluntary decision by a private entrepreneur. Construction is tough to offset, you have to offset construction costs to make a project profitable. We do have examples done through the 40B process. The general thought

is, we're not sure how much land is available in R10 vs R20...if you wanted to pursue it this year we'd have to take a look at that to see what makes sense.

Brooke Mohr, if there were a private nonprofit that wanted to do real estate development, creating opportunities for them to use this in other districts, might be advantageous. For a group whose purpose was to create more housing.

Andrew Vorce, yes, good example would be the 31 Fairgrounds Road...that was in R10. This particular by-law isn't available in that zoning district. You did use the Flex development there, but it might be a different type of project. It would be another tool to use in an area like that. You know that we have, unlike many other towns, we allow multiple dwellings – duplexes that can be owned separately. You can basically create a duplex in any district except R1, with fee simple ownership and a common wall between. It's not something that is always wanted, but it's an opportunity depending on where you might look at land. In general, we've found that fee simple ownership is easier to get financing. They changed the Covenant program from a two unit condo to fee simple ownership. Some creative design of duplexes, like the townhouse style of duplex, where there is more privacy than the over/under type unit, lends itself well to that kind of development. That kind of design is something to prioritize. I don't know if there are any changes that might be worth looking at with the accessory or tertiary dwelling. We do run into size limitations, and the Board has discussed maybe our existing size isn't enough. Accessory is 550 sq. ft and tertiary is 650 sq. ft. It might be something we look at for a specific finding to issue a special permit on or maybe there's a range that we might raise those to, to make them more attractive. We've made many changes to the accessory apartment by-law. It used to have a lot of limitations of who could live there and had deed restrictions that basically worked to discourage their creation, but we haven't seen a lot of people utilizing that by-law recently. It's something that we want to encourage where we can, especially because these can be existing structures and you can utilize basements or second floors. I think there was a suggestion that the parking requirement is high, but that's done somewhat deliberately, for at least market rate duplexes because we found dwellings being overcrowded and parking was spilling out into adjoining streets and lots. There's a pretty good discussion about parking requirements out of greater Boston...requiring them becomes a barrier to housing creation in a lot of areas. So we could talk about relaxing parking requirements where affordable housing could be proposed. I'm not sure we're going to do that for market rate situations, where increased density creates problems with other existing properties.

Tucker Holland, one of the things talked about in the report was land that would allow for a tiny house village concept, that had been part of Isiah Stover's companion article a few years ago.

Andrew Vorce, the problem with the tiny house, there are building code issues in Massachusetts that continue to block tiny house production. It's something Julian Cyr and Dylan Fernandes have filed a bill for, to change those building codes, but it hasn't advanced. You could open it up to tiny homes as vehicles but that does open up the opportunity for mobile homes, which we have always stayed away from.

Dawn Holdgate, one thing I've been thinking about are the tertiary dwellings. Right now, there's really no restriction on how they can be rented and I don't know if there might be some appetite going forward to have those restricted to year round or seasonal rentals. We might want to consider putting a limit on the way those can be rented. Like the units on Nobadeer Farm Road, those were restricted

to either seasonal or year round occupancy, but never short term housing. Also interested to see if we could tweak some of the apartment building scenario's, like 7 Surfside used the apartment building by-law in the CN zoning, where we could promote even more bonuses for small units like studio apartments. There's a real need for that type of very small house, where one person can get their own space.

Brooke Mohr, maybe there's some combo of a bonus on the square footage of the tertiary in addition if its rent restricted to year-round. And I guess my other question would be, how would that be enforced?

Andrew Vorce, the enforcement issue is a huge factor here. The Nobadeer ones have been difficult. If we find out about it, we certainly take action to remind them, and there have been requests to lift that restriction which the Planning Board has not been willing to do. But most enforcement comes from complaints, it's not something that we're necessarily requiring a certain level of certification. With our current staffing, it's just unlikely we could do more. If there needs to be more active enforcement, that may have to be a department or area that receives more resources in the future.

Howard Dickler, wanted to ask about extended the workforce by-law to the R10 and R20, whether he sees any downside or objection to that, other than the obvious increase in density.

Andrew Vorce, I don't see a downside to that, I think it's the same argument about more density or what we've heard is things like, mid-island is getting all the density...when we've taken a very deliberate step to structure our housing in an area already defined for future growth, which is the town overlay district. The other option of spreading or encouraging too much density in rural, is it does start to change that particular character in a way that we've taken a vote on already.

Brooke Mohr, wondering if there are any Board members interested in meeting with you outside of our regular meetings, to meet with you and report back in October?

Reema Sherry and Dave Iverson volunteer.

IX. Project Updates – 31 Fairgrounds, Richmond Wildflower Acceleration & Ticcoma Green

Anne Kuszpa, applications for the AAB, for the disability units have been submitted to the Boston office, we expect to be heard on October 18. Those are the two remaining units that need to get approval before we go to HDC for approval for those. We have 6 approved buildings through the HDC and we're almost ready to get order forms into the modular home company, just going through things like what color/finish do we want on the floor etc.

Reema Sherry, question for Anne, do you allow pets in these rentals?

Anne Kuszpa, yes, in our rental units currently, we do allow pets and we have a pet policy that anyone who wishes to have a pet must sign. We also take pet deposits or in some cases we'll increase the rent a bit to cover costs once they move out if there is pet damage.

Dave Armanetti, we are proceeding on all fronts, with the most important being, still waiting for our modular designs to come back through the PFS/BBRS third party review process. We are seeing some light at the end of the tunnel as we have almost final approval back on the 1st of the 3 buildings with just some details and questions about the HERS rating components that we were able to resolve with

help from the Nantucket Building Department. Usually when one gets issued, the next two should be much more efficient in terms of when they are finished. We brainstormed a bit with Tucker and Ken, unfortunately there are these purposeful firewalls set up, where the developers aren't supposed to communicate with the independent reviewers but we're putting as much pressure as we can, through the modular company, on these reviewers to hit those local building permits at the end of October and occupancy, early to mid-next spring for all 24 units. We've been keeping in touch locally with Paul Murphy and the senior PLUS staff on another item and we discussed this a bit. They, and through Andrew's leadership, are ready to push this through the local process once we have all the pieces. Our financing is all set, we are continuing to move ahead on site work with the next phase being electrical and as soon as we can get the first of three structures on the island, we'll start assembling. We did make a final selection in terms of general contractor, we've selected Seth Adams, the former senior VP of JKS Dellbrook, who was the GC at Sachem's Path. He has split off and started his own company and is specializing on work on the islands and the Cape. This company is under the name "Pearl Construction". Everything else is going well in terms of the rest of our housing, we are now virtually finished with the infrastructure for sandpiper 11, our single-family development. We've put a few more AMI homes under agreement with support from Tucker, Ken & Anne. All is good, we just can't build it fast enough.

Brooke Mohr, Billy Cassidy has managed to get back in to the meeting, Billy did you want to add anything for 31 Fairgrounds?

Billy Cassidy, by the end of the day today, I hope to be writing a check for the deposit for units 1 & 8, which are the two that face Fairgrounds Road but there have been unexpected price increases from the modular developer...unexpected but not unanticipated. This is new to me, but I do know that the cost increase does not track entirely in a straight line. Equally as importantly, is the delay from end of October to first week of November for the modular boxes beginning to arrive, I believe that will now be the second week in December.

Tucker Holland, we're still awaiting news from the developer at Ticcoma Green about the extent of the financial gap.

X. Housing & Real Estate Specialist Hire

Brooke Mohr, news on hiring of housing & real estate office manager?

Tucker Holland, yes, we've had a couple of good candidates apply and we're in the process of hiring someone. Hopefully something good to report at the next meeting.

XI. Community Land Trust Update

Tucker Holland, there is a lot of interest in seeing a CLT here on Nantucket, a number of folks have stepped forward, expressing interest in this concept and we're very much in the formative stages here. But it would be useful, if the Trust were to designate one or two members, to represent the Trust in discussions as this begins to start to take some shape. There is a general consensus that would include this body, as well as lot of other folks, that a private non-profit organization will be able to work much more nimbly and efficiently than a municipally driven entity. So it feels like it's going to be in the best

interest of the community that something of this nature go in that direction but it is also equally envisioned as a public/private type of approach to this. So it's important to identify one or two folks from the Trust that can be integral parts of the Trust as part of the conversations.

Penny Dey, do you know what other groups might have representation?

Tucker Holland, it would be great if we had someone representing the Select Board, as well. I think it would be great to have representation from one of our leading land conservation organizations, we obviously also want expertise in certain areas. We're fortunate that Phillippe Jordi, who runs the Martha's Vineyard Island Housing Trust, has expressed a willingness to serve on a steering committee, as well as the banker who they work closely with, the President of Martha's Vineyard Bank. We're going to want legal expertise, real estate expertise represented.

Penny Dey, if there is some sort of outline or rough description?

Tucker Holland, I can send along a process document that an attorney has just put together for us, about the things we need to consider in forming a land trust. There are subsets of the entire decision process which can involve both folks who might be willing to serve on a steering committee as well as on a one-off or ad hoc basis. So individuals with particular expertise may be willing to lend their time to say, decisions that need to be made around governance for an entity like this.

Penny Dey, is it fair to characterize this as in the incubation stage now?

Tucker Holland, yes, incubating to create one.

Reema Sherry, did I hear a radio ad that you did? Was this connected to that?

Tucker Holland, yes, a number of people have been stepping forward since the Martha's Vineyard trip, wanting to help in whatever ways they can to make this happen. There's energy out there that we want to tap into, and opportunities that may be there to help. A fund has been established at Community Foundation of Nantucket with the sole purpose to create this Trust. Now there is a vehicle for folks who financially want to support this effort, to direct their contributions. And a generous community member had said that they wanted to assist in multiple ways and wanted us to inform people that this is an effort underway. The Sconset Chapel also invited me to talk to them and about this effort in particular. A lot of folks are stepping forward saying that they'd love to see something like this happen, which is why I think it's timely to pull a steering committee together.

Brooke Mohr, the idea of a Community Land Trust has been out there for a while and it's been investigated independently and then we talked about it as a Board, wondering if it should be a Trust project? In the meantime, all this community momentum, has developed so we're still trying to figure out where it's going to live, and how to use these independent folks who want to participate in the creation of this Trust. So we're starting from square one from an independent perspective with advisory from the Trust, and then we'll see where it's best to land. The importance of our input as the Trust is that we are the guiding entity for year-round and affordable housing. I'm interested in working on this and Penny is, is there anyone else? I see Alli and Dawn.

Dawn Holdgate, I think you and Penny would be great choices, I'm sure I'll have something to do with it from the Select Board.

Tucker Holland, from the standpoint of the steering committee, maybe there are one or two Trust representatives formally, but there are also subcommittees created for the work that needs to be done to establish this Trust...three principle areas. For sure, there will be people who will have important

input to those areas that aren't necessarily official steering committee members.

Brooke Mohr, maybe there's a formal request at our October meeting that we formally identify members of this Board for the committee.

Penny Dey, is the Land Bank going to have representation?

Tucker Holland, I can say that I invited the Executive Director of the Land Bank so I'm hoping so.

Brooke Mohr, the concept is broad community input and a sort of Switzerland mentality, with it being so new and from scratch. We want as many perspectives at the table but that it still gets done effectively. Get people in housing as quickly as possible.

XII. Community Preservation Committee Application – UDPATE

Tucker Holland, we are requesting a \$5million bonding and if anyone has questions, I can answer them but I believe on October 5 we'll be going before the CPC for the interview and it would be useful to have at least one or two Trust representatives designated to accompany me for that presentation. If everybody would like to be there I'll need to post a meeting.

Penny Dey, I think we should just post the meeting as a precaution and I'll do my best to be there.

XIII. FY 2023 Budget Presentation

Tucker Holland, I want to make people aware, the town admin is planning for this coming year, as they did last year, the \$2 million housing office funding in the admin budget. So they are planning to have that same level of funding for this coming year, you'll recall at the 2021 ATM there were additional sources of funds from the debt exclusion article 24, of \$7.5 million as well as separate bonding under article 10 for \$6.5 million. The debt service for both of those does not come out of the \$2 million annual budget, those are separate monies that service that. So the point is that right now, with what we're requesting of the CPC and what we have on hand still to deploy. We don't have a big ask beyond the \$2 million before town admin, so to the extent that there should be one, that's something we have to bring forward relatively quickly. I'm not sure whether we need to, from the standpoint of the resources we have available to support the projects on our near-term radar, assuming the CPC delivers on our requests. This is a discussion the Board should have.

Reema Sherry, should we at least ask for funding for debt service?

Tucker Holland, that's already approved.

Brooke Mohr, however, being able to explain what it would be for...there are some things challenging for me like what is the number of the 6 Fairgrounds increased costs, etc. There is more information we'll be finding out over the course of this budget cycle. We won't know until we know, but maybe we need to leave room in the conversation with Town Administration.

XIV. Upcoming Meetings

Tucker Holland, regarding the upcoming meeting, we have a meeting scheduled for next week which was put on the agenda to discuss what we're discussing in XS today.

Penny Dey, our agendas are so long, maybe we should meet next week so our October meeting isn't so hefty.

Brooke Mohr, the challenge for me, it's probably short notice to pull an agenda together by next week. Why don't we look to the October meeting and talk about splitting October into two meetings

if the agenda looks hefty.

Tucker Holland, we also might want another October meeting...Ken and I had the benefit of hearing a presentation by Kimal McCarthy, the DEI director of the Town, so we would like to invite Kimal to come to our October meeting to give this presentation, it will probably take a half hour to allow him to go through it and have an interactive discussion about a number of things brought up in the presentation. It's very well done and meaty and you're going to want to get involved in the discussion.

XV. Board Comments

Brooke Mohr, applications for Habitat homes are up and online and due November 17th, those are 80% AMI units, there are three of them. The applications are on the Habitat website and available in English, Spanish, and Portuguese.

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 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. **Penny Dey** Aye
2. **Dawn Holdgate** Aye
3. **Dave Iverson** Aye
4. **Reema Sherry** Aye
5. **Allyson Mitchell** Aye
6. **Brooke Mohr** Aye

Agenda adopted by **UNANIMOUS** consent.

XVI. Adjourn

Open Session Meeting ended at 1:55pm

Submitted by:
Allyson Mitchell