

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, March 26th, 2024.

Remote Meeting via Zoom– 12:00pm

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, 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), Brian Turbit (Finance Director)

SPEAKER IN ATTENDANCE:

I. Call to Order

Reema Sherry called the meeting to order at 12:05pm.

II. Approval of Agenda – ACTION

Ellis Ramos suggested that item III be moved to the next meeting.

Tom Dixon made a MOTION to approve the agenda as amended by Ellis Ramos. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

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

III. Approval of minutes

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

- February 22nd , 2024
- March 19th , 2024

This item was moved to the next meeting.

IV. Public Comment

No public comments

V. CCAP Application Review – ACTION

Kristie Ferrantella said that after reviewing one of the CCAP applications with Brian Sullivan, he

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suggested that they make some adjustments. She said that the address on the application is wrong and that applicants have been turning it in at the wrong location. Another change that she wanted to see if the trust wanted to make is to change the AMI levels to 240% instead of the 150% AMI that it is now, and the last thing would be to change the AMI levels to reflect current data.

Shantaw Bloise-Murphy said that her understanding of the CCAP is that it is supposed to help low to moderate income families to purchase homes on the island, and looking at the 240% AMI, an individual making \$243,900.00 per year applying for a \$15,000.00 closing cost assistance and being able to qualify for it is concerning because she feels like it is taking away from the people that really need it.

Some Discussion followed.

Reema Sherry made a MOTION to approve that change of address and to make the edits to the AMI restriction to 240% table and other places on the application but not to change the AMI levels. Tom Dixon seconded this motion.

ROLL CALL of those participating:

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

VI. Annual Town Meeting Communication Strategy – UPDATE

Kristie Ferrantella said that Meg Browers is the liaison from the Trust to the Housing Department. Kristie Ferrantella said that she, Ellis Ramos, and Meg Browers met with the Towns Communication Department, and they mapped out a communication plan for the next 5 weeks leading to the Annual Town Meeting. She said it includes short videos, a housing newsletter, information of the Town Manager newsletter and social media posts that would put the information out there around affordable housing. She said at the Trust Next meeting she will have some material for the Trust to review and approve.

Some discussion followed.

VII. Senator Cyr – Good Landlord Tax Exemption – UPDATE

Kristie Ferrantella said that she got an email from Senator Cyr that there was a new law this past fall called “the Good Landlord Tax Exemption” and it is another tool for Towns to locally opt into to

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put in their tool box for affordable housing. She said that this would provide an abatement to landlords who are renting their properties year-round to an income qualifying individual at an affordable rental rate. She said this is more of an informational update that she wanted to bring to the Trust because it would have to go to the Town Meeting for a vote .

Some discussion followed.

After some discussion Brian Sullivan suggested that they keep this item open for a future meeting.

VIII. Housing Advocacy Day on April 11th—DISCUSSION

Kristie Ferrantella said that on March 5th the joint committee on housing; moved Governor Healey's Affordable Homes Act forward with no changes to the bill as of yet, so it's now on the joint committee on Bonding Capital Expenditures and State Assets. She said that in tangent with that the Greater Boston Interfaith Organization is hosting a Housing Justice Day on April 11th and she is tying to get as many people to go to Boston , similar to what the islands did last year where they had nearly 400 people from the Vineyard and Nantucket showed up to advocate for Housing at the State House and show support to this monumental Housing Bill that could really impact housing around those communities.

Some discussion followed.

IX. Other Business

Next Meeting:

April 16th at 12:30pm

April 30th at 12:30pm

X. Board Comments

Tom Dixon suggested that Kristie Ferrantella go back to the Select Board before the Annual Town Meeting to give another quarterly update .

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. 113 Pleasant Street
- ii. Richmond Meadows II
- iii. 44 Miacomet
- iv. 18 Sparks Avenue

v. 27 Rugged Road

Shantaw Bloise-Murphy made a MOTION to adjourn 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. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Shantaw Bloise-Murphy Aye
3. Dave Iverson Aye
4. Brian Sullivan Aye

XII. Adjourn

This meeting was adjourned at 12:45pm.