

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, June 11th, 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, Reema Sherry, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Lee Smith (Town Counsel)

SPEAKER IN ATTENDANCE: Colin Frolich (Placemate) , Julia Linder (ACK NOW) , Anne Kuszpa (Housing Nantucket).

I. Call to Order

Brian Sullivan called the meeting to order at 12:30pm.

II. Approval of Agenda – ACTION

Ellis Ramos suggested that they hold the CCAP for Juan Pablo Aguero Cid because the application is missing important information.

Tom Dixon made a MOTION to approve the Agenda with the CCAP being held to a future meeting. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

III. Public comments

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No public comments.

IV. Approval of Minutes – ACTION

- **May 21st , 2024.**

Meg Browsers made a MOTION to approve the meeting minutes for the May 21st meeting as written.

Reema Sherry seconded this motion.

ROLL CALL of those participating:

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

V. Announcement :

- **Habitat for Humanity Lottery is Open until July 15th for Four Affordable Homes for Homeownership at Waitt Drive**
- **Housing Nantucket Lottery is Open until July 2nd for 6 Affordable Rentals and 16 Workforce Rentals at Wiggles Way.**

Kristie Ferrantella said that there are currently two open lottery opportunities.

The first one is with Habitat for Humanity, and there are four homes for home ownership that are being built on Waitt Drive and the applications are open until July 15th of 2024, people can reach out to Gennifer Costanzo at Habitat for Humanity Nantucket for any questions about the application.

She said that these will serve families making 80% AMI or below and will count towards the SHI list.

She said the next opportunity is with the Housing Nantucket development at 31 Fairgrounds Road ,

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known as Wiggles Way, and this is a rental property lottery. There are going to be six units of Affordable rentals and 16 units of workforce housing restricted at 150% AMI. This lottery is open until July 2nd of 2024.

Penny Dey said that she wanted to let the community know that Ken Beaugrand the former Real Estate Specialist for the Town of Nantucket, has passed away on May 31st and there will be a memorial service on July 13th at 11am at the Saint Paul's Church on Fair Street.

VI. CCAP Application

- **Juan Pablo Aguero Cid – 9 Bluet Court**
- **Martin and Bilyana Ali – 24B Evergreen Way**

Tom Dixon made a MOTION to approve the CCAP application from Martin and Bilyana Ali up to \$15,000 and any unused funds to be returned to the Affordable Housing Trust. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

VII. Request and Approval of a License Agreement for Barrett Enterprises to use the lot at 12 Bartlett Road – DISCUSSION/ ACTION

Kristie Ferrantella said that last week she received a request from Trevor Barrett at Barrett Enterprises that they are in the middle of trying to do a house move , but they learned last week that a utility pole needs to be upgraded and replaced prior to the house move to the site, potentially causing a delay.

Kristie Ferrantella said that Barrett Enterprise is requesting to use the land at 12 Bartlett Road to stage AFTH Meeting on June 11, 2024 at 12:30pm

the house while the utility pole is being replaced and then they will move the house across the street where it will be used for employee housing for a local business. She said if this is approved, she will work with Town Counsel to draft a license and indemnification agreement for the house to be placed at the Trust property for up to 30 days.

Some discussion followed.

Penny Dey made a MOTION to approve the Barrett Enterprises request and to authorize the Chair or Co-Chair to sign on behalf of the Trust. Reema Sherry seconded this motion.

ROLL CALL of those participating:

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

VIII. Request for Funding for Lease to Locals Program – DISCUSSION / ACTION

Kriste Ferrantella said that Lease to Locals is here to speak on their pilot program that they launched last September. She said just as a reminder this was a program that was meant to incentivize home owners to provide Year-round housing in exchange for a financial incentive and this was launched with the ACK Now Community incentives and Placemate is the software company that interacts between the two. She said this program directly aligns with the Select Board's Strategic Plan and specifically goal number three which states to explore incentives to encourage year-round rentals. She said that Colin Frolich of Placemate is here today to discuss the results of the pilot program and the relaunch of the program and an official request for funding from the Affordable Housing Trust.

Kristie Ferrantella asked the Chair to allow public comments from community members who have been involved in the Lease to Locals. Chair Brian Sullivan approved this request.

Jack Bulger from Nantucket Cottage Hospital said he is here to speak about the Lease to Locals

program. He said that the Nantucket Cottage Hospital has been a big beneficiary of the Lease to Locals program, they had 9 Hospital employees find long-term housing through the program.

Maxin Morgan a Nantucket Cottage Hospital long term employee said that she is incredibly grateful for this program for helping her find a long-term housing on the island and a great landlord.

Abby Doyle is a registered Nurse at the Nantucket Cottage Hospital. She said that this program has been nothing short of a miracle for her and her family, without this program she would've had moved to the Island due to housing issues. She said that having this program has allowed her to continue to work and live in the community that she loves and calls home. "This program changed my life," said Abby Doyle.

Criss Troast said that she just wanted to mention that what is important to know about this program is that it is a bridge program, the work that the AHTF is doing is phenomenal in finding ways to bring permanent housing solutions, whether is ownership or rentals into the reality for some many year-round residents, but she thinks that this bridge program is a great short term solution for getting people into homes now until the other solutions come together. She said she hopes that the Trust endorses these programs and takes them on a sponsorship.

Julia Linder said she would like to give a quick update on the program before Colin's presentation. She said this presentation includes a more refined proposal on a funding request for next year, which would be the first year after the pilot program. She said they are hoping to extend an offer to renew to the existing homeowners at a lesser incentive than year one and grow the program with an additional 20 or more units. She said there were also questions on who will administer the program and the Town certainly cannot, due to their limited resources, but Anne Kuszpa from Housing Nantucket is standing by to take over the administration of the program.

Julia Linder said that she will do the fundraising for the cost of operating the program and hiring Placemate for the next year.

Anne Kuszpa said that she discussed it with her Board, and they are interested in taking on this program as Julia mentioned.

Some discussion followed.

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Colin Frolich said that the Lease to Local's program helps convert existing housing stock in a tourist Town and convert them into a year-round rental for a local employee, it helps unlock that missing middle housing and it aligns with the Select Board goals of exploring incentives to encourage year-round rentals. This is a tried-and-true program both on Nantucket and in nine other markets across the country. He said the way it works is that they are connecting property owners and tenants and the way it works is , they make sure the property and the tenant qualifies , and how those are defined varies from market to market, and then they give the property owner the cash incentive to convert the unit. The incentive is usually split into two installments , half at the signing of the lease at half at the end of the lease.

Colin Frolich said that usually this partnership is with a non-profit or a local government so in this case they have been running this program with ACK NOW Community Initiatives. He said the journey starts when they get contacted by property owners, potential tenants , real estate agents and others. The first and most important thing to do it to get on the phone with the property owner to understand their readiness;

- Do they understand the program?
- Are they willing to commit to the restrictions on the program?

Colin Frolich said most often the property owner comes to them already with a tenant in mind , but other times they need help finding a tenant. The next journey is either listing their property on the website or to find a tenant on their own, but ultimately Placemate has to help them to make sure they meet all the term of the program , lastly, they submit the application to ACK Now in this case and they cut the check for the incentive. The incentive is distributed in 50% increments , the first 50% at the signing of the lease agreement and the last 50% at the end of the lease agreement.

He also said that people are finding out about the program, and they are creating a renter's profile, that's the kind of the first step for us to know who they are when they do want to engage with a homeowner that has a property for rent. He said the mask some of the information about their profiles so as to not violate the Fair Housing Act, for example they don't show last names, job titles but rather just employers so there is no discrimination based on job positions. On the renters side , they can find listings on the Placemate website or they give homeowners opportunity to post on other sites, their job is to connect with the homeowner , lastly they review their eligibility, review the lease, verify

moving in, to make sure everything meets the programs terms and then they issue the first half of the incentive. He said that another interesting way that is happening a lot on Nantucket, is tenants are finding the properties convincing the owners with the incentive that this is a good idea and then they start the whole journey there, lastly on the back end this little kind of inside into what they call their program tracker where they have aggregated data as well as property level data that they are able to pull in real time.

Colin Frolich said that as of February 2024 the program has been on pause because they ran out of funds. He said that their initial \$400,000 in incentive funds they were able to house 54 people in total 46 of them being qualified tenants and they are left with a vast waitlist.

Some discussions followed.

Colin Frolich said that that they are asking the Affordable Housing Trust for \$500,000 for September 1 relaunch. They are going to have 22 new properties coming in this fall, and also funding a 50% incentive for returning participants of the pilot program. He said they are not saying that there will be a 100% retention from the pilot program, but they are hoping for at least 80%.

Some discussion followed.

Penny Dey said that she is concerned about using public funds for a project that is not restricted in perpetuity. She said she doesn't want to be in the position of funding something with tax dollars that's not in perpetuity and at the end of this being faced with putting people out of this program, she also said that she would like to hear from Town Counsel if he thinks this is something that the Trust can do.

Kristie Ferrantella said that she is not giving legal advice but in conversation with Jonh Georgio a couple of times as Provincetown just launched their Lease to Locals, and they are actually doing it directly through their Town and he had expressed that there wasn't really a concern around the public fund being used to fund it. When it comes to the fair housing, there will be an agreement that the Town will not be responsible if there was any situation that arose that the Town would be able to be protected against.

Kristie Ferrantella also said that in conversation with the Finance Director she was told that they won't be able to use bonded funds for this program, because bonded funds are meant to be used for the

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purchase of real estate , but she will confirm with Town Counsel.

This item will stay open to a future meeting to allow the Lease to Local Program Administration time to answer all the questions raised by the Trust members.

IX. Other Business

- **Next Meeting is June 25th, 2024, at 12:30pm**

X. Board Comments

No Board comments.

XI. Adjourn

Meg Browers made a MOTION to adjourn this meeting. Penny Dey seconded this motion.

ROLL CALL of those participating:

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

This meeting was adjourned at 1:30pm.