

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, November 16, 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

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

ABSENT: Brian Sullivan

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

ANTICIPATED SPEAKERS: Billy Cassidy, Laura Silber, Anne Kuszpa

PUBLIC PRESENT ON ZOOM: Bob Liddle, Vicki Marsh, Julia Lindner, 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

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

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Dave Iverson moved to approve the minutes from June 25, July 6, July 20 & October 19, 2021. Penny Dey seconded the motion.

ROLL CALL of those participating:

6. **Dave Iverson** Aye
7. **Penny Dey** Aye
8. **Reema Sherry** Aye
9. **Dawn Holdgate** Aye
10. **Brooke Mohr** Aye

Agenda adopted by **UNANIMOUS** consent.

IV. Public Comment

None

V. CCAP

Tucker Holland, no new applicants, but hopefully on December 2 at the special meeting we will have the final CCAP for Hafsa Lewis, that we have mentioned over the course of a few meetings.

VI. 31 Fairgrounds - UPDATE

Anne Kuszpa, we are still in the permitting phase, but all units are through HDC and also through some ADA requirements we needed to fulfill. The AAB Board reviewed & approved our application with adopted suggestions from our local Nantucket Board. Now units are under a final review by engineers, but we are on track to pull permits on December 15th for all units.

Brooke Mohr asks when we will see some “action” at the site?

Billy Cassidy, next week we will begin staking the rear property lines and doing some brush work, then dirt begins to move shortly after that.

VII. Richmond Wildflower - UPDATE

None

VIII. 135 & 137 Orange St. – DISCUSSION

Tucker Holland, wants to take a little poll to see what the Trust would like to do in regards to these two properties...would the Trust like to move forward now with plans to development the units there or hold on to the property for future Safe Harbor needs. In terms of Safe Harbor, Housing Nantucket & Mr. Cassidy are planning to pull building permits for the 22 units at 31 Fairgrounds Road prior to December 15th, which is important in maintaining those units on our SHI list towards our certification. Dave Armanetti, when he is here, can talk more about the Wildflower Acceleration, and the pulling of those building permits on or around December 15th in order to

request an amended certification to our current Safe Harbor period, which would extend it from June 2022 to June of 2023. Those pieces are in place to take us to the summer of 2023. We are also working to determine whether or not we will provide the necessary funding gap with regards to 6 Fairgrounds/Ticcoma Green. If we can come to terms with the developer on that, the closing would take place in May of 2022 and at that juncture we would automatically have a new two year period of Safe Harbor, which would in theory take us to May of 2024. So the question is, do we want to begin advancing a project even if we get no Safe Harbor benefits from it?

Penny Dey, asks how soon will the new census results change our Safe Harbor number?

Tucker Holland, the new 10% figure will likely come in the winter or spring, predicts 4 to 6 months until we have that new Safe Harbor number. Things to note about the new census numbers...the number of occupied homes went up dramatically from 2010 to 2020 and it wouldn't surprise me if our Safe Harbor number will also go up, but we can't know for sure.

Penny Dey, we should be cautious about using our SHI list units and capacity to build them too quickly.

Dave Iverson, if we are in a two year Safe Harbor period, if the numbers change we're still safe for those two years correct?

Tucker Holland, yes, when we're in a period of certification, that number holds to the end of the period of certification.

Dave Iverson, so conceivably, we could have a year and a half to muddle through a new number once we get it.

Reema Sherry, could we consider doing something small with the Amelia Drive parcel in the mean time? It might be easier and quicker and then we can save Orange Street for the potential SHI list increase.

Dawn Holdgate, if we were going to use Orange Street for something other than SHI, could we consider doing condos for ownership?

Brooke Mohr, so I don't think we're talking about not doing SHI units at Orange Street, I think we're talking about whether or not we want to do units that wouldn't be timed for our Safe Harbor 10% number.

Dawn Holdgate, understood, just thinking of all the other issues at different income levels we also need to consider.

Penny Dey, Brooke can you go over why rental units have a bigger impact on the SHI list?

Brooke Mohr, when you do rentals, it requires less subsidy because you can price them at different price points, including levels above 80% AMI as long as 25% of the total units are priced at 80% or below, the entire rental project counts towards the Subsidized Housing Inventory and Safe Harbor. So that's the advantage of rentals...and to do 24 ownership units at 80% AMI it would require very deep subsidies to bring the units down to that level of affordability. So that's the advantage of focusing on rentals until we reach our 10%. And I want to remind everyone that the idea of this Community Land Trust is a program for ownership. For me, and this debate I have in my head, is that I hear a lot...people don't understand what the Trust is doing when we're not putting roofs over people's heads so to me its balancing keeping continued support of the community by doing things that are actually housing people, that keeps the momentum going, versus helping them

understand why these lots might sit undeveloped for what amounts to three or four years if we're strictly developing them for Safe Harbor. That's the debate in my head and I don't have an answer, but I agree with Penny that at least waiting until we have our amended number makes sense to discuss Orange St. again.

Anne Kuszpa, does anyone know if 18 Ticcoma ever made it onto the SHI list? It should have been.

Tucker Holland, *pulls out official list* says it does not seem to be on there, so we can follow up with DHCD.

Tucker Holland, I think this all makes a lot of sense, waiting for the new number. I think its an interesting thought that Dawn introduced, maybe we do need to think about a mix of ownership and rentals. It sounds like we can start talking about Amelia Drive as well...

Ken Beaugrand, Amelia Drive would not be the easiest project right now because the Town is trying to tie Amelia Drive itself to Wait Drive and that planning and construction would affect our lot on Amelia.

Reema Sherry, can we keep an eye on that progress and talk about it again when it looks good?

Tucker Holland, yes and just a reminder, Amelia Drive was purchased with all CPC funds, so it has to be for units for 100% AMI or less.

Howard Dickler, asks if a development has mixed ownership & rental properties does that change the SHI capacity?

Brooke Mohr, No, but it just needs to be for incomes of 80% AMI or less.

IX. Transfer Fee – DISCUSSION

Tucker Holland, we initially took this up a couple of weeks ago, where there is quite a bit of effort around passing statewide enabling legislation, there are now a number of communities that have jumped in with us, wanting a transfer fee on real estate sales, to support housing in their communities. This includes places like Boston, Somerville, Concord, Truro, etc. and we're gaining quite a bit of momentum and we're at the point where it makes sense to start to engage a firm to help us with strategy, communications & lobbying at the state level. As we've mentioned before, we can not finance direct lobbying, but we've reached out to CFNan and they are interested in helping to play a role alongside the Trust as far as Nantucket goes, in conjunction with our partners on the Vineyard, to engage all of these services. The Vineyard coalition is going to underwrite the direct lobbying portion of the work, at approximately \$60,000 plus related expenses. We've interviewed three top level firms and we're leaning in a certain direction. Nantucket needs to cover the communications and strategy portion at roughly \$70,000 plus related expenses. We are proposing that the Affordable Housing Trust sponsors half of that, so \$35,000 plus expenses, and the other half can be fundraised for through CFNan, because anybody can make a donation to CFNan. We would like for the Trust here to vote and support the notion that it will fund \$35,000 plus expenses for half of the communications & strategy portion of the campaign.

Laura Silber, represents the Coalition to Create the Martha's Vineyard Housing Bank and we're operating under the financial sponsorship of the Martha's Vineyard Community Foundation. It is comprised of the 6 towns of Martha's Vineyard, Martha's Vineyard Commission, Duke's County

Commission, & the Wampanoag Tribe of Gay Head Aquinnah. The goal is to investigate and pursue a regional housing bank for Martha Vineyard similar to the islands joint effort in 2005. The Vineyard coalition is 100% behind the idea that this transfer fee needs professional, political strategy support, because it sets a new precedent across the Commonwealth. The Vineyard is ready to move forward as soon as we are, but the lobbying component is not enough because of how complex this is at the state level, it needs to be paired with the strategy and communications campaign.

Tucker Holland, the Vineyard sees the Trust as the formal association with Nantucket's political leaders. It's important that at least one of the parties involved on Nantucket is representative of our political leaders and will be consulting them as we need to make decisions, perhaps in real time.

Penny Dey, asks if the \$35,000 has already been raised/committed?

Tucker Holland, once the funds are at CFNan, then they are officially raised, but as I understand it we have enough support.

Laura Silber, and the Vineyard plans to help with the additional expenses.

Penny Dey, and these figures you're telling us today are below the \$150,000 we discussed a few meetings ago, is that because of a change in expenses?

Tucker Holland, yes, that \$150,000 was the order of magnitude, a little cushion with regard to the expenses.

Reema Sherry moved to approve that we move forward with the Trust paying for \$35,000 plus expenses for the communications and strategy portion, with the Community Foundation of Nantucket coming up with the other \$35,000 plus expenses, contingent upon the Vineyard paying for the direct lobbying at \$70,000 plus expenses. Dave Iverson seconded the motion.

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent.

X. Upcoming Meetings –

- **Thursday, December 2, 2021 at 12:30pm**
- **Tuesday, December 14, 2021 at 12:30pm**

XI. Board Comments

Tucker Holland, would like to draft a letter to the Richmond Group to confirm that building permits will be pulled for all 24 units by December 15th. In order to amend our Safe Harbor

certification, we need them to pull all those permits by that date.

Dave Iverson moved to approve a letter drafted by Tucker be sent to Dave Armanetti of the Richmond Group confirming that all building permits for the 24 units be pulled by December 15th, 2021 . Penny Dey seconded the motion.

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent.

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

Agenda adopted by **UNANIMOUS** consent.

XII. Adjourn

Open Session Meeting ended at 1:13pm

Submitted by:
Allyson Mitchell