

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, January 16th, 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, 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:

I. Call to Order

Brian Sullivan called this meeting to order at 12:30pm.

II. Approval of Agenda – ACTION

Ellis Ramos suggested that items 8, 10 and 11 be removed from this agenda to be discussed at a later date.

Tom Dixon made a MOTION to approve the agenda as amended by Ellis Ramos. Meg Browers seconded this motion.

ROLL CALL of those participating:

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

III. Approval of Minutes – ACTION

Reema Sherry made a MOTION to move the approval of minutes to a later meeting.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Reema Sherry Aye
3. Penny Dey Aye
4. Meg Browers Aye
5. Dave Iverson Aye

AFTH Meeting on April 16th, 2024 at 12:30pm

6. Brian Sullivan Aye

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

V. Public Comment

Mary Mack suggested that the AHTF design an Affordable Housing education program to help the community better understand affordable housing.

Tucker Holand said that the Select Board will be hearing from Hall Keen regarding the 6 Fairgrounds project and status of the project.

Shelly Lockwood asked the AHTF if they will be funding the lease to locals' program.

VI. Closing Cost Assistance Program applications

- **6A Beachgrass – Joan Campbell**

Penny Dey made a MOTION to approve the CCAP application for 6A beachgrass. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

VII. Written Testimony to Submit for Affordable Homes Act hearing- REVIEW.

Kristie Ferrantella said that there was a letter on the Trust packet , which is the letter that the Select Board is going to be considering at their next meeting and she wanted to pass it on to the Trust to get their opinions . She said that Senator Cyr gave an update to the Select Board about the Governors Housing Bill Act that is going to include the transfer fee, so they wanted to write a letter in support of this to provide a written testimony for the hearing on Thursday .

Some discussion followed.

Dave Iverson made a MOTION to approve the submission of the written testimony in support of the transfer fee. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Reema Sherry Aye
3. Penny Dey Aye

AFTH Meeting on April 16th ,2024 at 12:30pm

4. Meg Browers Aye
5. Dave Iverson Aye
6. Brian Sullivan Aye

VIII. AHTF funding sources and remaining funds—REVIEW.

IX. Habitat for Humanity Request for funding for Waitt Drive constructions—REVIEW & ACTION.

Gerard Keneally said that the Town sold Habitat for Humanity reconvened land for 3 lots (88, 89 and 90) on Waitt drive last week and they have all the things in place to start this project. He said they are going to be building a total of 6 units for homeownership and they have started the process with EOHLC to make sure all the units count on the SHI list. Gerard Keneally said that they are requesting an 18-month to 2 years 4-million-dollar grant for the construction of these 6 homes and he has sent to the Trust a full breakdown of the timing and for what those funds are needed.

Some discussion followed.

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

XI. Year-Round Deed Restrictions Program—DISCUSSION

XII. Other Business

Next Meeting: February 20th at 12:30pm

The Board decided to have another meeting on January 30th, 2024, at 12:30pm.

XIII. Board Comments

XIV. 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.

Tom Dixon made a MOTION to adjourn open session to move to executive session, not to return to public 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.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Reema Sherry Aye
3. Penny Dey Aye
4. Meg Browers Aye

AFTH Meeting on April 16th, 2024 at 12:30pm

5. Dave Iverson Aye
6. Brian Sullivan Aye

XV. Adjourn

This meeting was adjourned at 1:24pm .