

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, December 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, Dave Iverson, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

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

SPEAKER IN ATTENDANCE: Judi Barrett (Barrett Planning LLC)

I. Call to Order

Brian Sullivan called this meeting to order at 12:35pm

II. Approval of Agenda – ACTION

Brian Sullivan suggested moving the approval of the meeting minutes to a future meeting.

Tom Dixon made a MOTION to approve the agenda as amended by Brian Sullivan. Reema Sherry seconded this meeting.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Reema Sherry Aye
3. Shantaw Bloise-Murphy Aye
4. Meg Browers Aye
5. Dave Iverson 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

- August 22nd , 2023
- August 29th , 2023

AFTH Meeting on December 5th ,2023 at 12:30pm

- September 5th , 2023
- September 19th , 2023

IV. Public Comment

Tucker Holland introduced Kristie Ferrantella as the new Nantucket Municipal Housing Director.

Kristie Ferrantella said that she is excited to get started and to work with all the trust members.

V. Closing Cost Assistance Program—ACTION

- Application: Truesdale – 35 Warrens Landing

Reema Sherry made a MOTION to approve the Jennifer Truesdale CCAP application for 35 Warrens Landing, pending the receipt of the last bits of paperwork needed up to \$15,000.00. Meg Browsers seconded this motion.

ROLL CALL of those participating:

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

VI. Discussion: Year-Round Deed Restriction Program

Judy Barrett said after a discussion with Brian Sullivan and Vicky Marsh about moving forward with the program. She said they need to work on the legislation prepared that the Trust could review and also start working on the program design. She said that to start this is a pilot program and they should start simple, they can complicate it later if they choose to, but rather than taking on more than they have the capacity to do. She suggested that they start with a program design

that they can do and build some success from there.

Some discussion followed.

Brian Sullivan recommended that for the pilot program, that they should have an upper AMI limit so they can know the breadth of the potential applicants and then understand if they ran into roadblocks and need to make amendments.

Some discussion followed.

Tucker Holland said that they talked about having a limit on the contribution that the program can make towards a restriction but not a limit on the house price.

Some discussion followed.

Reema Sherry said that if they do not have income restrictions, they should do a cap on what is the maximum amount that they could pay for aa restriction.

Some discussion followed.

Vicki Marsh said they also had to talk about enforcement of these restrictions and to have some kind of management over the program that is going to watch this so that people are not taking advantage of the situation.

Brian Sullivan asked if the pilot program will only be available to owner occupants,

Or if the owner occupant moves on from the property, can the tenant qualify in the property while the owner continues to own it ?

Judi Barrett said that this is a pilot program, and they should keep it simple.

Tucker holland said that for the next meeting, they need to split it into two agenda items. One is the simply the program legislation and the other one would be the program design. He said that this program could be in place prior to the Annual Town Meeting based on the funding that the Trust already have available.

Some discussion followed.

VII. Other Business

Next Meeting: December 19th, 2023, via Zoom

VIII. Board Comments

IX. 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. 18, 18A, 20, 22, 24 and 26 Sparks Avenue
 - ii. Surfside Crossing Deed Restrictions

Penny Dey made a MOTION to close open session to move to executive session, not to return to open session for 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. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

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

X. Adjourn

This meeting was adjourned at 1:30pm