



UPDATED MEETING POSTING

Original Posting Date 8.12.22
Original Posting Number T 725

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

2022 AUG 15 PM 02:25
NANTUCKET TOWN CLERK
Posting Number:T 732

Committee/Board/s	AFFORDABLE HOUSING TRUST
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Day, Date, and Time	TUESDAY, August 16, 2022 @ 12:30PM
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Location / Address	REMOTE PARTICIPATION <i>VIA ZOOM (See Below)</i> 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
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Signature of Chair or Authorized Person	Hayley Cooke Housing & Real Estate Office Manager
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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!
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UPDATED AGENDA

Please list below the topics the chair reasonably anticipates will be discussed at the meeting.

AUGUST MEETING AGENDA FOR 8-16-2022 (Subject to change) www.nantucket-ma.gov

Please click on following link to join Zoom Meeting:

<https://us06web.zoom.us/j/88615238340?pwd=d09KQkVKMGplT2lFV0xuMmxpY2kxUT09>

Meeting ID: 886 1523 8340
Passcode: 943499

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 hcooke@nantucket-ma.gov. Please email to request a paper copy and you will be provided a time to

retrieve from the Housing Office located in Room 111 at 16 Broad Street between the hours of 8:30 AM and 4:30 PM on weekdays.

Trust Members: Brian Sullivan (Chairman), Reema Sherry (Vice Chair), Brooke S. Mohr, Penny Dey, Dave Iverson, Shantaw Bloise-Murphy, Meg Browers

Staff: Tucker Holland (Housing Director), Ken Beaugrand (Real Estate Director), Hayley Cooke (Housing & Real Estate Office Manager)

**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 Minutes

- Minutes from 3.2.22, 4.5.22, 4.12.22, 4.19.22, 4.26.22, 5.3.22, 5.24.22, 6.21.22, 6.29.22, 7.6.22 and 7.26.22

IV. PUBLIC COMMENT for items not otherwise on the agenda

V. CCAP/CFAP – ACTION

- CCAP Application – Calkaite/Smith, 3A Miller's Lane
- CCAP Application, – Newman, 16 Friendship Lane
- CCAP Subordination– Bencat, 15 Wappossett Circle

VI. 31 Fairgrounds – UPDATE

VII. Richmond Wildflower Acceleration – UPDATE

VIII. 7 Amelia Drive RFP – REVIEW & APPROVAL

IX. State of Housing Workshop – DISCUSSION

X. Warrant Articles

Re: 2023 Annual Town Meeting - Serving AMI levels – 150%, 200%, etc.? Other things we want to discuss relative to housing - re: town meeting, zoning?

XI. Proposal - John Merson, potential affordable unit creation

XII. Other Business

Upcoming Meetings:

- Select Board “State of Housing” Workshop on Tuesday, August 23, 2022 at 12:30pm (Location: Community Room, 4 Fairgrounds Rd. and also via Zoom).
- Suggested regular AHT meeting date: September 20, 2022 at 12:00pm (via Zoom).

XIII. Board Comments

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.

XV. Adjourn



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2022 AUG 12 AM 10:19
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Signature of Chair or Authorized Person	Tucker Holland Housing Director
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XV. Adjourn

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, April 19, 2022

Remote Meeting *via* Zoom – 12:30pm

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

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry, Shantaw Bloise Murphy, Dawn Holdgate, Brian Sullivan

ABSENT: Dave Iverson

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Ken Beaugrand (Real Estate Specialist); Allyson Mitchell (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel)

ANTICIPATED SPEAKERS:

Public Present on Zoom: Elizabeth Blair, Jason Graziadei

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:32pm & reads Public Participation Guidelines

II. Approval of Agenda

Dawn Holdgate moved to approve the agenda. Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Dawn Holdgate Aye
4. Reema Sherry Aye
5. Shantaw Murphy Aye
6. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Moved to next meeting.

IV. Public Comment

None

V. Memorandum of Understanding, 141 Orange Street – ACTION & VOTE

Vicki Marsh, this document is an agreement between the Land Bank and the Trust for the acquisition for the 141 Orange Street Easement. As you know, the Land Bank is going to be acquiring the property at 141 Orange Street and as a cooperative effort between the Land Bank and the Trust, the Land Bank

Trust Members: Brian Sullivan (Chairman), Reema Sherry (Vice Chair), Brooke S. Mohr, Penny Dey, Dave Iverson, Shantaw Bloise-Murphy, Meg Browers

Staff: Tucker Holland (Housing Director), Ken Beaugrand (Real Estate Director), Hayley Cooke (Housing & Real Estate Office Manager)

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XV. Adjourn

is going to acquire the property, subject to an easement which will be granted to the Trust prior to the deed going on record. We're doing that for purposes of the fact that Article 97 would come into play if the Land Bank were to grant the easement directly to the Trust. So the seller is going to grant the easement to the Trust, and we're going to make a contribution to the purchase price that the Land Bank is paying for this property. This agreement basically outlines that arrangement. The Land Bank has executed a Purchase and Sale agreement with the seller, we don't participate in that agreement. The MOU that we have, is an agreement between the Land Bank and the Trust for the Trust's participation in the acquisition of 141 Orange Street. There is also an easement plan attached to this, but it's been brought to my attention that the original easement plan attached to this document was actually just a conceptual plan and the actual plan has been sent to Brian & Tucker to distribute.

Tucker Holland, this was circulated to all the members today.

Vicki Marsh, that plan is referenced in paragraph two of the MOU and is titled "Proposed Concept Site Plan for Driveway Access" prepared by Blackwell & Associates. This is going to show a shaded in area where there is a driveway and a sidewalk. When you total the entire width of this, it's 25 feet wide. That's the easement area we are acquiring. We will have driveway access, a sidewalk, and the right to construct subsurface utility lines in this area as well. Since the Land Bank had attached the other plan to it, I would ask that when you approve and execute this MOU that it will be subject to the Land Bank's agreement to substitute this easement plan for the conceptual plan.

Tucker Holland, in the documents as they're written right now, the title used in paragraph 2 in the MOU, uses this plan that we just looked at. It is stated with the title for this plan.

Ken Beaugrand, and also describes this plan within the agreement, so there can be no question as to which plan is being discussed.

Penny Dey makes a motion to approve the Memorandum of Understanding between the Land Bank and the Trust at 141 Orange Street, subject to the easement plan being attached to it rather than the conceptual plan. Brooke Mohr seconds.

Brooke Mohr, would like to express our gratitude to the Land Bank for this unprecedented cooperative acquisition.

ROLL CALL of those participating:

- | | |
|--------------------|-----|
| 7. Brooke Mohr | Aye |
| 8. Penny Dey | Aye |
| 9. Down Holdgate | Aye |
| 10. Reema Sherry | Aye |
| 11. Shantaw Murphy | Aye |
| 12. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent.

Brian Sullivan, so 'Tucker you'll have that document prepared at your office for all members to come and execute?

Tucker Holland, yes we will.

VI. Upcoming Business

- Next Meeting scheduled for Tuesday April 26, 2022 at 12:30pm

VII. Board Comments

None.

VIII. Brooke Mohr makes motion to adjourn. Reema Sherry seconds.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Down Holdgate Aye
4. Reema Sherry Aye
5. Shantaw Murphy Aye
6. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent.

Open Session Meeting ended at 12:43pm

Submitted by:
Allyson Mitchell

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, April 26, 2022

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

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

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry, Shantaw Bloise Murphy, Dawn Holdgate (*arrived late*), Brian Sullivan, Dave Iverson

ABSENT:

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

ANTICIPATED SPEAKERS: Billy Cassidy, Anne Kuszpa, Dave Armanetti, Tori Ewing, Elizah Tripp

Public Present on Zoom: Elizabeth Blair

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:32pm & reads Public Participation Guidelines

II. Approval of Agenda

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

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Brooke Mohr moves to approve the minutes from Thursday, March 17, 2022. Reema Sherry seconds.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Shantaw Murphy Aye
4. Brooke Mohr Aye

Motion adopted by 4-0 vote.

Dave Iverson & Brian Sullivan abstain.

Penny Dey moves to approve the minutes from Thursday, March 22, 2022 with the amendment to add Reema as attending and arriving late. Reema Sherry seconds.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Shantaw Murphy Aye
4. Brooke Mohr Aye
5. Brian Sullivan Aye

Motion adopted by 5-0 vote.

Dave Iverson abstains.

Brooke Mohr moves to approve the minutes from Tuesday, April 5, 2022. Dave Iverson seconds.

ROLL CALL of those participating:

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

Motion adopted by 5-0 vote.

Shantaw Murphy abstains.

Penny Dey moves to approve the minutes from Tuesday, April 12, 2022. Dave Iverson seconds.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Shantaw Murphy Aye
5. Brian Sullivan Aye

Motion adopted by 5-0 vote.

Brooke Mohr abstains.

IV. Public Comment

Tucker Holland, town meeting is coming up on Monday May 2, there are several key housing articles with regard to funding. The basic budget for the housing office is in Article 8, I don't expect a lot of discussion on that. Article 10 is the capital appropriation, in that is the \$10 million that we had requested bonding authority for. Article 10 in this year's warrant is how we reflected to the finance committee, we intended to utilize the monies. Construction at Orange Street and Vesper Lane. Article 20 is another \$10 million debt exclusion, intended for a home ownership opportunity and construction at Bartlett Road. Will recirculate these graphics. Went over with the Town Manager the plan for

speaking on articles should they be called and there be discussion. We haven't heard a lot of talk or controversy around the housing funding articles, but that doesn't mean they won't get called. If members of this Board felt compelled to speak to an issue that might get raised, we wanted to make you aware and encourage you to do so.

Penny Dey, it would be really helpful to have a list of what we have funded that is built/occupied or under construction with occupancy expected in this calendar year.

Tucker Holland, there are slides I will send you for all of the monies that we have been allocated the last few years, if there are further questions beyond what I send, let me know. The next item is to update the Trust that there is a lot of work being done on the Transfer Fee, our State senator Julian Cyr has been extremely active and we have had several recent meetings, including a meeting with the Speaker of the House's office, the Senate President's office, and also the Cape & Island's delegation. If I can quote Sarah Peak from Provincetown "This is poised to move, I think this is going to happen". It's really the first meeting I've been in where I've felt that this may actually get there. There are still a lot of ups and downs and twisting around these next few weeks. May 9th is a key date for the Housing Committee to report out on the statewide version, but 5 of the 6 towns on Martha's Vineyard had their town meetings and strongly endorsed a transfer fee. There is some concern the Governor might veto something passed, but many of us feel like we'll cross that bridge when we need to cross it.

Tucker Holland, finally, Alli will be leaving us, at the end of next week.

Brian Sullivan, thanks Alli for the past and the present.

V. Memorial & Tribute to Dr. Howard Dickler

Tucker Holland, I think everyone greatly appreciates Dr. Dickler's strong support of the housing effort, his work on the Neighborhood First Advisory Committee and someone who was a fixture at our meetings. We've begun to think about, might it be appropriate to give out an annual award that would go to a citizen/community member that best exhibits the spirit of Howard Dickler on housing advocacy for our year round community. We don't need to think about an individual today, just to start the process of creating an annual recognition, named for Dr. Dickler.

Brooke Mohr, I think it would be a great honor to give an award with, a housing focus maybe but not necessarily. His housing advocacy was just representative of his general commitment to advocacy.

Brian Sullivan, can I propose an idea...could Reema and Brooke consider wordsmithing the ideals of this award and look to an effort to make recognition by the end of 2022 to the person. And then we make it an annual award.

Reema Sherry, yes, and with Tucker as well.

Tucker Holland, I'll forward you my one sentence. I somewhat took the liberty, but Howard's wife Anna sent me a note and I mentioned to her that we may be thinking of something like this, and I think she thinks it's a wonderful idea, so I think we have the family's blessing.

Brian Sullivan, thank you to Dr. Dickler and thank you for those who help memorialize him with this.

Penny Dey makes a motion to approve this annual award, develop criteria (Tucker, Brooke & Reema to initiate), and refine the details. Reema Sherry seconds.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent.

VI. CCAP Applications

Brian Sullivan, first is Victoria Ewing, 33 South Shore Road. Any questions for Ms. Ewing?

Victoria Ewing, just wanted to make sure you were satisfied with everything submitted and answer questions. Appreciate the opportunity.

Billy Cassidy, the house in question, is Wiggles' old house.

Penny Dey moves to approve Closing Cost Assistance up to \$15,000 for the property located at 33 South Shore Road. Reema Sherry second.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent.

Brian Sullivan, next CCAP is Elizah Tripp, 9A Benjamin Dr. Unit 2. Questions?

Brooke Mohr moves to approve closing cost assistance for Elizah Tripp at 9am Benjamin Drive Unit 2, which is a Habitat House, up to \$15,000 pending closing costs. Penny Dey seconds.

ROLL CALL of those participating:

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

4. Dave Iverson Aye
5. Shantaw Murphy Aye
6. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent.

Brian Sullivan, Clarke application at 4 Hull Lane.

Penny Dey makes the motion to approve closing costs for Vincent Clarke at 4 Hull Lane up to \$15,000 pending closing costs. Dave Iverson second.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent.

VII. 31 Fairgrounds – UPDATE

Billy Cassidy, a week from tomorrow, we pick up the first of 10 boxes, which will comprise buildings 1 & 8 at 31 Fairgrounds. Probably take a little more than a week to restage them to New Bedford, the barge company and Steamship are talking and hoping to resolve tomorrow for barge arrival. We have the HDC tonight for the first part for the solar installation. I am waiting for the delivery of the beginning boxes to put up signage for the community/public at the site, when there is real activity going on.

Reema Sherry, the solar array is still over the parking area?

Billy Cassidy, it's entirely behind the parking area. Anne has been talking to Tim & Toby (from ACK Solar), I have been focusing on the structures behind them. This is really neat, it truly does set this up as a net zero project.

Brooke Mohr, I know we had included in the financing the infrastructure to be solar ready, has Housing Nantucket found funding for the actual solar array?

Anne Kuszpa, we are waiting for a couple things to come into place. We haven't officially gotten financing yet.

Billy Cassidy, to that point, I think that Anne needs to wait on the design component before she can take it over the finish line here. While this is in flux, she is poised, but her hands are tied at the moment.

Dave Iverson, how much funding are we looking for, for the solar array?

Billy Cassidy, I had put forth the original number of \$600,000, for the structures themselves and the panels. We've gone back and forth regarding the actual structures necessary.

Dawn Holdgate arrives at the meeting

VIII. Wildflower Acceleration – UPDATE

Dave Armanetti, Our efforts are continuing, I want to congratulate Billy & Anne for getting their first buildings off the line. We are continuing with construction and outreach. On the outreach side, we're getting towards the end of our fair market period. Our applications are due May 10th for the AMI units. We had a community informational session, primarily on Zoom, a few weeks ago. We had good attendance and good questions. As of 4 or 5 days ago, checking in with SEB Housing, we had about 110 applications pending for all of the combination of AMI units in this portion of our project, which is 12 AMI units, 6 50% Ami and 6 100% AMI, and for the four 80% AMI units as part of Meadows II Phase 3. Historical averages tell us 1/3 of those applicants will drop out or not qualify. Majority of applications are for the 80% and 100% units and a few 50% units. There's a lot of demand, the problem is that we don't have the supply. We'll have 50 or 60 qualified applicants and only 16 units. Construction is going well, we're over the period where anything but an earthquake really can't slow us down. Buildings are up, the third building was set about 2 weeks ago. Our subcontractors are working hard, the 8-unit building got a temp CO a week ago. The 10-unit building, that should have a CO in about 3 weeks. The last building, 8-unit building, should have a CO by the middle of June.

IX. Housing Demand & Supply RFP – DISCUSSION

This discussion refers to a Request for Proposal from a firm that conducts research studies. The study would be about housing demand & supply on Nantucket.

Tucker Holland, the main thing we'd like to accomplish today is to refine the scope of the project.

Brooke Mohr, I think that this really captures the question I want to answer, which is, we have an economy that functions because people are able to work in jobs and make that economy function, and if those people don't have a place to live, we have issues. I think that's what we're trying to get at here...what does a housing market look like that allows our community to be functioning and our economy to be functioning? And how do we get there?

Brian Sullivan, the number of jobs that people work to be able to maintain housing and what that looks like as well. I don't know how you layer that into that economic question. Are we underemployed, based on the number of jobs people need to have to live here?

Brooke Mohr, this is a complicated economic analysis because it's not just counting houses or people, its counting multiple different variables and how they play into the need for housing. We saw a lot last summer, people doing double and triple shifts in jobs they would probably prefer not to, in order for businesses to be open.

Tucker Holland, I think that its implicit in the formulation of the scope and the questions, but maybe we want to make explicit that we're looking for a breakdown by sector or by profession, in addition

to the total number.

Brooke Mohr, and maybe by pay scale. There are restaurant workers in the kitchen and workers who earn tips, and their income is vastly different in those two jobs. How do jobs fall into different AMI% levels...

Brian Sullivan, who else, as we take this out, have you discussed this with loosely? As far as Boards...is this a Fin Com, SB, Planning Board, NP&EDC?

Tucker Holland, I think all of the above, and add in the Finance Director, Town Manager. I think we would widely circulate the scope. We can't ask one study to do everything, but to the extent that it directly relates to the core of what we're trying to get out of this, we don't want to miss anything.

Dave Iverson, where are we going to find this data? Are we working with the Chamber? Surveys? It seems to be a lot of data and I'm just not clear on where we're going to get it?

Brian Sullivan, that becomes the responsibility of the firm...when we put out an RFP to these firms, what are they going to come back with...we're probably talking about a very expensive project.

Reema Sherry, that's why we included the question about what techniques would be used. So the applicant can explain their methods and how they expect to get something like this done.

Penny Dey, How long will this take? To actually do this study and do it correctly, it won't happen in months. I would think it would take a long time.

Tucker Holland, my guess would be something in the 6 to 9 month time range.

Penny Dey, it seems to me, a lot of this should fall under the purview of NP&EDC.

Dave Iverson, agrees.

Brian Sullivan, this is a huge scope. It's a lot of "what's the carrying capacity", to the point that I heard in the Richmond update...are we ever going to meet whatever the need of this report says? We can keep plugging along, but there are broader questions that this should answer that are important to our community in general. Does it become a broader study with these fine points on it?

Brooke Mohr, is there an appropriate ratio of people who work here versus people who visit here, to maintain the framework of the community.

Dave Iverson, so, a build out analysis will be done soon. A carrying capacity study is a dangerous road to go down and we should stay away from that. It's so complex, it depends on the economy really...and how that affects us. It is complex and it would be nice to get a baseline and try to make sense of it from there.

Penny Dey, there's always been a shortfall. When I rented a room at Flossie's and there were 5 of us in it...as an 18-year-old I was grateful for that. We need to be careful when we start talking about appropriate housing and levels of service because that's subjective.

Brooke Mohr, we have a lot of sub-code housing and an increasing level of over-occupied or unpermitted housing. We don't talk about that, but it's illegal to house people that way, yet we do it at a large scale. I feel very strongly, we need to open the hood on that question. That's not subjective, its

illegal.

Penny Dey, which is why people need to support Article 39 & 42 at Town Meeting so we can get some structure.

Dave Iverson, you are 100% right Brooke, but this isn't a new problem. It's not right, but at a certain level we need to live with it until we can provide proper housing. If we shut down the illegal housing on Nantucket...you think we're in trouble now. I'm not saying it's right and I don't condone it, but I think we need to be careful.

Brooke Mohr, we can't turn this upside down today, but we need to know how people are living – in illegal and inappropriate conditions – in order to know how much housing is actually needed. Because those people are all working jobs in our economy on Nantucket, and we are living with a false understanding of how deep the shortage of housing is in our community. We need to know, so we can plan a supply of housing to get us close to getting people out of those conditions. These are our neighbors, our community members, who deserve to live in legal housing. We need to create a supply of housing that meets the needs of people who are already here working. The fear of upsetting the economy has allowed us to grow an enormous supply of terrible housing conditions for adults and children. And we need to learn about it, shine a light on it, and do something about it.

Shantaw Murphy, I'm 100% in agreement with Brooke. Desperation has driven people to live in some impossible living situations, and I keep wondering, what it will take for us to really start to take action. As much as it might upset the economy for us to take some actions, I think we need to be drastic. I agree with Brooke.

Tucker Holland, want to point out that nowhere in our wording does the term "appropriate" appear. I think if we're wanting to understand the housing that Brooke and Shantaw were talking about, we need to refine this further.

Penny Dey, there is a phrase in there that says "properly function". I agree with everything here, but there are a lot of gray areas here.

Dave Iverson, I wasn't saying that it will hurt the economy, but we clamp down on this, those people are going to be homeless, is what's going to happen. I'm 100% in agreement with you Brooke, I just think we need to be careful how we approach it. Not that it's a perfect world, but substandard housing is still better than homelessness. If we open this door quickly and aggressively, that there will be more homeless people on this island than there already are. I'm just counseling moving slowly and being careful.

Brian Sullivan, I think the steps in the process are important. Establishment of codification, enforcement, regulation, and follow through. There's probably enough anecdotal information at the moment, that if there were codification, enforcement, regulation, and follow through, then the system and the process could start on its own.

Ken Beaugrand, everyone's points are very true...I've lived here for 30 plus years...what I'm seeing

for the first time is that this group and the Town is finally doing something about it. The biggest difference is that by the end of this summer, we'll have 64 families into new accommodations that weren't there before and are addressing this. The fact is, we are making strides, there needs to be an understanding that you can't quicken the pace any faster than we're doing it because of the speed of government, the cost, and how difficult it is to get things agreed on to move forward.

Reema Sherry, getting the number of personnel to start, and then looking at the current supply, maybe we should say "supply of appropriate and safe housing"...those two numbers are going to tell the story. If anyone comes and says well no, if you build more it'll make more people come...these two numbers codify the issue. Here are the workers that are needed, here is the housing available. Chances are those numbers aren't going to match up real well. If we understand how much space we need for our year-round and seasonal workers, then we can justify going about creating it. Maybe this dangerous and overcrowding of spaces is something else to add to the scope.

Brooke Mohr, I think what needs to be highlighted, is the pace at which we are creating housing units, we're never going to get close to solving the problem at this pace. I think once people understand the shortfall...while we're doing an enormous amount now, it's not close to enough. I think there needs to be an accommodation of legally permitted and occupied housing versus unpermitted.

Dave Iverson, I think we should all pay attention, when we start to get proposals, as to what the strategy will be to get to the marginalized and often un-documented workers. They're challenging to get to. What is the strategy to reach the unreachable?

Anne Kuszpa, wondering what the Board's thoughts were on focusing and looking at it from an inventory perspective? A concern that I see is also that year-round housing is few and far between and if we're losing what we already have... I wanted to hear what everyone thinks about another tier and perhaps tiering up the year-round inventory now...get more year-round deed restriction out there. Be able to retain housing rather than see homes get turned over and lost to the year-round community.

Brian Sullivan, Dave mentioned Planning is working on a build out study, is that being covered in that study?

Dave Iverson, it's basically just looking at zoning and the ability to subdivide and where we're at with the building on the island.

Penny Dey, my understanding from Planning staff, is that they are also analyzing by all the different zoning districts, attrition. Housing that were previously occupied by year-round and are not longer. They're cross referencing with the voting rolls.

Penny Dey, I was told, in the R1 district, there was a net loss of only 5 year-round homes during that time-period.

Tucker Holland, I will take what we talked about today, circulate to this Board, circulate to other Boards, and get it on the May meeting.

X. Upcoming Business

- Next Meeting scheduled for Tuesday May 17, 2022 at 12:30pm

XI. Board Comments

None.

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.

Specific matter requires confidentiality.

The **MOTION** was made by **Brooke Mohr** and seconded by **Penny Dey** 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:

- | | |
|--------------------|-----|
| 7. Penny Dey | Aye |
| 8. Brooke Mohr | Aye |
| 9. Reema Sherry | Aye |
| 10. Dave Iverson | Aye |
| 11. Shantaw Murphy | Aye |
| 12. Dawn Holdgate | Aye |
| 13. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent.

Open Session Meeting ended at 1:47pm

Submitted by:
Allyson Mitchell

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, May 3, 2022

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

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

ATTENDING MEMBERS: Brooke Mohr, Shantaw Bloise Murphy, Brian Sullivan, Dave Iverson

ABSENT: Penny Dey, Reema Sherry, Dawn Holdgate

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

ANTICIPATED SPEAKERS: Vicky Marsh

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:31pm & reads Public Participation Guidelines

II. 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 **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. Shantaw Murphy Aye
3. Brooke Mohr Aye
4. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:** 4-0

Open Session Meeting ended at 12:34pm

Submitted by:
Hayley Cooke

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, May 24, 2022

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

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

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry, Brian Sullivan, Dave Iverson (late)

ABSENT: Shantaw Bloise Murphy, Dawn Holdgate

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

ANTICIPATED SPEAKERS: Billy Cassidy, Dave Armanetti, Vicki Marsh, Anne Kuszpa

Public Present on Zoom: Elizabeth Blair, Robert Little

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:32pm & read Public Participation Guidelines

II. Approval of Agenda

Brian Sullivan noted that some CCAP items noted on the Agenda did not have documents uploaded to the website prior to the meeting. **Tucker Holland** noted that these will be added to the website.

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

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent. **Vote:** 4-0

III. Approval of Minutes

Brian Sullivan notes that approval of past minutes will be addressed at a future meeting.

IV. PUBLIC COMMENT

Dave Iverson joins the meeting (late arrival).

No public comment.

V. CCAP Applications/ CFAP Loan Discharges

Brian Sullivan, up next is the Scott application for 43A Macy's Lane. Questions?

Brooke Mohr motions to approve Closing Cost Assistance up to \$15,000, pending final closing costs, for the property at 43A Macy's Lane for Nate Scott. Dave Iverson seconds.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, the next application is Maldonado / Hernandez, 40 ½ Essex Road. Questions?

Tucker Holland, this Covenant Home is a result of the Covenant Formation Assistance Program that we have been implementing in conjunction with Housing Nantucket. The program has resulted in its intended goal.

Brooke Mohr motions to approve Closing Cost Assistance up to \$15,000 for the property at 40 ½ Essex Road for the Maldonado/Hernandez family, pending return of anything above final closing costs. Reema Sherry seconds.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, next is a Loan Discharge of 4 Hull Lane (Gil). Questions?

Tucker Holland, this is the second of the Covenant Formation Assistance Program properties where that property is ready to go into a Covenant buyer's hands. We ask the Trust to authorize the discharge of this mortgage at the time of the closing when we are repaid, and for the Chair to be authorized to sign on behalf of the Trust.

Penny Day makes a motion to authorize the discharge of the mortgage at the time of the closing and authorize the Chair to sign the document for 4 Hull Lane. Reema Sherry seconds.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, the next CFAP Loan Discharge is for 40 ½ Essex Road, Vorce. Questions?

Penny Dey makes a motion to authorize the discharge of the mortgage at time of closing for 40 ½ Essex Road and authorize the Chair to sign the documents. Reema Sherry seconds.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, the next application is a CFAP Application for Borgeson on 101 Somerset Road. I need somebody to take this on for me. I am recusing myself.

Anne Kuszpa, this is a regular Covenant Formation Assistance Program application from a homeowner who intends to create a Covenant Home for himself. So, he will use CFAP to get the surveying and other costs to delineate where the Covenant property will be, and separate that from the market rate property, which he will sell. This is a year-round Nantucket resident.

Tucker Holland, what size is the total parcel?

Penny Dey, it is .45 acres.

Brooke Mohr, I motion to authorize a Covenant Formation Assistance Loan for the property at 101 Somerset Road to Mr. Borgeson. Penny Dey seconds.

Ken Beaugrand, I think your motion should designate two individuals to sign as you do not have a Chair or Vice Chair.

Brooke Mohr, I amend my motion to authorize Penny Dey and Reema Sherry to sign.

ROLL CALL of those participating:

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

Motion adopted by **Vote:** 4-0

Brian Sullivan recuses.

VI. 31 Fairgrounds – UPDATE

Brian Sullivan, update on 31 Fairgrounds.

Anne Kuszpa, last week the boxes have started to arrive. Buildings 1 & 8. I turn it over to Billy to talk about what is going to happen next.

Billy Cassidy, a week from today is the day they get unpacked and set in place. Another great thing happened last week. The approval of the Solar Array by the HDC.

VII. Richmond Wildflower Acceleration – UPDATE

Brian Sullivan, we will jump over to Dave Armanetti about the Richmond Wildflower Acceleration.

Dave Armanetti, we are continuing to progress out at our 24-unit portion of our Meadows II project. Last month we had just started to occupy the first 8-unit building. We are about 2/3 of the way through completing the 2nd, 10-unit building. We are just starting on our last of the 3 buildings, which is our 6-unit building. The 10-unit building is nearing completion, we are anticipating a C of O there - about 8-10 out. Market rate tenants will start to move in there. We are about a month out for the last building. By the 3rd week of June we should be done and have certificates of occupancy for all 24-units. All the market rate tenants will probably be in by the end of the month. We've loamed most of the site, starting to get the landscaping ready to go. Sidewalks and curbing in the next 8-10 days. On the AMI unit side: our application period closed. We were anticipating having the lottery online last night, but our consultant at SEB had a personal issue. We had to defer our lottery to Wednesday night at 6:00pm. Our lottery will be completed by 7:00pm on Wednesday, and then we will start the process of landlord qualifying people by the lottery waiting list. SEB gave me a number of 182 applicants for the 12 units. A lot of those households have applied for multiple tiers of AMI, a lot of people will qualify for either for the 50% and 80% or the 80% and 100% tiers. So, we actually have 380 lottery spots we are going to draw because of the multiple tiers.

VIII. 7 Amelia Drive RFP

Tucker Holland, in regard to 7 Amelia Drive RFP, unfortunately we did not have time to put something together for this packet. I wanted to get a little feedback from the Board in order to prepare something for when we next meet. We had previously discussed the notion of putting out an RFP for development of the Amelia Drive location, which can support up to 3 units. I want to make sure it is the consensus of the Board to move forward there with an RFP. Is there a preference on ownership vs. rental for that location as well as AMI levels

served? For Vicki: can we make effectively a criteria that it would be a nonprofit developer that we are looking for and limit to only nonprofit developers?

Vicki Marsh, yes, we can.

Brooke Mohr, did we determine if a commercial space is required in that neighborhood?

Tucker Holland, according to Andrew Vorce, no.

Tucker Holland, 100% of the land purchase price came from CPC funds. So I believe we are restricted at 100% AMI or less for everything that goes on there.

Brook Mohr, I like the idea of rentals. If I'm thinking about it in terms of nonprofit housing, staff housing. That it not be a home ownership that won't turn over.

Penny Dey, there's no requirement for any commercial space. I'd like to see us maximize residential space here. I'd also like to focus on some smaller units or smaller households if possible.

Reema Sherry, I think that this area is appropriate for rentals and possibly a duplex and a small cottage would keep things scaled down. Adequate parking is important. Maximize residential potential, but keep the scale comfortable and small.

Brian Sullivan, interior storage is a priority to me. A basement or a shed type building. That each unit is offered interior storage.

Dave Iverson, maximize residential. Rental. Storage space and more than adequate parking.

Penny Dey, I have a question for people who think it should be rental, not sale for this location?

Reema Sherry, I think in such a commercial spot, people don't want to settle into that type of spot. Children, busy road.

Penny Dey, I think we need to be careful about classifying locations by use. There are a lot of people who don't have children who would be happy to own anywhere.

Dave Iverson, my thought process is similar to Reema's. We have property that lends better to ownership opportunities than this one.

Tucker Holland, it seems there is a leaning towards rental vs. ownership. Is counting on the SHI list an important consideration for this location

Penny Day, what do you think?

Tucker Holland, if it's going to be rental, I think it should count.

Brian Sullivan, for me SHI is important, because it forces at least an 80% unit.

Brooke Mohr, 1 unit at 80% and 2 units at 100% would get all 3 of them on the SHI list.

Tucker Holland, in the recent employee survey we did of Town Employees, the single largest category of responses indicating household income was in the 60-80% income.

Brian Sullivan, is there an opportunity to create a unit that is more accessible on ground level?

Tucker Holland, I want to clarify. I heard that: including a commercial element is neutral. You could, but are not required to. You will not score higher or lower if you do include a commercial element.

Brian Sullivan, I think that is accurate.

Tucker Holland, this will go into an RFP, which you will have next meeting.

IX. Other Business

- Upcoming Meeting (presently all planned to be conducted via Zoom) is Tuesday, June 21, 2022 at 12:30pm.

Penny Dey, I want to talk about the expiring seats. Everyone one of us, except Brooke's at large seat expires this year. There are 4 that are appointed by the select board. Brian's seat, the balance of Brooke's at large term that goes until 2023, and then Reema and Shantaw. I'm appointed by the Housing Authority, and I requested to be reappointed. And then Brooke just got appointed by the Select Board, and then there's the NP & EDC seat. I want to remind those who want to stay on that you have to get your application in. Due at 12:00pm on Friday, the 27th. There's going to be at least once new person to fill the balance of Brooke's at large term. It would be nice to get someone with some construction, building, design, or permitting experience.

Reema Sherry, absolutely.

Brian Sullivan, I would encourage all applicants to come forward. But I'd love anybody in the trades that could help as we move into this RFP process.

Tucker Holland, Staffing: we need a replacement for Alli!

Brian Sullivan, we have to do due diligence about who is available for the Vice Chair seat, so we will carry that to the next meeting.

Penny Dey, we also have to talk to you about staying on as Chair. Let's have those conversations at the same time.

X. Board Comments

None.

XI. 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 **Brooke Mohr** 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. Dave Iverson | Aye |
| 4. Penny Dey | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Open Session Meeting ended at 1:36pm

Submitted by:
Hayley Cooke

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, June 21, 2022

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

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

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry Brian Sullivan, Shantaw Bloise Murphy

ABSENT: Dawn Holdgate, Dave Iverson (late)

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Ken Beaugrand (Real Estate Specialist), Vicki Marsh

ANTICIPATED SPEAKERS: Billy Cassidy, Dave Armanetti, Anne Kuszpa, Gerry Keneally

Public Present on Zoom: *None.*

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:31pm & read Public Participation Guidelines

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. Shantaw Murphy Aye
3. Penny Dey Aye
4. Reema Sherry Aye
5. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent. **Vote:**5-0

III. Approval of Minutes

Brian Sullivan notes that approval of past minutes will be addressed at July meeting.

IV. PUBLIC COMMENT

Penny Dey asked about the status of reappointment.

We will address this at the next meeting in July and then officers will be selected.

Tucker Holland: we will also reaffirm that Brooke has continued in her role up until that point as Vice Chair of the committee.

V. CCAP/CFAP -ACTION

Brian Sullivan, we have a CFAP application at 69 Cato Lane.

Tucker Holland, shares screen to show documents about 69 Cato Lane CFAP application. You should have received an application from Housing Nantucket on behalf of William Mosey. The applicant has been qualified by Housing Nantucket with regard to the Covenant program.

Brian Sullivan, it's not a lot, it's an actual cottage?

Anne Kuszpa, that's right.

No other questions.

Reema Sherry motions to authorize a Covenant Formation Assistance Loan for up to \$10,000 the property at 69 Cato Lane. Seconded by Shantaw Murphy.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Shantaw Murphy Aye
3. Penny Dey Aye
4. Reema Sherry Aye
5. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:**5-0

VI. Housing & Real Estate Office - UPDATES

The office is moving to 3 East Chestnut St. in 5-6 weeks.

We have issued an offer letter to fill the role of Housing & Real Estate Office Manager. We will hopefully be able to introduce that person at our July meeting.

VII. 31 Fairgrounds - UPDATE

Anne Kuszpa, boxes are being delivered and set on foundations for buildings 1 & 8.

Billy Cassidy, on May 16 we received an updated schedule from KBS. And, for our reservations, Steamship shut the rest of the summer down after June 20 [regarding shipping modular houses]. KBS also had a change in management, they have a new president. They rescheduled all the construction moves. Our first house is coming September 8 (building 3). Boxes come offline in this order: Sept. 15 (building 2), September 27 (building 4), October 13 (building 5), November 1 (building 6), November 21 (building 7). The barge dates will all happen one week after those dates (barring weather).

VIII. Richmond Wildflower Acceleration – UPDATE

Dave Armanetti, the second building has a certificate of occupancy. The third building is nearing completion. CO should be soon. A few last inspections left. The remaining site work (landscaping, planting etc.) is moving along. Victor and his team will be out there after July 4: the curb/sidewalk will be done, refuse pads, handicap ramps, etc. We are finalizing leases with our AMI tenants. We have people on a waiting list for the next phase.

We have also had some issues with our modular companies regarding the shipping for Steamship. We had 3 other AMI restricted houses (1 at 175% and 2 at 80% AMI). We had planned out the permits with the town, police details, etc. Our modular teams were all ready to go. And then we heard back a couple weeks ago from our modular teams that Steamship Authority was not willing to let us bring these last 3 units over during the summer. We've now started going through Libby to get the Select Board involved.

Penny Dey, I just want to follow up. Planning was done by everybody based upon commitments that were made to us by the Town and the Steamship. And to not be able to follow through on that has real impact on timing and potential cost, right? I just think there's an obligation.

Reema Shelly, if Libby is ok with it, I would contact Dylon Fernandez's office. They're very good at poking at things and following through. And housing is an issue that he's well familiar with, so going to the higher ups might help.

Brian Sullivan, the real concern here being the closing of the loans and the rapidly rising interest rate. Being stuck on a construction loan that you can't refinance until you get your CO is a tricky place to be.

IX. 7 Amelia Drive RFP

Brian Sullivan, we discussed this at the last meeting about some of the hopes and goals that we are looking for. I do understand this has been a busy month, short staffed at the housing office. So, I don't believe we have the RFP today to review.

Tucker Holland, that is 100% accurate. I see that Gerry Keneally is here. Last meeting there was a discussion around the prioritizing of the type of housing that might go at this site. I walked away from that meeting hearing the Board putting an emphasis on rentals at that location. I think that Jerry wanted to speak to that.

Gerry Keneally, What the next project for Habitat. Our current status: the Benjamin Drive (3 SHI listed homes) had a month delay due to Crane and schedule issues. The homeowners will be in by Christmas. We had 65 applications for those 3 spots. We are out of land for next year and no projects to work on. It was discussed that 7 Amelia Drive could come up

and possibly be sent our way. We had an architect look at it and drew 3 different designs, a duplex and single family. Due to parking the best thing to fit there would be 2 single family homes. I've heard that you may be shifting your emphasis towards rentals. Habitat would like a project to do, you all have been extremely helpful to us. We would like you to consider that Amelia becomes available to us. We would like you to consider something for 80% SHI homeownership. And we can deliver for you like we have in the past.

Brooke Mohr, Does your analysis of the parking really mean that that site is only ever going to be 2 units?

Gerry, because there's an easement along the back of Keepers, and Keepers is changing hands, we would have to get some type of easement from the new owners to have a car to be able to turn around.

Tucker Holland, we should be able to have something for the next meeting that has gone through their review.

Gerry Keneally brought up MEPA in regard to Waitt Drive.

Tucker Holland stated that he recently spoke to Andrew Vorce and was told that Vorce is engaging with an engineer regarding MEPA requirements for the entirety of Fairgrounds.

X. Other Business

- Potential Select Board “State of Housing” Workshop on Tuesday, July 19, 2022 at 4:00pm
- Suggested regular AHT meeting date: Tuesday, July 26, 2022 at 12:30pm

The meeting would usually happen on July 19, but it is proposed to move it to July 26, so it is not on the same day as the “State of Housing” Workshop.

- **Vicki Marsh**, I want to remind you that we have acquisitions of 8A Thirty Acres coming up. We need purchase and sale agreements for 14 Somerset signed. The documents are being worked on, but are not ready for signature yet. We may have a special meeting next Wednesday to authorize someone else to sign while Brian Sullivan is on vacation.

XI. Board Comments

None.

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.

Specific matter requires confidentiality.

The **MOTION** was made by **Penny Dey** and seconded by **Shantaw Murphy** 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. Brooke Mohr | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Murphy | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Open Session Meeting ended at 2:19pm

Submitted by:
Hayley Cooke

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Wednesday, June 29, 2022

Remote Meeting *via* Zoom – 12:30pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Shantaw Bloise Murphy
Meg Browers, Reema Sherry, Dave Iverson,

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry, Brian Sullivan, Shantaw Bloise
Murphy, Dave Iverson, Meg Browers

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Vicki Marsh

ABSENT: Ken Beaugrand (Real Estate Specialist)

ANTICIPATED SPEAKERS: *None.*

Public Present on Zoom: Robert Liddle, Jason Graziadei

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:31pm & reads Public Participation Guidelines

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. Meg Browers | Aye |
| 3. Penny Dey | Aye |
| 4. Reema Sherry | Aye |
| 5. Shantaw Murphy | Aye |
| 6. Brooke Mohr | Aye |
| 7. Brian Sullivan | Aye |

Agenda adopted by **UNANIMOUS** consent. **Vote:**7-0

III. Approval of Minutes

Minutes will be approved at a subsequent meeting.

IV. PUBLIC COMMENT

No public comment.

V. CCAP/CFAP -ACTION

69 Cato Lane

This was address at the last meeting and carried over to the agenda accidentally. No further comment.

VI. Ratification of Brooke Mohr as Vice Chair until next election

Tucker Holland, as you all recall, Brooke has been serving as the Vice Chair of the group. There was a 3-hour period where she had resigned her open seat, but then was appointed as a Select Board Representative. She has performed duties as the Vice Chair of the group, so we wanted to ratify her continued authority in that role, until the election which will take place at our next meeting in July.

Vicki Marsh, we are ratifying and confirming that Brooke is going to continue her duties as Vice Chair until such time as the new election for Vice Chair at the next meeting.

Penny Day makes the motion. Dave Iverson seconds.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Meg Browsers | Aye |
| 3. Penny Dey | Aye |
| 4. Reema Sherry | Aye |
| 5. Shantaw Murphy | Aye |
| 6. Brooke Mohr | Aye |
| 7. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent. **Vote:**7-0

VII. Ratification of Mortgage Discharge on CCAP loan for 43A Macy's Lane (Hughes)

Vicki Marsh, we move to ratify and confirm the execution of the discharge of mortgage that was executed by Vice Chair Brooke Mohr at the prior meeting for 43A Macy's Lane.

Penny Day makes that motion. Dave Iverson seconds.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Meg Browsers | Aye |
| 3. Penny Dey | Aye |
| 4. Reema Sherry | Aye |
| 5. Shantaw Murphy | Aye |
| 6. Brooke Mohr | Aye |
| 7. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent. **Vote:**7-0

VIII. Housing & Real Estate Office – UPDATE

The office will move to 3 Chestnut St. on August 1. The Housing & Real Estate Office Manager Role has been filled. The new hire will begin on July 13.

Penny Dey recuses herself and leaves the meeting.

IX. Request for Approval and Execution of Purchase and Sale Agreement between Marianne Stanton and James Giffin, Trustees of the Somerset Nominee Trust and the Town of Nantucket Affordable Housing Trust Fund for the purchase of 14 Somerset Road, Nantucket, shown as Lot 4 on a plan of land entitled “Being a Subdivision of Lot 2 and Lot 3 Shown on Plan Book 19, Page 144, Plan of Land in Nantucket, Massachusetts dated December 6, 2010, prepared by Nantucket Surveyors, LLC” to be recorded with Nantucket Registry of Deeds.

Vicki Marsh, this is a purchase and sale agreement for the trust to purchase the property at 14 Somerset Rd. The price is \$1,795,000. We are supposed to close as of August 9. The property is going to be used for residential purposes. There are still some restrictions that need to be worked out on the property between the seller and the Trust. But we have included a position in there that restrictions must be acceptable to the Trust, but also any of the building restrictions will not prevent the Trust from creating a Covenant lot this property if they so desire. Any questions?

Brooke Mohr, there is a current lease, right? I think I read that we are protecting that lease. It only goes through September of this year, though, correct?

Vicki Marsh, correct. We’re acquiring this property subject to that lease. And then it’s for the Trust to negotiate a new lease with the tenants that are there.

Brian Sullivan, you mentioned there were some restrictions to work out. If I understand, originally there was no further subdivision but, Dave, the planning board doesn’t look at Covenant lot subdivision as a restriction again subdivision.

Dave Iverson, we don’t really look at that as a subdivision, a Covenant lot. I can go to planning and ask them, but I don’t think it precludes it from a Covenant from being created.

Vicki Marsh, this lot that the Trust is acquiring is an ANR Lot-- it’s not going to be part of the subdivision that’s created for Bittersweet Lane. It’s got its access right off the main road. I talked to Andrew Vorce about this. It still has to be a subdivision of the lot to create the Covenant lot. But the way we draft these restrictions is that whatever building restrictions they come up with are not going to prevent us from being able to create a Covenant lot.

Jason Grazidei, this is a 3 plus acre lot, I believe? Can you talk a bit more about the plans for developing this? What type of affordable housing do you envision here? Is it home ownership, rental, do you know the scale of what would be developed there?

Vicki Marsh, this lot is a 31, 717 square foot lot. The entire subdivision was larger, more than 3 acres. I just wanted to clarify that.

Tucker Holland, this is a parcel that could lend itself to both rental and ownership. The long-term plan is still in development, but we see several different options. And it fits into the scattered sites approach to how we're trying to think about all of the housing we're doing to address year-round community.

Brooke Mohr, we don't necessarily have a definitive plan when we acquire a parcel. We see how it fits in the overall puzzle of chapter 40b Safe Harbor Management rental and homeownership. We're looking for more opportunities for home ownership as we've focused more on rentals in the last several projects we've been working on. It's part of a more complex puzzle. [The reason why we want to protect the] Covenant is [because] it would allow separate home ownership on this lot like any other any other Covenant property.

Brian Sullivan, I'll also note that it very much falls into the Neighborhood First concept.

Brooke Mohr moves for approval and execution of the purchase and sale agreement as outlined in the agenda and authorize either the Chair or vice chair to execute the documents. Second from Reema Sherry.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Meg Browsers | Aye |
| 3. Reema Sherry | Aye |
| 4. Shantaw Murphy | Aye |
| 5. Brooke Mohr | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by **Vote:6-0**

Penny Dey recused herself from this portion of the meeting and this vote.

- X. Request for Approval and Execution of Acceptance of Deed** from Elizabeth Kassar-Bisbee and Laura J. Wolfe to the Town of Nantucket Affordable Housing Trust Fund of Unit A, 8 Thirty Acres Lane Condominium, created by Master Deed dated February 27, 2010 recorded with Nantucket County Registry of Deeds in Book 1232, Page 211 and shown on Site Plan and Unit Plans recorded with said Deeds as Plan No. 2010-24, Settlement Statement and any other closing documents subject to approval by Town Counsel; and to authorize the Chair or Vice Chair to execute the Acceptance of Deed, Settlement Statement and any other closing documents.

Shantaw Murphy recuses herself and leaves the meeting.

Penny Dey rejoins the meeting.

Vicki Marsh, this transaction is the purchase of Unit 8A at the 30 Acres Lane Condominium. Purchased for \$825,000. This condominium unit has a 25% interest in the condominium. It is four units on a lot, Lot 5, off of 30 Acres Lane. This lot is in a subdivision that's created. So, there are fees that will be due to the subdivision Trust as well as to the condominium association. The unit also comes with 1,317 square feet of exclusive land and there are parking spaces as well. This is due to close tomorrow. There is a deed and acceptance of deed, which I will ask you to execute if you approve and accept this deed. And then there is a settlement statement which shows the various closing costs. The final amount that's going to go to the seller will be \$784,386.54, of which they've already had a deposit of \$41,250. There's no mortgage on the property. Any questions?

Meg Browsers, do you have year-round tenants at this property?

Vicki Marsh, this is vacant.

Jason Graziadei, the same question as the last one. What's the plan for this property, how will it fit into the puzzle that Brooke was talking about?

Tucker Holland, in the short term, it will be rented out within any income restrictions associated with funding sources for the acquisition. In the longer-term, the plan isn't written in stone; it could continue to serve as a year-round rental, it could be turned into a year-round ownership opportunity. It is a scattered site location. [Given] the condition of the property itself and the market conditions, we thought it was a good opportunity.

Brian Sullivan, one thing I do want to note is that both of these properties did come to the Trust independent of going on the market, so I appreciate both of these owners giving the Trust the opportunity to look at and review. I hope this is a trend in the community, the Trust gets to see properties without the pressure of the open market.

Meg Browsers, how do you communicate that to the public?

Penny Dey, we have reached out on social media, our website, we've made an overt effort to contact people who may have an appropriate property.

Brian Sullivan, we issued an RFP asking for people to put forward properties. We had two, but they were disqualified.

Brooke Mohr, I just want to reiterate that this is a change in the community -- the awareness of our work, the awareness of the depth of the crisis is inspiring people who are selling to present opportunities to the Trust out of the market. It bears repeating because the more the word gets out there, the more it is happening.

Vicki Marsh moves to approve and execute the acceptance of the deed for Unit 8A, 30

Acres Lane condominium and to execute the settlement statement for the closing, and to authorize the Chair or Vice Chair to execute on behalf of the Trust.

Dave Iverson motions. Seconded by Reema Sherry.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Meg Browers | Aye |
| 3. Reema Sherry | Aye |
| 4. Brooke Mohr | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by 6-0 vote.

Shantaw Murphy recused herself from this portion of the meeting and this vote.

XI. Other Business

Upcoming Meetings (presently all planned to be conducted via Zoom):

- Select Board “State of Housing” Workshop on Tuesday, July 19, 2022 at 4:00pm
- Next regular AHT meeting date: Tuesday, July 26, 2022 at 12:30pm

XII. Board Comments

No comments.

XIII. 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. Meg Browers | Aye |
| 3. Reema Sherry | Aye |
| 4. Brooke Mohr | Aye |

Nantucket Affordable Housing Trust Fund – Minutes, June 29, 2022

- 5. Penny Dey Aye
 - 6. Brian Sullivan Aye
- Motion adopted by 6-0 vote.
Shantaw Murphy was not present for vote.

Open Session Meeting ended at 1:06pm.

Submitted by:
Hayley Cooke

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, July 6, 2022

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

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Meg Browsers, Reema Sherry, Dave Iverson, Shantaw Bloise Murphy

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry, Brian Sullivan, Shantaw Bloise Murphy, Meg Browsers

ABSENT: Dave Iverson

STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist); Vicki Marsh

ABSENT: Tucker Holland (Housing Specialist)

ANTICIPATED SPEAKERS: *None.*

Public Present on Zoom: *None.*

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:31pm & reads Public Participation Guidelines

II. Approval of Agenda

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

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Shantaw Murphy | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |

Agenda adopted by **UNANIMOUS** consent. **Vote:**6-0

III. Approval of Minutes

Minutes will be approved at a subsequent meeting.

IV. PUBLIC COMMENT

No public comment.

V. CCAP/CFAP -ACTION

CCAP Application – Butler, 63 Cato Lane

Brian Sullivan, Approval is subject to all documentation being submitted, as noted.

Brooke Mohr, makes a motion to approve up to \$15,000 of Closing Cost Assistance for the Butlers at 63 Cato Lane, subject to the amount on the final closing cost and subject to provision of all the necessary and normal documents, noting that this is being made in order to expedite their closing. **Penny Dey** amends to authorize the Chair or Vice Chair to sign. Penny Dey seconds the motion as amended.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Shantaw Murphy | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent. **Vote:**6-0

VI. Other Business

Upcoming Meetings (presently all planned to be conducted via Zoom)

- Select Board “State of Housing” Workshop has been moved from July 19 to Tuesday, August, 2 2022 at 4:00pm.
- Next regular AHT meeting date: Tuesday, July 26, 2022 at 12:30pm

VII. Board Comments

Brian Sullivan, we will elect officers in the July 26 meeting.

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.

Specific matter requires confidentiality.

The **MOTION** was made by **Penny Dey** and seconded by **Brooke Mohr** 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 |
|-----------------|-----|

Nantucket Affordable Housing Trust Fund – Minutes, July 6, 2022

- | | |
|-------------------|-----|
| 2. Brooke Mohr | Aye |
| 3. Meg Browsers | Aye |
| 4. Shantaw Murphy | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent. **Vote:**6-0

Open Session Meeting ended at 12:38pm.

Submitted by:
Hayley Cooke

John Merson Proposal

Project Title: Two-Family House with Affordable Rental Reserved for Year-Round Islander

Description: The building would contain two separate family residences, each consisting of two-bedrooms, two and one-half baths, living room, dining area, kitchen, office, and basement storage. The two residences would share a common heating/cooling system. Each would be separately metered for other utilities.

John Merson would build and manage the project using his own financing and design/construction team. He has built or renovated eleven properties on Nantucket over the past twenty-five years. He is a year-round resident and a veteran, having served in the military from 1965 to 1968, including a year as a foot soldier in Vietnam.

John Merson
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