

NANTUCKET AFFORDABLE HOUSING TRUST

~~SPECIAL MEETING MINUTES~~

Tuesday, November 1, 2022

Remote Meeting *via* Zoom – 12:30pm

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

ATTENDING MEMBERS: Brian Sullivan, Reema Sherry, Penny Dey, Brooke Mohr, Meg Browsers (late), Dave Iverson (late), Shantaw Bloise-Murphy (late).

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Hayley Cooke (Housing & Real Estate Office Manager); Vicki Marsh (Town Counsel)

ANTICIPATED SPEAKERS:

Public Present on Zoom: Anne Kuszpa (Housing Nantucket), Billy Cassidy, Elizabeth Blair (Housing Nantucket).

I. Call Meeting to Order

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

Meg Browsers arrives late.

II. Approval of Agenda

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

ROLL CALL of those participating:

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

Agenda adopted by 5-0 vote.

III. APPROVAL of Minutes

- Minutes from 10.18.22

Minutes amended to include edits:

- 1) Meg Browsers is listed as Meg Sullivan in one instance. Minutes will be corrected to put in her correct last name.

Reema Sherry makes a motion to approve the Minutes with the edits as noted. Brooke Mohr seconded the motion.

ROLL CALL of those participating:

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

Motion adopted by 5-0 vote.

IV. PUBLIC COMMENT for items not otherwise on the agenda

Anne Kuszpa: We are accepting applications until December 19, 2022 for Sandpiper II for 6 homeownership units (80% AMI and below), and 1 homeownership unit (175% AMI and below). Info session on November 15 at Housing Nantucket. More info at housingnantucket.org/sandpiper. Lottery will be held on January 9, 2023.

Shantaw-Bloise Murphy arrives late.

V. CCAP/CFAP – ACTION

CFAP – Davis, 11 Equator Drive

Hayley: As an update, paperwork (seen in packet) and the assessor, Rob Ranney confirmed that Davis is in fact the true owner of the property. GIS has been updated for accuracy.

Penny Dey makes a motion to approve the CFAP Application for Shawn Davis at 11 Equator Drive for up to \$10,000. Seconded by Brooke Mohr.

ROLL CALL of those participating:

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

Motion adopted by 6-0 vote.

CCAP – Dwyer, 31 B Beachgrass Rd. (Habitat Home)

Brooke Mohr: Making note that Habitat for Humanity has approved this applicant. The family assets technically exceed limits, but these are co-mingled assets being held for the underaged son from social security benefits.

Brooke Mohr makes a motion to approve the CCAP Application for the Dwyer family at 31B Beachgrass Rd. for up to \$15,000 pending closing costs. Seconded by Penny Dey.

ROLL CALL of those participating:

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

Motion adopted by 6-0 vote.

CCAP- Ho-Shue, 31 A Beachgrass Rd. (Habitat Home)

Brooke Mohr makes a motion to approve the CCAP Application for Ho-Shue household at 31A Beachgrass Rd. for up to \$15,000 pending closing costs. Seconded by Penny Dey.

ROLL CALL of those participating:

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

Motion adopted by 6-0 vote.

CCAP Application – Glidden/Embry-Pelrine, 24 Rugged Rd., Lot 4B (Covenant Home & Lot).

Brooke Mohr makes a motion to approve the CCAP Application for the Glidden/Embry-Pelrine household at 24 Rugged Rd. Lot B for up to \$15,000 pending closing costs. Seconded by Penny Dey.

ROLL CALL of those participating:

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

Motion adopted by 6-0 vote.

Dave Iverson arrives late.

VI. Year-Round Definitions and Restrictions – DISCUSSION

Brian Sullivan: We talked last meeting about creating a subcommittee to create a year-round definition. We were informed via Town Counsel that we cannot meet as a subcommittee as a group of three. Unless we choose to host open meeting and post the meetings. So, do we want to move

forward with a regular opening meeting, or do we want to reduce the group to two for a period of time and come back with advice for the larger group at a later time?

Meg Browsers: Can we meet as separate groups of two?

Town Counsel clarifies that it would be best for two people to meet, give the information to Hayley, and then Hayley deliver that information, rather than that.

Meg Browsers: I'm happy to do it, but you (Brian Sullivan) and Shantaw have been on the Board longer, I can step down.

Shantaw Bloise-Murphy: I feel similarly.

It was decided that Meg Browsers and Shantaw Bloise-Murphy will meet and discuss and bring concepts and ideas to the next Trust meeting.

Item carried to the next meeting.

VII. Warrant Article to Codify Income Limits Served by Trust - DISCUSSION

The Trust and Town Counsel had a continued discussion from the previous meeting about creating a warrant article to codify the income limits served by the Trust. There was a discussion on affordability and attainability. Town Counsel started with language to define "affordable" as 80% AMI or less, and "attainable" is up to 240% AMI. These are the affordable levels for the amendment the Counsel is working on.

Penny Dey: I think we should get going on this for next spring's ATM. This could also be sponsored by the Select Board.

Brian Sullivan: Or the CPA.

Brooke Mohr: CPA is requesting the Select Board sponsor their regular funding article this year.

Reema Sherry: I really like the language of "attainable" that is a great way to define this. If we are going to raise CPA limits, we should run it by the CPA first. If they are on board, let's go for it.

Tucker Holland: Vicki, in the low to moderate definition, you have 80% AMI. Would we not want to use 100% AMI, consistent with the current CPA language and the other towns?

Vicki Marsh: Yes, I just put 80%. You can do that, certainly to 100%.

Brooke Mohr: The purpose of this to give us more flexibility and to clarify. I think introducing a new work with affordable and attainable. I'm torn between 80% and 100%. That's how DHCD defines SHI units. And then 81-240% is attainable.

Brian Sullivan: I see a lot of affirmative heads shaking here.

Dave Iverson: I like the consistency of keeping 80% AM in the mix.

Tucker Holland: The CPA defines low and moderate as 80% and 100% AMI, and the DHCD looks at that definition with regard to funding for certain programs. It is in our interest, not knowing where monies may come from in the future. I don't see a downside in keeping 80-100%.

Vicki Marsh: I did this as a quick draft, I would like to go back and see if I need to make any other edits before bringing it to the Select Board. If you can authorize me to do that, I will have the something for you to review at the next meeting.

Tucker Holland: I would just suggest you leave the language that Vicki has about the upper level, which may not exceed 240% AMI, rather than it is between 101-240%.

Brooke Mohr moves that we adopt the language drafted by Vicki, pending any minor changes that she deems necessary with one change to include up to 100% AMI within the definition of low to moderate income. Penny Dey seconded.

ROLL CALL of those participating:

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

Motion adopted by UNANIMOUS 7-0 vote.

Brooke Mohr makes the motion to authorize Town Counsel to draft a Warrant Article for the Select Board's approval that would change the authorization for the use of CPA funds for affordable housing for an upper limit of 240% AMI. Adding that our presentation of this to the Select Board is pending a conversation with the CPC and their approval. Second from Reema Sherry.

ROLL CALL of those participating:

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

Motion adopted by UNANIMOUS 7-0 vote.

VIII. 31 FG Funding -Discussion.

Tucker Holland: We are not ready yet to discuss this formally.

Item moved to next meeting.

IX. Funding for Seven Letter- ACTION

RE: Communications and strategy work on Real Estate Transfer Fee for housing.

Tucker Holland: We talked about this last session. This is a continuation of funding of the communications and strategy work we engaged in last and this session for the effort to pass the Housing Bank Bill at the Statehouse. I'm breaking up this request into two parts:

- 1) Continue the effort through remainder of informal session, which runs until Dec. 31st.
- 2) New part at the start of the new session in January

This would be a \$20,000 commitment from Trust for remainder of this session, in the New Year, it equates to \$7,500/month, but looking to other potential funding sources to augment what we will do during next session.

Brooke Mohr: I'm wondering, what is the value of continuing between now and the end of the year versus just picking it up next year.

Tucker Holland: Continuity of relationships, motivating those working on our behalf, conversations that help keep momentum up for what we want to get done in the next session.

Penny Dey: What bucket is this money coming out of?

Tucker Holland: Our professional services. The Housing Office Town budget.

Penny Dey moves to approve \$20,000 from our budget for the communications and strategy work group advance real estate transfer fee. Second from Reema Sherry.

ROLL CALL of those participating:

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

Motion adopted by UNANIMOUS 7-0 vote.

X. Dr. Dickler Award – DISCUSSION & ACTION

Description of award and process will be carried to the regular meeting this month.

XI. Other Business

Upcoming Meetings:

- Regular AHT meeting: November 15, 2022 at 12:30pm (via Zoom).

XII. Board Comments

None.

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.

Brooke Mohr makes a motion to adjourn the regular meeting and go into Executive Session.
Seconded by Dave Iverson.

ROLL CALL of those participating:

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

Motion adopted by UNANIMOUS 7-0 vote.

Open Session Meeting ended at 1:35pm.

Submitted by:

Hayley Cooke