

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, April 30th, 2024.

Remote Meeting via Zoom– 12:30pm

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, Meg Browers , Penny Dey

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 the meeting to order at 12:35pm.

II. Approval of Agenda – ACTION

Dave Iverson made a MOTION to approve the agenda with the potential of moving item 7 to a later slot in the agenda and to hold the minutes from March 21st , 2023 , January 30th , 2024, and March 26th , 2024 to be approved at a later meeting . Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Meg Browers Aye
3. Dave Iverson Aye
4. Shantaw Bloise-Murphy Aye
5. Penney Dey Aye
6. Tom Dixon Aye
7. Brian Sullivan Aye

III. Public comments

No public comments.

IV. Approval of Minutes – ACTION

- March 21st , 2023
- March 28th , 2023
- January 16th ,2024
- January 30th , 2024

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- February 6th, 2024
- February 13th, 2024
- March 26th, 2024
- April 16th, 2024

Penney Dey made a MOTION to approve the meeting minutes for January 16, February 6th, February 13th, April 16th all 2024 and March 28th, 2023. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Meg Browers Aye
3. Dave Iverson Aye
4. Shantaw Bloise-Murphy Aye
5. Penney Dey Aye
6. Tom Dixon Aye
7. Brian Sullivan Aye

V. Announcement :

- **Affordable Housing Trust Quarterly Update to the Select Board on May 1, 2024, at 5:30pm**

Kristie Ferrantella informed the AHTF members that tomorrow May 1st, she will be giving a AHT update to the Select Board at 5:30pm and an Agenda will be posted in case the Trust members want to show up and they have a quorum.

Some discussion followed.

VI. Dr. Howard Dickler Housing Advocate Award – DISCUSSION

Kristie Ferrantella introduced Ana Martinez, the wife of the late Dr Howard Dickler . She said that the Dr Dickler Award was established to honor Dr Howard Dickler who engaged in all parts of affordable housing on Nantucket. This award is to honor a community member that embodies the spirit of Dr Dickler on the housing advocacy for our year-round community. She said that they had nominations submitted and she would like to ask the Trust to send their votes to her via email and the winner will be announced at the Annual Town Meeting on May 7th at 5pm. The nominees are :

- Anne Kuszpa
- Richard Hussey

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- Mary Mack
- Tucker Holland

Some discussion followed.

VII. Year-Round Deed Restriction Pilot Program – DISCUSSION

This item was moved to the last item on the agenda. (pg6)

VIII. Approve Purchase of a Year-Round Housing Occupancy Restriction and an Affordable Housing Restriction up to 240% Area Median Income for 8 and 10 Honeysuckle Drive – DISCUSSION / ACTION

Vicki Marsh said that she is asking the Trust to vote and approve of these restrictions today, and she will have them drafted by the end of the week. She said if the Trust has any questions after they receive the documents, they can certainly discuss them at the next meeting . She said she encouraged the Trust to vote to approve the Restrictions subject to final review and approval by the Trust members.

Kristie Ferrantella said that this was a request from Housing Nantucket on two of the homes that they are building at Richmond Development. These Units are for homeownership, and they currently don't have any deed restrictions on them, so Anne Kuszpa is requesting that the AHTF purchase the deed restriction for \$45,000.00 per restriction totaling \$90,000.00 for the two deed restrictions and this would require a year-round residency and an income restriction up to 240% AMI.

Some discussion followed.

Penny Dey made a MOTION to approve the purchase of the Year-Round Housing Occupancy and the Affordable Housing Restrictions up to 240% AMI for 8 and 10 Honeysuckle Drive , and to authorize the Chair or Co-Chair to sign on behalf of the Trust.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Meg Browers Aye
3. Dave Iverson Aye
4. Shantaw Bloise-Murphy Aye
5. Penney Dey Aye
6. Tom Dixon Aye
7. Brian Sullivan Aye

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

Anne Kuszpa said that as the Trust members might recall, last meeting Housing Nantucket came with a grant request to create one Affordable rental unit at 66 Pochick Ave . She said the Housing Nantucket already owns this property and it has two affordable rentals on it and now they will be moving this third unit there. This is a one bedroom, but they will make it into two bedrooms by adding one bedroom in the basement.

She said there was a question on whether they could make the basement high enough and she went back to the Architect and it high enough. She said she also spoke with somebody at the EOHLC and asked if by adding a third unit on the property if all three units would count toward the Subsidized Housing Inventory (SHI) list, but they told her that only one unit counts because it's a new construction of a one-unit project. Also, there is a restriction that runs with the land , when the Town gave the land to the Housing Authority there was a restriction that limited the property for affordable purposes serving low to moderate income residents.

Anne Kuszpa said that she was also asked if they have considered debt to fund this project and her answer is that they are looking into it but right now this is not part of their business model.

Some discussion followed.

Reema Sherry made a MOTION to approve the request for funding from Housing Nantucket for moving a house to 66 Pochick Ave up to \$450,000.00 with the approval to be signed by the Chair or Co-Chair pending Select Board Approval. Penny Dey seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Meg Browers Recused
4. Shantaw Bloise-Murphy Aye
5. Tom Dixon Aye
6. Dave Iverson Aye
7. Brian Sullivan Aye

**X. Request from Richmond Development for the Buydown of Units in Phase V and VI in
Meadows II known as Gooseberry Place.**

Kristie Ferrantella said this is similar to the other two buydown programs that the Trust has considered from Richmond at the Wildflower and Violet Place buydowns. These projects increased the number of units that were available not to just 80% but other income restricted levels. She said this proposal is to provide a Grant to Richmond in the amount of \$6,725,000 in exchange for buying down a portion of their Gooseberry Place development , which in total is 55 rental units. The original agreement was then to have 25% of those units at the 80% AMI and this proposal would bring 12 more units into affordability at different income levels on a total of 27 of the 55 units would be affordable verse market rates. She said this would include an amendment to the regulatory agreement and the application to the EOHLC. Kristie Ferrantella said that they had a discussion with the EOHLC to make sure that they were on board with this project. Kristie Ferrantella wanted to bring it to the Trust for review , which would be contingent on a Select Board approval as well. These are under construction, so the timeline is to try to get an approval from EOHLC before the middle of summer. She said that the most important part is, these units would qualify for inclusion on our Subsidize Housing Inventory list and if they added the Habitat for Humanity homeownership units , and the Sandpiper II homeownership units, that would provide the 62 units that the Town needs to stay in Safe Harbor for two years (2025 and 2026).

Andrew Burek said that in additional to the 80% AMI the remainder will be split between 110 % and 120% AMI which is a market pocket that they've been seeing is in great demand. He said they have seen a lot of families that are in extreme need of housing but are priced out of the 80% AMI units. This project would convert market rate units into the 100% , 110% and 120% AMI levels because there is a real niche need for the island for the income levels.

Some discussion followed.

Penny Dey made a MOTION to approve the request to buy down of 12 additional units at the Gooseberry Place for \$6,725,000 million Dollars and to authorize the Housing Office to continue working with Richmond Development on the designation of Municipal units outside of the Affordability units. Reema Sherry seconded this motion.

ROLL CALL of those participating:

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

6. Tom Dixon Aye
7. Brian Sullivan Aye

XI. Other Business

- **Next Meeting is May 21st, 2024, at 12:30pm**

VII. Year-Round Deed Restriction Pilot Program – DISCUSSION

Judi Barrett said that she had shared the revised version of the Year-Round Deed Restriction Pilot Program with the Trust Members. She said if there are any final changes that the Trust wants to make, they can make it on their end or simply send a redline to her, because she knows that this needs to go live as soon as possible.

Trust members said that they need more time to review the paperwork sent to them by Judi Barrett. Some discussion followed.

Kristie Ferrantella asked if the Trust could send the edits to her by Friday May 10th and she can request for it to be on the Select Board Agenda for the May 15th and then have the edits sent to Judi Barrett by Friday May 17th.

Brian Sullivan said that this item will be left open for the May 21st meeting.

XII. Board Comments

Penny Dey asked Kristie Ferrantella what income level they are providing the CCAP at what AMI percentage.

Kristie Ferrantella said it stops at 175% AMI.

Penney Dey asked if there is a reason they are not going up to 240% AMI.

Kristie Ferrantella said the Trust wanted to keep it at 150% to 175% AMI when she presented the changes on the CCAP application at the last meeting.

Meg Browers requested to have the Lease to Locals program back on an Agenda in the near future to continue discussion of the opportunity.

XIII. 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. **12 Honeysuckle**
- ii. **25 and 27 Fairgrounds Road**

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- iii. 46 and 50 Milestone Road
- iv. 44 Miacomet Road

Reema Sherry made a MOTION to adjourn open session, not to return to open session the 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 Browsers seconded this motion.

ROLL CALL of those participating:

- 1. Penny Dey Aye
- 2. Reema Sherry Aye
- 3. Shantaw Bloise-Murphy Aye
- 4. Meg Browsers Aye
- 5. Dave Iverson Aye
- 6. Tom Dixon Aye
- 7. Brian Sullivan Aye

XIV. Adjourn

This meeting was adjourned at 1:37pm.