

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, October 31st, 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, Dave Iverson, Meg Browers, Penny Dey, Reema Sherry, Tom Dixon

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

I. Call to Order

Brian Sullivan called the meeting to order at 12:35pm.

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

III. Approval of Minutes – ACTION

Minutes to be approved at the November 14th meeting.

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

IV. Public Comment

No public comments at this time.

V. Closing Cost Assistance Program—ACTION

AFTH Meeting on TUESDAY October 31st,2023 at 12:30pm

- Application: Bartłomiej and Dione Bruzdewicz – 4 Bluet Court
- Application: Ashley Reus – 3 Lilac Court

Penny Dey made a MOTION to approve the Bruzdewicz CCAP application. This motion was seconded by Tom Dixon.

ROLL CALL of those participating:

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

Dave Iverson made a MOTION to approve Ashley Reuss's CCAP application. This motion was seconded by Penny Dey.

ROLL CALL of those participating:

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

VI. 2023 Special Town Meeting Articles – DISCUSSION

Tucker Holland said that he wanted to give the AHTF board members the opportunity to have a discussion about any Articles that they felt important to discuss in advance of the Special Town Meeting. He suggested that they speak about Articles that deals with funding sources for housing.

Brian Sullivan said that the Select Board put forward an article to add the community impact fee onto STRs and have that funding go to exclusively to Affordable Housing.

Tom Dixon said per the STR group deliberation, they Select Borad has decided to add a separate Article per Town Counsel that the adoption of the Community Impact Fee can not be in the general by-law, it has to be in a standalone Warrant Article. The STR work group recommendation was that 100% of the revenue of professionally managed units would go to Affordable Housing not only the 35% that is required. Some discussion about Articles 3 and 4 followed.

Reema Sherry Suggested that they take a vote for the sense of the meeting in supporting the Finance Committee's motion on the Select Board's Article as presented in the Warrant.

AFTH Meeting on TUESDAY October 31st,2023 at 12:30pm

SENSE BY ROLL CALL of those participating:

- | | |
|-------------------|---------|
| 1. Tom Dixon | Support |
| 2. Penny Dey | Support |
| 3. Reema Sherry | Support |
| 4. Dave Iverson | Support |
| 5. Meg Browers | Support |
| 6. Brian Sullivan | Support |

VII. Affordable Homes Act – UPDATE

Tucker Holland said that the Lieutenant Governor and the Secretary of Housing has proposed the Affordable Homes Act Legislation. It is an Omnibus bill with positive implications. It's an over 4 billion Dollars proposal, it also has a bonding bill, and it has a lot of policy recommendations and actions incorporated into it, 2 of which are of particular interest to us here on Nantucket. One is the incorporation of the Transfer Fee on Real Estate sales for housing. He explained to the Trust and the Public what the Transfer Fee is. The second one is the inclusion of a Seasonal Community Designation article. Tucker explained to the trust what the Seasonal Community Designation is and how it will affect the community. Some Discussion was followed.

VIII. Year-Round Deed Restriction Focus Group- UPDATE

Judi Barret gave the Trust members an update on how the Focus Groups meeting went. She said that people were split on how to define Year-Round residency. She said that the sense that she got was that people want this to be able to travel off island for significant part of the year. She said the majority of the people want to see this program mainly as a vehicle to support homeownership and there was lots of concerns about rentals. She said the major questions about the program was; "How are they going to monitor this program?" and "who is going to enforce the restrictions?".

Judi Barrett gave the AHTF members a full update on the focus groups meetings and she asked the Trust when they could schedule a community meeting to continue this discussion with the community members. Some discussion was followed by the AHTF members.

IX. Other Business

Next Meeting: November 14th at 12:30pm

X. Board Comments

AFTH Meeting on TUESDAY October 31st,2023 at 12:30pm

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.
 - i. 27 Fairgrounds Road
 - ii. 44 Miacomet Road
 - iii. 18, 18A, 20, 22, 24 and 26 Sparks Avenue

Penny Dey made a MOTION to close public session , to move to executive session, not to return to public session for the Pursuant to MGL C. 30A § 21(A) with the purpose 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 Meg Browers.

ROLL CALL of those participating:

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

XII. Adjourn

This meeting was adjourned at 1:40pm.