

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, May 21st, 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, Meg Browers, 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)

I. Call to Order

Brian Sullivan called this meeting to order at 12:37pm.

II. Approval of Agenda – ACTION

Kristie Ferrantella suggested that they move item VIII to be discussed at a future meeting.

Tom Dixon made a MOTION to approve the agenda as amended by Kristie Ferrantella. Meg Browers seconded this motion.

ROLL CALL of those participating:

1. Meg Browers Aye
2. Tom Dixon Aye
3. Penny Dey Aye
4. Brian Sullivan Aye

III. Approval of Minutes

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

- March 21st , 2023
- January 30th, 2024
- March 26th, 2024
- April 30th, 2024

Penny Dey made a MOTION to approve the meeting minutes for March 21st , 2023, January 30th , 2024, March 26th, 2024, and April 30th , 2024. Tom Dixon seconded this motion.

ROLL CALL of those participating:

1. Tom Dixon Aye

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2. Meg Browers Aye
3. Penny Dey Aye
4. Brian Sullivan Aye

IV. Public Comment

Mary Mack asked the members of the Trust if they had ever considered changing their name to Nantucket Affordable and Attainable Housing Trust, because it would be more descriptive and reflective of the Trusts entire housing goals for Nantucket. Brian Sullivan said they would take the idea into consideration for the future.

Tucker Holland said that a great deal of effort has gone on for several years to get a Housing Bank Transfer Fee to benefit affordable housing. He said the legislation for the Affordable Homes Act, which includes the option for a transfer fee, is at a critical juncture. It will be taken up by the State House and the Senate in the next couple of weeks. He said because of extraordinarily strong Massachusetts Association of Realtors opposition and off Island Builders opposition, that this most likely is not going to be available to the whole state. He said this could be available for places like Nantucket through another portion of the bill called The Seasonal Communities Designation. Tucker said it is especially important that in the next couple of days, that people who are in support of the transfer fee should write to the speaker as well as members of the Cape and Island delegations.

Kristie Ferrantella informed the public about the two new housing opportunities that are going on at the moment. She said one is for rentals by Housing Nantucket at up to 150 % AMI and the other one is through Nantucket Habitat for Humanity, and it is a homeownership project at 80% AMI. More information can be found on their websites.

V. Announcement

- **2024 Dr. Howard Dickler Housing Advocacy Award winner**

Kristie Ferrantella said that the Affordable Housing Trust has created this annual citizen award as a tribute to the late Dr Howard Dickler and at the Annual Town Meeting they announced that this year's winner was Mr. Richard Hussey. Richard Hussey has been on the board of Nantucket Habitat for Humanity for over 10 years and has had a significant impact on the ability of Habitats to construct homes. He serves as their construction committee Chair and has worked really hard to develop relationships with sub-contractors and the town to accelerate construction for homeownership AHTF Meeting on May 21st, 2024.

opportunities.

She congratulated Mr. Richard Hussey and said that he will get the opportunity to direct an Honorarium to a housing non-profit of his choice.

Board members congratulated Mr. Richard Hussey on his award.

VI. Amendment to the Affordable Housing Trust Fund Mortgage on 12 Sleepy Hollow Road / 74 Somerset Road – ACTION

Kristie Ferrantella said that this request is from a Closing Cost Assistance Program recipient, and they want to amend the mortgage. Some discussion followed.

Meg Browsers made a MOTION to approve the amendment to the Affordable Housing Trust Fund Mortgage on 12 Sleepy Hollow/ 74 Somerset Road and to authorize the chair or vice chair to sign on behalf of the Trust. Tom Dixon Seconded this motion.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Meg Browsers Aye
3. Penny Dey Aye
4. Brian Sullivan Aye

VII. Discharge of Seller's Closing Cost Assistance Program Mortgage on 10 Field Avenue – ACTION

Kristie Ferrantella said that the sellers at 10 Field Ave have sold to a new covenant buyer, and they are looking for the approval to discharge their CCAP assistance mortgage on the property.

Meg Browsers made a MOTION to approve the Discharge of Sellers Closing Cost Assistance Program Mortgage on 10 Field Avenue and to authorize the chair or vice-chair to sign on behalf of the trust. Tom Dixon seconded this motion.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Meg Browsers Aye
3. Penny Dey Aye
4. Brian Sullivan Aye

VIII. Open Meeting Law Violation—UPDATE

This item was moved to a future meeting agenda.

IX. Select Board Strategic Plan—Housing Focus Area—UPDATE

Kristie Ferrantella gave the Trust an update about the Select Board Strategic Plan; she said that the AHTF Meeting on May 21st, 2024.

Select Board has 5 goals for housing .

1. Prioritize the Housing Needs of Town and School employees.
2. Evaluate the potential for a coordinated housing effort for public employees across municipal operations.
3. Explore incentives to encourage year-round rentals.
4. Achieve and maintain Safe Harbor status under Chapter 40B.
5. Promote affordable and attainable home ownership opportunities for the year-round community.

Penny Dey said that as a reminder the Affordable Housing Trust can sell the White Street property, if it is decided it is in the best interest of the Town to raise funds.

Kristie Ferrantella said that they are developing 4 RFPs, and the goal is to maintain Safe Harbor and by selling the properties they might not have that chance to stay in Safe Harbor.

Some discussion followed.

**X. Approval and Execution of Purchase and Sale Agreement of 12 Honeysuckle Drive—
ACTION**

Vicki Marsh said that she consulted with the seller's counsel, and they were not prepared yet to convey this property without the Affordable Housing restriction attached to it and they were also not aware that there was a year-round occupancy restriction on it. She said that the sellers' thoughts were that the deed restriction would be recorded after the Trust Purchase the property which she is not sure is what the trust had considered. It was explained that the Trust , after the closing will put the restriction on it based upon who the buyer is, and the deed restriction held by the municipality runs in perpetuity. Vicki Marsh said there are a few things that need to be done in order for this transaction to be ready to close.

Some discussion followed.

Tom Dixon made a MOTION to approve and execute the closing documents that have been presented thus far, subject to Town Council approval of final Deed, Acceptance of Deed and receipt of a Certificate of Occupancy and final settlement numbers. Penny Dey seconded this motion.

ROLL CALL of those participating:

1. Tom Dixon Aye
2. Meg Browers Aye
3. Penny Dey Aye
4. Brian Sullivan Aye

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XI. Vote on Acceptance of a Year-Round Housing Occupancy Restriction and an Affordable Housing Restriction up to 240% Area Median Income for 12 Honeysuckle Drive and any other closing documents – ACTION

This item was moved to a future agenda.

XII. Vote on Acceptance of a Year-Round Housing Occupancy Restriction and an Affordable Housing Restriction up to 240% Area Median Income for 8 and 10 Honeysuckle Drive – ACTION

Kristie Ferrantella said that the Trust voted last meeting to approve the purchase of the two Deed Restrictions at 8 and 10 Honeysuckle and this is just to approve the documents.

Vicki Marsh said that the seller counsel has provided her with their form that is going to be attached to the deeds for these two buyers who are going to be purchasing 8 and 10 Honeysuckle Drive. These riders were not filled in and they also were applicable to a municipality holding the restrictions not the Trust. She said this rider restriction really needs to be revised or redrafted to make it applicable to the restriction that the Trust would hold.

Some discussion followed.

Penney Dey made a MOTION to approve the agreement between the Affordable Housing Trust and Nantucket Housing Authority Properties for their grant of a restriction in exchange for the payment of \$90,000.00 for the restrictions and to authorize the chair or vice-chair to sign on behalf of the Trust.

Meg Browers seconded this motion.

XIII. Other Business

Next Meeting: June 4th , 2024 at 12:30pm – DISCUSSION

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. 46 and 50 Milestone Road
 - ii. 44 Miacomet Road
 - iii. 21 Fairgrounds Road
 - iv. 5 friendship Lane

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- v. 25 and 27 Fairgrounds
- vi. 17, 19 and 21 Boynton Road
- vii. 26 Somerset Lane

Meg Browers 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.

ROLL CALL of those participating:

- 1. Meg Browers Aye
- 2. Tom Dixon Aye
- 3. Penny Dey Aye
- 4. Brian Sullivan Aye

XVI. Adjourn