

Miacomet Village

Nantucket Housing Authority

INCORPORATED 1984

3 MANTA DRIVE NANTUCKET, MASSACHUSETTS 02554 508-228-0296 Voice/TTY

admin@nantuckethousingauthority.org

NANTUCKET HOUSING AUTHORITY REGULAR MEETING January 26, 2022 REMOTE GOTOMEETING

A Regular Meeting of the Nantucket Housing Authority was called to order on Wednesday, January 26, 2022 at 2:30 PM by remote via GOTOMEETING.

PRESENT: Penny Dey, Chairperson & State Appointee
Beth Ann Meehan, Treasurer
Marvia M. Hendricks : arrived 2:45
Bertyl V. Johnson, Jr

Also present: Renee Ceely, NHA Executive Director
Anne Kuszpa, Housing Nantucket

ABSENT: Linda F. Williams, Vice-Chairperson

1. MINUTES: Commissioners reviewed the minutes of the meeting held 12/15/2021. The following Resolution was adopted.

RESOLUTION #22-1

A motion made by Commissioner Johnson and seconded by Commissioner Meehan that the minutes of the meeting held 12/15/21 be accepted as presented. Upon a roll call vote the motion carried by a vote of 3 to 0 to approve the minutes of the meeting held 12/15/2021 as follows:

YEAS: Meehan, Dey & Johnson

NAYS: none.

2. VOUCHERS:

a. All Programs General Operating Expenditure Approval: Commissioner Johnson made a motion to approve and sign the voucher and all checks totaling an expenditure of \$28,815.04. Commissioner Meehan seconded the motion which upon a roll call vote passed unanimously 3 to 0 as follows:

YEAS: Meehan, Dey & Johnson

NAYS: none.



3. EXECUTIVE DIRECTORS REPORT: Renee Ceely gave a progress summary of the following activities:

1. Prepared year-end 1099's and W2's.
2. Recertifications for Norquarta Drive tenants ongoing.
3. RD and 4001 applications entered on waitlist.
4. Rehabilitation of Unit E2 underway. Occupancy expected by April 1 by Administrative transfer of tenant currently occupying a two bedroom unit at 3B Benjamin Dr.
5. Beginning the selection process of new tenants to occupy 3B Benjamin Dr. (F8) using the new CHAMP statewide guidelines.
6. Developing content for Housing Authority informational page on Town's website.
7. Preparing grant application with Cape Cod Five requesting \$10,000 to replace rusting doors at Miacomet Village II.
8. Scheduling private conferences for tenants getting grossly behind on rent payments.

4. NEW BUSINESS:

- a. **NHN Covenant Program/ Qualified Family Member Deed Restriction:** Anne Kuszpa presented a proposed Qualified Family Member Restriction which is a first request of this type that was originally approved at Town Meeting a few years ago. This provision was meant to allow the subdivision of a lot for a family member that doesn't meet all the covenant program rules provided a deed restriction is recorded that stipulates that the lot must conform to the Nantucket Housing Needs Program before it can ever be transferred out of the family. The proposed restriction was modified to include the same language contained in the present NHN covenant with regard to year-round occupancy and leasing of the dwelling on the secondary lot. Commissioner Meehan made a motion to execute the Qualified Family Member Deed Restriction as presented. Commissioner Johnson seconded the motion which upon roll call vote passed unanimously as follows:

YEAS: Johnson, Meehan and Dey

NAYS: none

- b. **Replacement of Deed Rider/Abrem Quarry:** Anne Kuszpa explained that a Abrem Quarry homeowner wants to refinance their mortgage and the bank wants the original deed rider to be replaced with the Universal Deed Rider which is acceptable by Fannie Mae. The Universal Deed Rider is the same deed rider used for Sachem's Path and Richmond Company.

Upon a motion made and seconded the Board voted by majority vote to release the original deed rider and to endorse the Universal Deed Rider.

YEAS: Dey and Johnson.

Nays: none.

Recused: Meehan

5. OLD BUSINESS:

a. FISH #201038 Building Envelope 4 Miacomet Road Project: A change order request for \$42,466.71 was presented to conduct structural repairs at 4 Miacomet Road. The repairs will include the full replacement of the second floor joists and walls at the Unit 4A overhang, replacing deteriorated sheathing at Units 4A and 4B, and sistering of the roof rafters along the west wall of Unit 4B. The Original Contract amount was for \$176,000. The Contractor has re-scheduled commencement of the project by mid-March.

RESOLUTION #22-2

Commissioner Johnson made a motion to approve the Change Order #201038-CR-0001 in an amount not to exceed \$42,466.71. Commissioner Meehan seconded the motion which was approved by roll call vote as follows:

YEAS: Johnson, Meehan, Hendricks & Dey

NAYS: none.

6. OTHER BUSINESS:

a. Nantucket Housing Needs Covenants:

A secondary lot NHN covenant was approved at 53A South Shore Road by unanimous vote as follows:

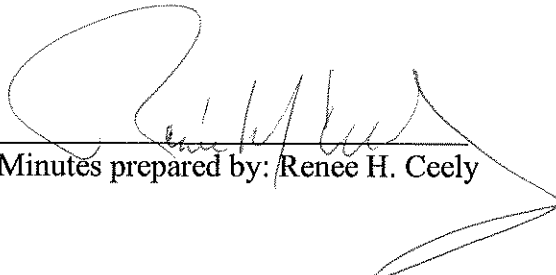
YEAS: Johnson, Meehan, Hendricks & Dey.

NAYS: none.

7. Committee Reports:

Brief reports of the latest activities of the Nantucket Affordable Housing Trust, CPC and Habitat were given by Commissioners Dey, Johnson and Meehan.

8. ADJOURN: 3:03 PM


Minutes prepared by: Renee H. Ceely

3-11-2022
Approved