

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, October 19, 2021

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

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

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Dave Iverson, Reema Sherry, Brian Sullivan, Dawn Hill Holdgate (arrives on at 12:45pm)

ABSENT:

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Allyson Mitchell (Housing & Real Estate Office Manager)

Public Present on Zoom: Andrew Mulcahy, Mark Hess, Kimal McCarthy, Anne Kuszpa, Dave Armanetti, Billy Cassidy, Howard Dickler

I. Call Meeting to Order

Brooke MOHR called the meeting to order at 12:32 pm

Tucker Holland 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

Brooke Mohr moved to approve the agenda. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brian Sullivan Aye
2. Dave Iverson Aye
3. Penny Dey Aye
4. Reema Sherry Aye
5. Brooke Mohr Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Held to meeting on October 26th

IV. Public Comment

Penny Dey wished Ken a happy birthday!

V. Closing Cost Assistance Program Applications

None pending

VI. Covenant Formation Assistance Program

Tucker HOLLAND introduces Andrew Mulcahy & Anne Kuzspa of Housing Nantucket to discuss potentially expanding the “allowable expenses” under the CFAP application.

Andrew Mulcahy, There are current owners looking to complete a CFAP application but are wondering if the funds could be used towards an IA septic system? Could septic expenses be considered “other expenses” as the program is written?

Reema Sherry, says if septic expenses are necessary expenses to create a covenant lot, they should be included as an “allowable expense”.

Brian Sullivan, asks if this is a new septic system or just increasing in size?

Andrew Mulcahy, says it is a new system to accommodate for the new lot.

Brooke Mohr, asks if we should distinguish between septic design and septic installation? Either way, agrees that those costs should be allowable.

Dave Iverson also agrees.

Brian Sullivan, asks the Board, is this for this once instance or are we discussing to allow septic expenses forever?

Andrew Mulcahy, clarifies there is no application complete yet, the owners are simply wondering.

Brian Sullivan, says we should include septic expenses and sewer connection expenses, as there are always concerns about shared septic systems between lots and how bedroom allocations would be allotted in deeds & titles.

Reema Sherry, asks if there is a Select Board policy for discounted fees for sewer connections for affordable houses?

Andrew Mulcahy, says yes, they can ask the Select Board to waive connection fees in these instances.

Brian Sullivan, reminds everyone to remember engineering expenses when it comes to sewer connections.

Brooke Mohr, agrees and says design work and permitting fees should be included. Also agrees with Brian Sullivan about concerns over shared septic systems and that we need to work that out.

Penny Dey, says there is usually an agreement in a shared septic situation that goes on record that clarifies terms of use and future use or changes. She also agrees that this is a relevant cost to creating ownership opportunities.

Anne Kuszpa, says that when secondary lots are created, they can share wells & septic systems.

Tucker Holland asks if we can move on for now.

Brian Sullivan says we will put it on a future agenda.

VII. Housing & Real Estate Office Manager

Welcome Allyson Mitchell, moving from her spot as an At-Large Member on the Trust to the new Housing & Real Estate Office Manager.

VIII. Project Updates

▪ 31 Fairgrounds Road (Wiggles Way Affordable Rentals)

Anne Kuszpa says things are moving along. Eight building designs have been approved by the HDC and she thanks the HDC for their work. Designs are with the modular company who is drawing plans up, then they will go to the engineer for their drawings and mark ups. Finally plans will then go to the state for approval. There will be 22 building permits pulled by December 15, 2021 for the units and the first boxes are expected to arrive on island in early January. Occupancy is still predicted by July 2022 to August 2022, with the landscape work buttoned up in the fall of 2022.

▪ Wildflower Acceleration Update

Dave Armanetti, unfortunately there have been delays with the 3rd party review at the state level but he is hoping for the BBMS number any day. Infrastructure for 8 units should be online by November 8th with the boxes on island around January 4th. The next two buildings should follow 30 days later. Occupancy for the first building is anticipated for early March. The second building for April and the third for around May 15th. All the market rate units have been committed to and the lottery for the AMI units is coming shortly. Site work is finishing up now via CC Construction. The PLUS department is working to expedite Foundation-Only permits in order to get the process moving. In terms of financing, we just had the last draw down from the money from the Trust and we are ready to sign loan documents with Eastern Bank. The Bank needed more information from the Town/Trust, but Tucker, Ken & Vicki Marsh are on it. Looks like the timing will mean they won't get caught in supply chain problems, because of the way their construction company has set up pre-purchase rights on materials.

▪ 6 Fairgrounds Update

Mark Hess, updating on the process and construction start at Ticcoma Green. Unfortunately the project entered “unchartered waters” in terms of construction pricing and they are working with the Town to solve the increased project estimations. There is an approximately \$7 million

dollar gap in funding. The project is still working with the same contractors but the original pricing still can't be reached, though we know the number that does work to complete the project.

IX. Principles of Diversity, Equity & Inclusion Presentation

Brian Sullivan welcomes Kimal McCarthy, the Diversity, Equity & Inclusion Director for the Town of Nantucket.

Kimal McCarthy, shares screen & presents his Basic Principles of Diversity, Equity & Inclusion Power Point. *see content of the presentation as an amendment to these minutes*

Reema Sherry, at the conclusion of the presentation, asks, what sorts of things do you see the Trust doing to promote this?

Kimal McCarthy, notes that it's important that having conversations about equity in housing can be a help. Documenting personal stories & sharing with others is a great start.

Brooke Mohr, elaborates to answer Reema's question, that one way is to hold place in the units we create for those with disabilities, the elderly, and for those in different cultures. The goal being to create a diverse access point to housing for our community.

X. Housing Production Plan Update

Tucker Holland, the plan has been submitted and Phil DiMartino has received it. Everything looks good so far, a new member of the staff at DHDC is doing the review. We anticipate that we will hear back favorably once the review is finished. Also notes that the relevant date for our SHI status is the date we submitted the HPP, not the date it is approved.

XI. Community Land Trust - Update

Tucker Holland, notes that Penny Dey & Brooke Mohr are on a steering committee to work on the Land Trust along with others in the community. There are a number of areas to be addressed in the formulation of such a Trust. The steering committee will be reaching out for input over the coming weeks.

XII. Community Preservation Committee Application - Update

Ken Beaugrand, the Community Preservation Trust has held their deliberations and their vote. The committee voted to approve an allocation of \$350k to a new \$5 million dollar Trust bond and a separate warrant article to request that the town create & fund a new \$5 million bond for the AHT. So the one key request that resulted in two separate warrant articles were approved and are in the process of getting all signatures gathered to be filed by the November 15th date.

XIII. FY23 Budget Discussion

Tucker Holland, notes this item on the agenda is a place holder and we will get into the discussion in greater depth at the next meeting, but we need to start thinking about what we

may be seeking for FY23 now that we know what the CPC vote approved. Reminder that there is no complete picture for Ticcoma Green yet and that we'll need to have more discussion about Orange Street. There is also an opportunity we'll be hearing about from Cliff Williams regarding land for year-round homes/residents.

XIV. Other Business

Upcoming Meetings: Tuesday October 26th, 2021

Tucker Holland states that the Transfer Bill will be taken up at the State House on October 26th and likely during our scheduled Trust meeting. Ken & Tucker may need to testify and would then have to step out of the Trust meeting.

Penny Dey asked if we needed to hold the October 26th meeting.

Tucker Holland says we have lots to cover between October 26 & November 2nd meetings.

XV. Board Comments

Tucker Holland, encourages the Trust to think of people who can replace Allyson Mitchell as an At-Large Member on the Trust.

Penny Dey asks what the term is to be filled?

Brooke Mohr, answers the remainder of Allyson's two year seat, so through June of 2022.

Brian Sullivan asks for timeline for the new appointment...no clear answer but Allyson's resignation will be submitted to the Select Board for their October 27th meeting.

XVI. 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. Reema Sherry Aye
2. Penny Dey Aye
3. Dave Iverson Aye
4. Brooke Mohr Aye
5. Brian Sullivan Aye

The motion carried unanimously.

XVII. Adjourn

Open Session Meeting ended at 1:37pm

Submitted by:
Allyson Mitchell