

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, September 5th, 2023.

Remote Meeting via Zoom– 12:30 pm

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

ATTENDING MEMBERS: Brian Sullivan, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel)

PUBLIC IN ATTENDANCE: Caleb Wursten

I. Call to Order

Brian Sullivan called the meeting to order at 12:34pm

II. Approval of Agenda – ACTION

Reema Sherry made a **MOTION** to hold item III meeting minutes to be approved at a future meeting. This motion was seconded by Tom Dixon

ROLL CALL of those participating:

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

Tom Dixon made a **MOTION** to hold item VII the Proposal from Richmond company to wait to hear from Finance Department on another ongoing negotiation they are having. This motion was seconded by Penny Dey.

ROLL CALL of those participating:

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

Tom Dixon made a MOTION to approve the agenda as amended. This motion was seconded by Reema Sherry.

ROLL CALL of those participating:

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

III. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

IV. Public Comment

No Public comment currently

V. Year-Round Deed Restriction Action Plan – DISCUSSION

Brian Sullivan noted that Attorney Vicki Marsh circulated as requested the Providence Town Home Rule Petition. He said it is a great look at the framework that has already been created and a nice guiding document for their process and progress.

Ellis Ramos said that the Communication Department is working on creating a Year-Round Deed Restriction Program Focus Group flyer, application and survey that hopefully will be sent out to the community by the end of the day.

Brian Sullivan asked Ellis how the Trust will approve the communication material and how it will be distributed.

Ellis Ramos said that the Communication Department is just going to create the outreach material using the information provided to them by her that has already been approved by the Trust members. She also said that she shared the list of candidates from the AHTF for the focus group so the Communication Department can share the outreach material with those candidates.

Reema Sherry said to Ellis that she thinks they should hold off on the survey until the Trust members and Judi Barrett get a chance to review it to make sure that is what they are looking for and need.

Tucker Holland said that there might be some confusion about the survey. The survey questions are really the questions that have been part of the document that the trust members have seen a few times now that are intended to be filled out by folks who are interested in being a part of the focus group. He said on the application might be a better description of it. He said he does think that it would be good to get the link from Hayley and circulate it to the Trust to take a final look at it. Tucker said it's

better to have it go out with the flyer, so if somebody sees the flyer and it interests them, there is an immediate way for them to apply.

VI. ADU creation proposal from Caleb Wursten – DISCUSSION

Caleb Wursten said that he moved back to the island this summer and he saw an opportunity to add hopefully a lot of affordable housing supply through ADUs (Accessory Dwelling Units), they are secondary and tertiary dwellings that are built on lots with a primary residence. He said that some states have been taking notice of ADUs as a solution for their affordable housing crises.

Caleb Wursten said that with his proposal, they have an opportunity to expand the housing supply with these ADUs and if they support the private sector and constructing them, this is an opportunity to get additional deed restrictions. He said this sort of hedges the risk of not having enough interested homeowners. He shared with the Trust what other communities like Los Angeles, Boston, New York, and California are doing to facilitate the creation of ADUs and they have been successful.

He said that the way he is thinking about tackling this is divided into 2 parts; 1st is putting everything out there for the community and for the AHTF to see, that is this proposal for the feasibility study with the follow-on. If this is as exciting as other locales are funding, the follow-up will be a pilot and then potentially a scalable program to add significant new housing supply.

He said what he hopes to accomplish with the study is to get a sense of what the homeowners would be dealing with, whether it is building on island or working with shipping companies to ship modular units to the island. The feasibility study would create a sense of what the options are and the costs to build ADUs, he said he also want to work with the Planning Board and other to get a sense of the full opportunity and how many lots are eligible on the Island, how many are on sewer, how many look like they have buildable ground coverage available on their given zoning, to then sort of understand if this is something that the AHTF should pursue with the pilot project. Caleb said he would like to work with partners like Cape Cod Five bank, developers that would ultimately be agitating for this program, to get a sense of what their requirements would be, the community to see what the homeowners would like to see. He would also like to understand the legal path that it would take to equating a subsidy on a loan to a Deed Restriction on the lots, and then make recommendation either positive or negative for the AHTF assessment on whether or not a pilot should be pursued afterwards. The study will consist of market research, interviews with stakeholders and other experts, site visits for the secondary and tertiary dwellings on the island and evaluating what kind of designs have been successful and what the homeowners have learned from their ownership. Also, they would do a financial model to predict at what allocation they can get what increases supply.

Caleb will be leading the study with his experience work in consulting, and he has approached a couple of organizations to partner with. He said he was hoping that AHTF could provide feedback and steer in any other direction that the Trust finds valuable. If this is something of the Trust's interest, then he

can scope the cost and send that over with any changes to the feasibility study.

Reema Sherry asked Caleb if he sees this as rental units, ownership units or both?

Caleb Wursten said these would be long-term rentals for locals, in exchange for either a low-cost loan like Boston has, or a rent subsidy like the state of New York and California are doing.

Reema Sherry asked if he would be doing an inventory of existing units that are already rented on a year-round basis as part of the study?

Caleb Wursten said that the purpose of the study is to identify how many units are being used as short-term rentals versus guest houses versus long term rentals.

Reema Sherry asked Caleb Wursten who would be administrating this program?

Caleb Wursten said he would be producing the study in partnership with everybody that he has previously mentioned, and the program could be a combination of any of the housing groups like Housing Nantucket, Habitat for Humanity, and the Town of Nantucket.

Penny Dey asked if the Deed Restriction on these rental properties would be in perpetuity?

Caleb Wursten said ideally, they would be.

Brian Sullivan said he thinks there could be opportunity for ownership through the Covenant program if someone were creating a secondary ADU. The Tertiary there is not an opportunity at the moment to condo or own separately but through the Covenant Program he encourages Caleb to add that as a potential sale. Brian said the opportunity to move houses or how many houses were demolished in the course of the years or something like that in the study could be a very interesting point.

Anne Kuszpa said that for the house recycling program there is a very specific building that they can accept. Anne said they are offered many more buildings that are appropriate for the program, because they need buildings that don't need to be cut so they can be moved over the road. ADUs being smaller structures they will be easier to move over the roads.

Caleb Wursten said that sounds like an opportunity to increase the flow of recycled homes with a well-advertised effort to build these ADUs.

Penny Dey asked if there will be a focus on serving the 80% AMI specifically?

Caleb Wursten said if that is something that the AHTF sees as a priority then that can be incorporated in the feasibility study.

Vicki Marsh said she was wondering where the funds are anticipated to be coming from, because if the Trust is providing the funds they have to make sure that they are doing it in accordance with the procurement program that they can be in compliance with. She also asked about the size of the units he is looking for, if they are smaller units and more affordable or is he looking for more family sizes.

Caleb Wursten said that in terms of what units will be used there are a few different avenues that this can evolve into; one being the home recycling the other is by getting a deal with an off island modular company. He said the purpose of this proposal is to seek funding from the AHTF to fund the feasibility study, for the pilot he is hoping to get funding from the State or even Federal Assistance

Penny Dey asked where does he see a source of land besides the stuff that is already being done here? Caleb Wursten said there is private and public land, the intention of this program is to encourage private homeowners to use their land for additional housing for public good, they would also get a financial incentive to do so.

Caleb Wursten said that he reached out to the Planning Board and Leslie Snell for this project, and they are interested in participating to help determine the total number of eligible lots.

VII. Proposal from The Richmond Company Regarding Acceleration of 80% AMI

This item has been deferred to a later meeting.

Next Meeting: September 19th at 12:30pm

X. Executive Session, Pursuant to MGL C. 30A § 21(A)

- i. 44 Miacomet Road

- Shantaw Bloise-Murphy made a **MOTION** to close public session to move to Executive session not to return to public session in Pursuant to MGL C. 30A § 21(A) for the 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. This motion was seconded by Penny Dey.

1. Reema Sherry Aye

2. Tom Dixon Aye
3. Penny Dey Aye
4. Shantaw Bloise-Murphy Aye
5. Meg Browers Aye
6. Bian Sullivan Aye

XI. Adjourn

This meeting was adjourned at 1:30pm