

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, January 9th , 2024.

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.

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

SPEAKER IN ATTENDANCE: Dave Armanetti, Katherine Fosso and Andrew Burek (Richmond Company), Judi Barret (Barrett Consulting LLC).

I. Call to Order

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

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda as presented. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Reema Sherry 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

- August 22nd , 2023
- August 29th , 2023
- September 5th , 2023
- September 19th , 2023
- October 3rd, 2023

AFTH Meeting on January 9th ,2024 at 12:30pm

- October 10th , 2023

Penny Dey made a MOTION to move the minutes from October 3rd and October 10th meetings to a future meeting to give the Trust members more time to review them. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

- **August 22nd , 2023**

Penny Dey made a MOTION to approve the minutes for the August 22nd meeting. Reema Sherry seconded this motion.

ROLL CALL of those participating:

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

- **August 29th , 2023**

Penny Dey made a MOTION to approve the minutes for the August 29th meeting. Reema Sherry seconded this motion.

ROLL CALL of those participating:

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

- **September 5th , 2023**

Penny Dey made a MOTION to approve the minutes for the September 5th meeting. Reema Sherry seconded this motion.

AFTH Meeting on January 9th ,2024 at 12:30pm

ROLL CALL of those participating:

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

• **September 19th , 2023**

Penny Dey made a MOTION to approve the minutes for the September 19th meeting. Reema Sherry seconded this motion.

ROLL CALL of those participating:

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

IV. Public Comment

No Public comments

V. Year-Round Deed Restriction – ACTION

- Up to 240% AMI Deed Restriction Program- Review
- Year-Round Deed Restriction Legislation- Review

Vicki March said that the Year-Round Deed Restriction Home Rule Petition is similar to what she had drafted for Provincetown, except that Nantucket has 10 months rather than 11 months for the period of time that is considered year-round, otherwise is remarkably similar to what is already in the legislature with the Town of Provincetown.

Brian Sullivan asked Vicki Marsh where the Provincetown Home Rule Petition stands, if it has been voted on, approved, and waiting for the Attorney General.

Vicki Marsh said the Provincetown Home Rule Petition is still in the committee process.

Reema Sherry said that when she read the Home Rule Petition, she noticed that in the language they did not talk about either paying for the restrictions nor about offering some kind of incentive. She asked if they could do that outside the original Home Rule Petition.

Vicki Marsh said yes, what has been done is that the terms of whatever you decide to do whether it is through payments, incentives, whatever they decide they can do that with policy or an agreement that

AFTH Meeting on January 9th ,2024 at 12:30pm

they are going to have with individuals. She said this Home Rule Petition is just to authorize the Year-round Deed restriction and to define it and then t be able to acquire the restrictions.

Some discussion followed.

VI. Home-rule Petition for the Transfer Fee Language – Review

Kristie Ferrantella said that this Home Rule Petition is the same or similar to what has been passed at Town Meeting for the passed seven years. She said that the Governor has introduced The Affordable Homes Act which also has a statewide Transfer Fee that they would be able to opt into if it passes. Even though that is in the Governors Bill and its going to the process, she thinks it is really important to also continue to have the Home Rulle Petition to show the legislators that they are still interested in it and want to see it move forward. She said the only thing that the Trust needs to do now is to review the Home Rule Petition to make sure that there is language to opt into if the Affordable Homes Act passes.

Vicki Marsh said just to clarify , she has looked into the Governors Bill and the Home Rule Petition that they presently have on the warrant and they both required to have legislative vote. She said she found nothing on the Governors Bill that authorizes the Select Board to be able to have a vote and opt into the Bill, in fact it is specifically says that they need majority of votes at Town Meeting . she said if the they would be able to opt in by vote at Town Meeting if the bills were consistent with each other.

Some discussion followed.

VII. Proposal from The Richmond Company Regarding Acceleration of 80% AMI Homeownership Construction – REVIEW & ACTION

Kristie Ferrantella said that they received a proposal from the Richmond company for a short-term loan of 3.1 million to help with the acceleration of the Development of homeownership opportunities in the Richmond Development area. She said they were looking at ideas and went back and fort with the Finance Director about his opinion on this short-term loan and she wanted to circle it back to the Affordable Housing Trust to see where they stand. She said that the discussion with the Finance Director was that this ask could not be bonded, so the funds would have to come from the 6.5 million dollars that was appropriated at the last Annual Town Meeting.

Some discussion followed.

VIII. 135 and 137 Orange Street RFP Review Committee UPDATE

Kristie Ferrantella said that there have been some questions that they were getting back to the proposers, so this is still going through the Procurement Office and they will be scheduling another

AFTH Meeting on January 9th ,2024 at 12:30pm

meeting to discuss the RPF shortly.

Some discussion followed.

IX. Other Business

Next Meeting:

January 11th at 11am Strategic Planning

January 16th at 12:30pm Regular meeting

X. Board Comments

Brian Sullivan said that he received a copy of the Covenant program updated max price for this year, and that made him wonder how the AHTF can stimulate the creation of more covenant lots and houses.

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. Richmond Meadows II buy-down program
 - ii. 18, 18A, 20, 22, 24 and 26 Sparks Avenue
 - iii. 44 Miacomet Road

Meg Browsers made a MOTION to close public session to move to Executive session, not to return to public session or 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 Penny Dey.

XII. Adjourn

This meeting was adjourned at 1:30pm.