

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, January 30th, 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: Anne Kuszpa (Housing Nantucket), Andrew Burek (Richmond Great Point Development LLC)

I. Call to Order

Reema Sherry called this meeting to order at 12:35pm.

II. Approval of Agenda – ACTION

Reema Sherry suggested that item 7 to be moved to after the executive session and then they will reconvene in open session.

Meg Browers made a MOTION to approve the agenda as amended by Reema Sherry. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

III. Public Comments

No Public comments.

IV. Affordable Housing Trust Fund funding sources and remaining funds—REVIEW.

Kristie Ferrantella said that she has been working diligently with Brian Turbitt and his department to work through where the Trust stands with their funding. She said with the recent proposals, there has been a question from the Trust members about where they stand and what is left in remaining funds. She shared a spreadsheet that shows a more macro look at how much total funds has been appropriated by the AHT, where they have expensed those funds in terms of land acquisitions or

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acceleration of development, and where they have been holding a placeholder internally for different projects going on.

Some discussion followed.

V. Habitat for Humanity request for funding for Waitt Drive constructions—REVIEW & ACTION.

Gerard Kenneally said that this request is for a total \$4,000,000.00 in over 2 years, \$2,260,000.00 in 2024 and \$1,740,000.00 in 2025. Habitat for Humanity is going to be contributing \$60,000.00 of their own money to each of the homes in total of \$360,000.00 to begin the project. He said just a reminder to everyone that they are building 6 SHI qualifying units to keep the Town on Safe Harbor for 2024.

Gerard Kenneally said that Habitat for Humanity gives their applicants a 30-year 0% interest and no down payment loan to each of the families, and they will start the lottery as soon as they get the EOHLC approval in May or June of this year.

Some discussion followed.

Meg Browsers asked how many families Nantucket Habitat for Humanity has housed over the years.

Gerard Kenneally said that in the past 4 years they have housed 6 families but over 16 families in total in over 20 years.

Some Discussion followed.

Meg Browsers made a MOTION to approve Habitat for Humanity 4,000,000 grant request for the construction of the 6 SHI eligible units on Wait Dr. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

VI. Request for approval to submit Local Action Unit Application to the State Executive Office of Housing and Livable Communities (EOHLC) for Habitat for Humanity Nantucket's Waitt Drive Village.

Penny Dey made a MOTION to approve the LAU application and its signature and to authorize the Chair or Vice-Chair to sign on behalf of the AHTF and also to authorize the Chair or Vice-Chair to sign future documents related to the LAU. Tom Dixon seconded this motion.

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ROLL CALL of those participating:

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

VII. Proposal from The Richmond Company regarding acceleration of 80% AMI Homeownership construction – REVIEW & ACTION.

To be discussed after Executive session.

VIII. Quarterly update for the Select Board__ REVIEW.

Kristie Ferrantella said that part of her on boarding and the discussion at the Housing Summit was to try to find ways to communicate more of what the Trust has been doing with the community. She said that she noticed that the Coastal Resiliency Advisory Committee has started to do a quarterly update to the Select Board so she thought it would be a good idea for her to do the same for the Trust. She shared her Quarterly Update to the Select Board draft with the Trust to get a feel of what they think about the idea.

Some discussion followed.

IX. Other Business

Next Meeting: February 20th at 12:30pm

X. Board Comments

Meg Browers asked the Chair if she has a sense of when they will take the next step with Judi Barrett and the status of the Year-Round Deed restriction Program.

Kristie Ferrantella said that Judi Barrett has been sick since December that's why the Deed Restriction has been taken off the agenda for the past couple of meetings, but it should be added back to the February 20th agenda.

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. 16 Vesper Lane
 - ii. Richmond

Penny Dey made a MOTION to temporary adjourn open session to be continued after executive

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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. Meg Browers seconded this motion.

ROLL CALL of those participating:

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

XII. Adjourn

VII. Proposal from The Richmond Company regarding acceleration of 80% AMI Homeownership construction – REVIEW & ACTION.

Tom Dixon made a MOTION to approve the 3,100,000-loan request from Richmond Development with the condition that all the homes are constructed by December 31st , 2024 , pending further good faith negotiation on related matters and the term of the loan would be 18 months, subjected to satisfaction of the Housing Director, Finance Director, and Town Counsel. Meg Browers seconded this motion.

ROLL CALL of those participating:

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

Tom Dixon made a MOTION to adjourn this meeting. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

This meeting was adjourned at 2:30pm.

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