

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

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

I. Call to Order

Brian Sullivan called this meeting to order at 12:38pm.

II. Approval of Agenda – ACTION

Tom Dixon made a MOTION to approve the agenda. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

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

III. Approval of Minutes – ACTION

- **January 9th, 2024**

Reema Sherry made a MOTION to approve the minutes for the January 9th, 2024 meeting. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

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

- **February 20th, 2024**

Reema Sherry made a MOTION to approve the minutes for the February 20th, 2024, meeting. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

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

- **March 19th, 2024**

Shantaw Bloise-Murphy made a MOTION to approve the minutes for the March 19th meeting. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

IV. Announcements

- **Land Bank Community Garden Lottery Applications are live until April 30th.**

Kristie Ferrantella explained that the Land Bank is having a Lottery for space at the Community Garden, and she said the applications are due on April 30th.

Some Discussion followed.

V. Public Comments

Kristie Ferrantella said that she wanted to take this time to thank all the community members that travelled to the State House in Boston with the Housing Office on April 11th to advocate for Affordable Housing.

VI. CCAP Application – ACTION

- **Manolo Hernandez -- 10 Field Ave**

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Penny made a MOTION to approve the CCAP application from Manolo Hernandez for 10 Field Ave. Tom Dixon Seconded this motion.

ROLL CALL of those participating:

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

- **Sasha Barham Elliott – 21 Beachgrass Rd**

Penny Dey made a MOTION to approve the CCAP for Sasha Barham Elliott for 21 Beachgrass. Tom Dixon Seconded this motion.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Shantaw Bloise-Murphy abstained because she knew the family.
5. Brian Sullivan Aye

VII. Approval of Consent for 52 Skyline Drive – REVIEW/ ACTION

Kristie Ferrantella said that this request came from a CCAP recipient that is looking for additional financing from the bank , but they need consent from the Trust because of the CCAP Loan.

Some discussion followed.

Penny Dey made a MOTION to approve the Consent for Mortgage for 52 Skyline, pending on the Documentation prepared by Town Counsel and to Authorize the Chair or Co-Chair of this trust to Sing the consent on behalf of the AHTF. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

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

VIII. Review and Approve loan documents to Richmond Great Point Development LLC for construction of 7 units at Sandpiper I and Sandpiper II. – ACTION

Kristie Ferrantella said that in January the AHTF approved the Loan for Richmond for the acceleration of 7 homes for homeownership and today they just have to approve the Documents that were prepared by town counsel so the fund can be disbursed.

Vicki Marsh said that this is an 18-month loan, and the interest rate is 6.525%.

Kristie Ferrantella said that these units will also help the Town stay in Safe Harbor.

Some discussion followed .

Reema Sherry made a MOTION to authorize the Chair or Co-Chair to sign the documents to approve and execute the short-term loan for Richmond. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

IX. Annual Town Meeting Housing Articles – REVIEW

Anne Kuszpa as the Sponsor of Article 38th , she explained to the Trust that Article 38 would allow, for new developments, the maximum height limit to be 40 feet when a minimum of 25% of units in the structure are eligible for inclusion on the SHI list in both the CMI and CN districts. Some Discussion followed.

X. Select Board Quarterly Report – January through March 2024 – DISCUSSION

Kristie Ferrantella explained to the Trust that at the beginning of the year she started giving a quarterly update about what the Trust has accomplished for the quarter. She said she will be giving another one on the May 1st Select Board meeting and shared a draft of her quarterly update to the Select Board for January through March with the AHTF.

Some discussion followed.

XI. Housing Nantucket Request for Funding for a House Move to 66 Pochick Ave – DISCUSSION/ ACTION

Anne Kuszpa said that Housing Nantucket was offered a unit that has 1 bedroom and 1 bathroom,

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and they will add 1 bedroom and 1 bathroom in the basement to make it a two-bedroom unit to use as Affordable Housing and they would like request funding up to \$450,000.00 to help move this unit to the Housing Nantucket property. This unit would be the third unit on the lot and one of the existing ones would become the tertiary unit .

After some discussion, Brian Sullivan suggested that this item stays open to be discussed at the April 30th meeting pending more information from Anne Kuszpa.

XII. Dr. Howard Dickler Housing Advocate Award – DISCUSSION

This item was moved to be discussed at the April 30th meeting.

XIII. Other Business

- Schedule for Affordable Housing Trust meetings for 2024 – ACTION
- Next Meeting:
 - April 30, 2024, at 12:30pm
 - May 21, 2024, at 12:30pm

Ellis Ramos shared with the Trust members the calendar with the dates for the 2024 AHTF meetings. Some discussion followed.

XIV. Board Comments

XV. 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 St
 - ii. Richmond Meadows II
 - iii. 44 Miacomet Rd
 - iv. 21 Woodland Dr

Penny Dey made a MOTION to close 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.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Penny Dey Aye

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3. Reema Sherry Aye
4. Shantaw Bloise-Murphy Aye
5. Brian Sullivan Aye

This meeting adjourned at 1:43pm.