



MEETING POSTING TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25

All meeting **notices and agenda** must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

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2023 AUG 04 AM 10:01
NANTUCKET TOWN CLERK
Posting Number: T 693

Committee / Board

AFFORDABLE HOUSING TRUST

Day, Date, and Time

TUESDAY, August 8, 2023 @ 12:30 PM

Location / Address

REMOTE PARTICIPATION VIA ZOOM (*See Below*)

**THE MEETING WILL BE AIRED AT A LATER TIME ON THE
TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT**

<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

Signature of Chair or
Authorized Person

Ellis Ramos

Housing & Real Estate Office Manager

WARNING:

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA FOR 8-8-23

Please list below the topics the chair
reasonably anticipates will be discussed at
the meeting.

PLEASE CLICK ON FOLLOWING LINK TO JOIN ZOOM MEETING:

Join Zoom Meeting

<https://us06web.zoom.us/j/87614858209?pwd=NlFzRld6Q3k2Ty9PZGw5WlRYYXdjZz09>

Meeting ID: 876 1485 8209

Passcode: 800153

I. Call to Order

II. Approval of Agenda – ACTION

III. Approval of Minutes – ACTION

- March 28, 2023
- April 4, 2023
- April 7, 2023
- April 25, 2023
- May 3, 2023
- May 25, 2023
- May 30, 2023
- June 13, 2023
- June 20, 2023
- July 5, 2023

IV. Public Comment

V. Follow Up: A Conversation with George Ruther

- [A Conversation with George Ruther- Lessons from an Island in the Mountains - YouTube](#)

VI. Update: New SHI 10% Requirement

VII. Discussion: Year-Round Restriction Advisory Committee

VIII. Presentation and Request: The Warming Place

IX. Other Business

Next Meeting

- 12:30pm on August 22, 2023

X. Board Comments

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.

XII. Adjourn

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, April 4, 2023.

Remote Meeting *via* Zoom– **1pm**

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey

ATTENDING MEMBERS: Reema Sherry, Meg Browers, Brian Sullivan, Brooke Mohr, Shantaw Bloise-Murphy

STAFF IN ATTENDANCE: Ken Beaugrand (Real Estate Specialist)

I. Call to Order

Brian Sullivan called the meeting to order at 1:02pm

II. Approval of Agenda – ACTION

Brooke Mohr moves a MOTION to approve the agenda with the amendment that item IV to be removed from the agenda to a future special meeting and that item IX will be discussed along with item number V. This MOTION was seconded by Reema Sherry.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Shery Aye
3. Shantaw Bloise-Murphy Aye
4. Meg Browers Aye
5. Brian Sullivan Aye

III. Public Comment

Shelly Lockwood proposes extending the benefits and initiatives of the Affordable Housing Trust to small business owners to help them buy employee housing. Houses acquired could not be sold out of the loop at market rate. The goal is to help small business owners to provide stable, clean, safe, and fairly priced housing to year-round and seasonal employees.

IV. Approval and Execution of the Estoppel and Agreement from the Town of Nantucket Affordable Housing Trust Fund in favor of Eastern Bank for the property at 47 and 49 Beach Grass Road and one & 2, 3, 4 & 5 Violet Place. -

DISCUSSION

V. Communications Plan for Town Meeting – DISCUSSION

- Communications Subcommittee to recap meeting on 3.28.23

IX. Quarterly Newsletter – DISCUSSION

- The quarterly Housing & Real Estate Newsletter will be released on 4.5.23.

This edition has a special focus on breaking down the 2023 ATM Warrant

Articles related to affordable housing.

Reema Sherry said that one of the main things that were discussed at Town meeting was the newsletter and how to get it out to a wider audience. A draft was distributed to members. There were also discussions about revamping the website and creating links that could provide the community with more information about different topics to shorten the newsletter and make it more informative.

VI. Down Payment Assistance Program – DISCUSSION/ACTION

- Finalizing program, vote on program parameters (pending legal review).

Brooke Mohr mentioned that in previous discussion the Trust concluded that they would like to create a Down Payment Assistance Program. There are decision points that the board is going to have to decide on in crafting this program. The following decisions;

- Maximum dollar amount per transaction
- What is the ratio of the homeowner match?
- Will this be available only using existing deed restrictions that are in the community profile now, or should the trust hold for new types of deed restrictions and expand later to others?
- Is there an interest rate, what is the repayment schedule? Is it amortized or is it a balloon payment at resale?
- How do we set the rate? Is it fixed or is it indexed at the time of closing?
- Are the people allowed to apply for forgiveness if at closing or repayment this is a financial burden like the Closing cost assistance program?
- Do we restrict it to first time never-owned-a-home buyers or just to people that currently does not own Real Estate at the time of application?
- When does it have to be repaid?

VII. Housing Advocacy Day/Housing Bank Bill – DISCUSSION

- Recap on the events of the day and info on what the public can do to support the Transfer Fee/Housing Bank Bill.

Brooke was delighted to say that there was an incredible amount of energy at the Housing State Advocacy Day. There were 250 people from Martha's Vineyard and sixty from Nantucket and they made an impact on the front steps of the State House. The folks were able to meet with legislators and or their staff and were able to impress a few things upon them. Brooke also said that this community showed that we are more than what is shown on social media and that the need for affordable housing is real. Brian added that he was impressed with how large the group from the

vineyard was and how they are actively having the dialog and how every person can help the problem.

VIII. Dr. Howard Dickler Housing Advocate Award – DISCUSSION

Nominations to follow in the next meeting and the name would be announced at the next town meeting.

X. Other Business

Next Meeting: April 25, 2023, via Zoom.

XI. Board Comments

No Board comments currently.

XII. Executive Session, Pursuant to MGL C. 30A § 21(A)3

- 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.

Brooke Moves a MOTION to remove item XII from the agenda seconded by Reema Shery.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Shery Aye
3. Shantaw Bloise-Murphy Aye
4. Meg Browsers Aye
5. Brian Sullivan Aye

This MOTION was approved unanimously.

Brooke moves a MOTION to adjourn the meeting seconded by Meg Browsers.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Shery Aye
3. Shantaw Bloise-Murphy Aye
4. Meg Browsers Aye
5. Brian Sullivan Aye

This meeting was adjourned.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Friday, April 7, 2023.

Remote Meeting *via* Zoom – 10:30am

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey

ATTENDING MEMBERS: Reema Sherry, Dave Iverson, Meg Browers, Brian Sullivan, Brooke Mohr

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Ken Beaugrand (Real Estate Specialist), Vicki Marsh (Town Council)

I. Call to Order

Reema Sherry called the meeting to order at 10:30am

II. Approval of Agenda – ACTION

Dave Iverson moved a MOTION to approve the agenda. Brian Sullivan seconded this motion.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Dave Iverson | Aye |
| 3. Meg Browers | Aye |
| 4. Brian Sullivan | Aye |
| 5. Reema Sherry | Aye |

III. Public Comment

No public comments currently.

IV. Approval and Execution of the Estoppel and Agreement from the Town of Nantucket Affordable Housing Trust Fund in favor of Eastern Bank for the property at 47 and 49 Beach Grass Road and one & 2, 3, 4 & 5 Violet Place. –

DISCUSSION & APPROVAL

Vicki Marsh explained to the members of the trust that the Estoppel Agreement pertains to the fight on acceleration of the violet place development that the Town has been financing. They are now seeking financing through Easter Bank. Easter Bank requires them to have an Estoppel agreement. There are no defaults in the terms of the loan or any of the documents, the trust is also in compliance with everything said by Richmond, and they are also in compliance as well. Vicki recommended voting to execute the Estoppel Agreement.

Dave Iverson Moved the MOTION to approve the execution of the Estoppel Agreement and to

authorize the Chair or the vice-chair to sign it on behalf of the Affordable Housing Trust. Brooke Mohr seconded this motion.

ROLL CALL of those participating:

- | | |
|-------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Dave Iverson | Aye |
| 3. Meg Browsers | Aye |
| 4. Brian Sullivan | Aye |
| 5. Reema Sherry | Aye |

Approved unanimously.

V. Approval and Execution of the Subordination of Mortgage from the Town of Nantucket Affordable Housing Trust Fund in favor of Eastern Bank for the property at 47 and 49 Beach Grass Road and one & 2, 3, 4 & 5 Violet Place. –

DISCUSSION & APPROVAL

Vicki Marsh Explained that this is like the Estoppel agreement. This is also for Easter Bank financing to Richmond projects. Easter bank is now going to give Richmond a mortgage and the mortgage will be in first place. We are now agreeing with the subordination to allow them to be in first place and we will be in second.

Brooke Mohr moved a MOTION to Approval and Execution of the Subordination of Mortgage from the Town of Nantucket Affordable Housing Trust Fund in favor of Eastern Bank and to authorize the Chair or the vice-chair to sign it on behalf of the Affordable Housing Trust. Meg Browsers seconded this motion.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Dave Iverson | Aye |
| 3. Meg Browsers | Aye |
| 4. Brian Sullivan | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Reema Sherry | Aye |

Motion Approved unanimously.

VI. Other Business

Next Meeting: April 25, 2023, via Zoom

VII. Board Comments

VIII. 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.

Brooke Mohr moved a MOTION to adjourn the public session and move to executive session not to return to open session for the purpose of discussing the acquisition of Real Estate 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:

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Dave Iverson | Aye |
| 3. Meg Browers | Aye |
| 4. Brian Sullivan | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Reema Sherry | Aye |

Meeting adjourned

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, April 25, 2023.

Remote Meeting *via* Zoom– 1pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey

ATTENDING MEMBERS: Reema Sherry, Penny Dey, Meg Browers, Brian Sullivan, Brooke Mohr, Shantaw Bloise-Murphy, Dave Iverson

STAFF IN ATTENDANCE: Tucker Holland (Housing Director)

PUBLIC IN ATTENDANCE: Shelley Lockwood

I. Call to Order

Brian Sullivan called the meeting to order at 1:02pm

II. Approval of Agenda – ACTION

Dave Iverson moved a MOTION to approve the agenda as amended to remove item IV. Reema Sherry seconded this motion.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Reema sherry | Aye |
| 2. Dave Iverson | Aye |
| 3. Meg Browers | Aye |
| 4. Shantaw Bloise-Murphy | Aye |
| 5. Brooke Mohr | Aye |
| 6. Penny Dey | Aye |
| 7. Brian Sullivan | Aye |

III. Public Comment

There are no public comments currently.

IV. CCAP Applications - REVIEW & APPROVE

None to approve this week.

V. Article 18 & Annual Town Meeting – DISCUSSION

Tucker Holland said that it may be useful next week before the Special Town Meeting to review a presentation that was gone over with the finance committee regarding article 18 and finding where

money has been spent, and future uses to spend money.

Tucker listed projects where funds have been spent and projects where funds are intended to be spent in the future.

Brooke Mohr thanked Tucker Holland for putting in countless hours on this change and the need for additional funding through negotiating with developers and coordinating with the Select Board. Tucker Holland thanked the Trust and the community at large for voting for the funding for housing. He stated that we have made progress over the years towards reaching the 10% SHI requirements. Nantucket must have 490 housing units to meet the 10% requirement and we recently achieved 332 units on its SHI list totaling 6.78%. Nantucket is in a new period of safe Harbor until 12/11/2024 following recent DHCD certification of the Housing Production Plan. Going forward in regards Article 18 we intend to:

- Ensure achievement of 10% requirement and continuity of safe harbor
- Provide homeownership opportunities.
- Continue our successful closing cost assistance program.
- Housing funding options on ATM23 warrant

Article 10: including additional bonding authorization,

Article 18- \$6.5M

Article 33- CPC bond obligation payments for prior \$10M

Article 35- citizens article for stabilization fund for housing to be funded by two-thirds of STR revenue.

Penny Dey stated that although she is appreciative of what the Town is offering, it is going to require a proposition 21/1 override at the ballot and that is extremely risky.

Bria Sullivan agreed with Penny that it is in fact concerning that a majority votes at the town meeting and two-thirds at the ballot is going to be challenging. He states that some of their future fundings and projects are relying on it.

Penny Dey asked Tucker Holland if there is a backup plan in place in case of a different outcome than expected?

Tucker Holland stated that there are funding articles included in the warrant. The most significant one to be mentioned is article 10, where there is a \$1 million capital appropriation in conjunction with a \$4 million bonding authority. He also mentioned that this is not as robust as prior years, but it is material.

VI. Surfside Crossing – DISCUSSION

Tucker Holland said that for example the folk that attended the ZBA meeting, we heard a ZBA member commented that we are throwing out safety, sewer, and any other concerns in favor of housing. The project is back with the ZBA and the ZBA has the latitude to impose conditions

that are in line with those of the Housing Appeals Committee.

Brian Sullivan stated that he thinks that there is hope that this board can be part of a larger group to create restrictions for year around occupancy and residency. Twenty-five percent of the units already fall in the Affordable Housing category. If they are willing to take any more of the units into the covenant/ affordable restrictions, what role could this Trust take in managing those restrictions?

Brooke Mohr said that everything is on the table to achieve the joint goal of 75% of the units to be owned and or occupied by year-round residents at Surfside Crossing. There is an opportunity to create innovative programs within the community such as deed restrictions at the year around level. She also said that she thinks an opportunity for this community discussion around that is why this is on the agenda.

Penny Dey and Dave Iverson said that the board needs more knowledge on this matter but do not deny that they would like to participate in the forming of the Deed Restriction Committee.

Joan Alison Stockman said that she had shown up to this meeting because when asked Erika Mooney about who had put together the joint statement, she was told it was Andrew Vorce, Brian Sullivan, and Tucker Holland with the input of the Select Board. She said that in her opinion, Brooke Mohr, being the representative for the select board, their crossovers. She asked if the Affordable Housing Trust were to oversee distributing funds and projects would it not be conflict of interest?

Brian Sullivan confirms that this board did take a vote to support the Select Board in this decision and it was unanimous.

Brooke Mohr said it was an executive session prior to the select board meeting. At the time the members present unanimously voted to approve these litigations.

Meghan Perry requested the minutes for the Select Board executive session. Also, she reiterates that there is nothing in writing regarding this good faith agreement. So, there is no guarantee that the developers are going to do any more than what is required by law.

The board confirms that that is a correct statement.

Meghan Perry also asked the board if they could disclose what is the definition of year around residency.

Brian Sullivan said that according to his understanding there are multiple definitions for the term year around resident. For example, Housing Nantucket and Covenant Housing occupancy of is 10 months and a day, but for the tax code it is 6 months and a day and there are a variety of definitions across the state. At this moment there is no specific definition which is another reason that he is hopeful to be able to help craft a restriction that meets a year around criteria that people are happy with.

The group explains that the definition of year around residency is defined by the deed

restrictions by each program that is funded by the Affordable Housing Trust.

Meghan Perry asked if there is any indication that the developers or individuals purchasing with deed restrictions would want to do that?

Tucker Holland said sure, there is an indication that the developers want 75% of the project serving year arounders, and the programs associated with ensuring that. He said that he thinks that there is a misconception that there are all kinds of leverage around the lawsuit being out there. The leverage that the community had was time, but the more time expires the more leverage decreases. Tucker says that he thinks that what changed is that the developers are out there publicly saying that they see the best version of this project serving year arounders to the 75% level. "We won't have a seat at the table if we are sitting in court with them." This is an opportunity to move in a way that could best serve the community.

D. Anne Atherton asked who negotiated with the developers on behalf of the town in the dropping of the lawsuit.

Brooke Mohr said this was not an agreement, it was a joint statement. Several people in the conversation bought a recommendation to the Select Board, and Tucker Holland delivered it to the Select Board.

D. Anne Atherton asked who spoke to the developers over the years.

The Affordable Housing Trust members confirmed that over the years many members of this trust have spoken to the developers.

D. Anne Atherton: There seems to be no references to short term rentals or the ability of the owner in the Surfside Crossing development to have any restrictions on short term rentals.

Brooke Mohr: As a Select Board member she deferred all conversations about short term rentals concerned to the short-term rental work group. Any inclusion of short-term rental restriction that comes outside of the work group seems to be premature.

VII. Proposal by Shelley Lockwood - REVIEW & DISCUSS

Shelley Lockwood stated that she is not part of any group nor any nonprofit. That this is solely an idea that may or may not gain legs.

Her idea is to take some of the products and initiative that are out there now, to help people with their first home. She said the goal is to create a new set of parameters and conditions taking those products and extending them to a new group of small business owners. The goals are to help small business owners provide stable, safe, and clean housing for year around and seasonal employees. The idea would be the business owners would buy this house through covenant so the houses can stay in rotation if not needed anymore in the future.

Tucker Holland said that typically, the Trust helps individuals in a variety of ways, this is different but worth investigating. Vicki Marsh can guide us on what is or is not possible in terms of trust

involvement in something like this.

Brooke Mohr said that when it comes to employer sponsored housing, we should consider the unique and sometimes unintended consequences, in terms of dynamic between employer and employee in a housing market like ours. Because frankly if an employee lives in employer housing and that relationship goes sideways the employee has nowhere to go.

Shelley closes her statement saying that she has taken all that into consideration, although she does not have bullet proof plan, she thinks this idea is worth the try.

VIII. Downpayment Assistance Program – DISCUSSION

Moved to next week's meeting.

IX. Other Business

Next Meeting: May 2, 2023, via Zoom

X. Board Comments

No board comments currently.

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.

Penny Dey makes a **Motion** to adjourn the open session to move to executive session 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. Reema sherry | Aye |
| 2. Dave Iverson | Aye |
| 3. Brooke Mohr | Aye |
| 4. Meg Browsers | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |

XII. Adjourn

Meeting adjourned at 2:15pm

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Wednesday, May 3, 2023.

Remote Meeting *via* Zoom– 1pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey,

ATTENDING MEMBERS: Dave Iverson, Brooke Mohr, Penny Dey, Meg Browers, Brian Sullivan, Shantaw Bloise-Murphy

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Vicky Marsh (Town Counsel)

I. Call to Order

Brian Sullivan called the meeting to order at 1:02pm

II. Approval of Agenda – ACTION

Penny Dey makes a MOTION to approve the agenda. Brooke Mohr seconded this motion.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Brooke Mohr | Aye |
| 3. Penny Dey | Aye |
| 4. Meg Browers | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Brian Sullivan | Aye |

III. Approval of Minutes – ACTION

No Minutes to be approved today.

IV. Public Comment

No public comments currently.

V. 135+137 Orange Street RFP – UPDATE

• This has been issued and is available through registering at the Town's website: Bid Postings • Nantucket, MA • Civic Engage (nantucket-ma.gov).

VI. Discussion of ATM 2023 Warrant Articles for Housing Funding

- Article 8 - Fiscal Year 2024 General Fund Operating Budget
- Article 10 - General Fund Capital Expenditures
- Article 18 - Appropriation: Affordable Housing Trust Fund

- Article 34 - Fiscal Year 2024 Community Preservation Committee
- Article 35 - Affordable and Year-round Housing Stabilization Fund

Tucker Holland said that there are different articles that are going to be before the community at the Select Board meeting this coming Saturday. Some articles in one manner or another relate to housing funding. Those articles would be,

- Article 8 - Fiscal Year 2024 General Fund Operating Budget
- Article 10 - General Fund Capital Expenditures
- Article 18 - Appropriation: Affordable Housing Trust Fund
- Article 34 - Fiscal Year 2024 Community Preservation Committee

Penny Dey said she is concerned about Article 18, because it involves a Proposition 2.5 override at the ballot and the likelihood of that passing is going to be a challenge.

Brian Sullivan agreed with Penny stating that it makes him nervous to have the future of the Affordable Housing hinged on two vote opportunities, but he is hopeful that with all the progress that this Trust has been making that the community will come together for these Articles.

Penny Dey also expressed her concerns about Article 35. She strongly feels that the room occupancy tax under which short-term revenue tax income falls, a portion of that needs to be redirected from the general fund towards affordable housing.

Brooke Mohr said that the discussion at the Select Board level is that this is the route, it was recommended by the finance department and town administration in terms of their overall future funding, both the town budget and securing an ongoing funding stream for affordable housing. She mentioned that in her role on the Select Board she is supporting that path with the permanent override because she is dependent on relying on our finance director to tell her as a Select Board member what is the best way to protect both the funding for affordable housing and the general funds. She believes that there is a risk but feels hopeful because we have been advocating for a long time for a greater financial commitment, through tax revenue.

Penny Dey agreed with Brooke except for the fact that this requires an override. She reminded the Trust that the town cannot speak for the people of this town because the people govern this town. According to Penny, room occupancy tax revenue is directly related to the popularity of Nantucket. The vast majority is paid for by people who are renting here, not owning, and are visiting for the summer months. She thinks that the board should be harnessing that very activity to try and offset the challenges faced because of Nantucket's popularity similar to what the Land Bank did in 1984. Brian Sullivan was curious to know what projects those fundings will be able to service. He assumes that all of them will have a threshold of 100k that will need to be approved by the select board but can all of them be applied through all varieties of AMI levels?

Tucker Holland answered yes to Brian's question. Then he explained that what the Town Meeting does if it approves a funding article, they are giving authority to the Town Manager to spend the

funds in accordance with the article. The housing-related funds are by practice directed to the Affordable Housing Trust to administrate.

Penny Dey asked Tucker what happens if the 6.5 million funds get approved by the Town meeting and fails at the ballot, how does that affect the Affordable Housing Trust?

Vicky Marsh answered Penny by stating that if the article does not pass there will be no funding of 6.5 million this year. Furthermore, they would have to go back and try something else in the fall Special Town Meeting.

Brian Sullivan said the Trust has their general operating funds to continue their programs, but no new programmatical opportunities would be available nor new purchases should the article not pass. Brooke Mohr mentioned that the Town would have to commit other funds for borrowing. It would really be a constrained source of revenue that would not be allowed for borrowing because it relies on a vote of 2/3 votes at the following Town Meeting and every Town Meeting thereafter.

Rick Atherton says that Article 18 is not the right path to go right now because the Town has shown that it is willing to allocate substantial community tax-based resources for programs that the Trust wants to initiate. It is his point of view that the town voters would like more ongoing say on how those funds are committed and what the Trust programs are going to be.

The AHT acknowledges that there are insecurities around voter support for this article, but that the community has shown great support in the past few years for passing affordable housing funding.

VI. Inaugural Dr. Howard Dickler Award – NOMINATIONS AND VOTING

The Affordable Housing Trust has created an annual citizens award as a tribute to the late Doctor Howard Dickler. Doctor Dickler was a valuable member of our community whose involvement in housing and economic issues was greatly appreciated by The Nantucket Affordable Housing Trust through his regular attendance and participation at public meetings as well as his service on the Neighborhood First Committee which mapped a guide for the Trust use of funds in effort to create affordable housing and maintain safe harbor from 40B developments. This award will honor a community member who best exhibits the spirit of Dr. Dickler on housing advocacy for our year around community through their dedication, drive, creativity, inclusiveness, and fearless willingness to share ideas. We have received three nominations for this award:

Richard Hussey, Beth Ann Meehan, and Billy Cassidy. The first recipient of this award will be announced at the Town Meeting this year.

VIII. Other Business

Next Meeting: May 16, 2023, via Zoom

IX. Board Comments

No board comments.

X. 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.

Penny makes a MOTION to adjourn open session and move to executive session 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. Dave Iverson | Aye |
| 2. Brooke Mohr | Aye |
| 3. Penny Dey | Aye |
| 4. Meg Browsers | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Brian Sullivan | Aye |

XI. Adjourn.

This meeting was adjourned at 1:42pm

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Thursday, May 25, 2023.

Remote Meeting *via* Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey

ATTENDING MEMBERS: Reema Sherry, Penny Dey, Meg Browers, Brian Sullivan, Brooke Mohr, Shantaw Bloise-Murphy, Dave Iverson

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Vicki Marsh (Town Council)

PUBLIC IN ATTENDANCE: Anne Kuszpa (Housing Nantucket)

I. Call to Order

Brian Sullivan calls the meeting to order at 12:02pm.

II. Approval of Agenda - ACTION

Penny Dey makes a **MOTION** to approve the agenda with modification on item **VI**, to push the CCOP applications to the next meeting on May 30th. Seconded by Dave Iverson

ROLL CALL of those participating:

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

The agenda is approved unanimously.

III. Update: Ken Beaugrand and Housing Office Manager.

Tucker Holland said he spoke with Ken last week and he sounds strong and positive, he is going through rehabilitation and strengthening for the next week or two and then the medical professionals will reevaluate his return to the island. He also said that they are still looking to fill the Housing & Real Estate Office Manager position.

IV. Minutes

- To be taken up on June 13th meeting
- *Note: all Trust open meetings are recorded and available on the Town's YouTube channel*

V. Public Comment

Brian Sullivan said that as a member of the public, ~~he was~~ I am happy about the ballot turn out and the support of the community.

VI. CCAP – ACTION

- Subordination of Mortgage: Guillen & Flores de Estrada – 29 ½ Essex Road

Brooke Mohr made a MOTION for approval of the Subordination of Mortgage. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

The motion was approved unanimously.

VII. Update & Discussion: Article 18 and Ballot Measure 6

Tucker Holland said that they received dedicated support at the town meeting for Article 18th. Thanks to several compelling speakers at the town meeting.

Penny Dey noted that it passed by only 102 votes; it was the second smallest margin of any overrides that night. Arthur Reade, sponsor of Article 35, said at the town meeting that if it failed, he would bring article 35 in November.

Broke Mohr thanked Anne Kuszpa and Elizabeth at Housing Nantucket for their social media outreach on the ballot question.

Meg Browsers said she was grateful for the speakers and voters for their support. She noted the repeated comments about the lack of transparencies with the Trust, she wanted to put on the record that there is a wealth of information on the website, and The Trust meets biweekly. We should take that into consideration and try to do a better job at outreach.

Shantaw Bloise-Murphy said she wanted to piggyback off what Meg said about communication with the public. She said that The Trust has access to the Chambers newsletter as a part of our renewed MOU with them, that can be used monthly, weekly, or quarterly if need to, The Trust also can do dedicated eblast email to their membership, they have about 1400 members.

Anne Kuszpa stated that The Housing Production Plan should lead to every answer. It should be all about putting that plan into action.

Brooke Mohr stated that they need to be more anticipatory of our Communication Department to fit in with the new system.

VIII. Discussion: Year-Round Restriction Advisory Committee

Brian Sullivan suggested that The Trust should form a committee and appoint several community members to collaborate with a moderator to put forward some recommendations as to what the community wants as a Deed restriction to implement the findings. Penny Dey, as part of the Neighborhood First Committee, said the effective thing about that group is that they had defined tasks, short timelines, and had to meet regularly. The group had people from a vast variety of backgrounds. She suggested to try to make this new group as broad as we can.

Brooke suggested that we move this quickly with an aggressive timeline. Vicki Marsh suggested that we should draft it as an article and look at other programs that we have used in the past as examples.

She noted it still needs to be approved by the Attorney General.

Brooke Mohr made a **MOTION** to establish a deed restriction work group of eleven members, seconded by Penny Dey, but upon discussion she withdrew that motion.

Brooke Mohr made a **MOTION** to Authorize Tucker Holland to find the subject matter expert to guide the deed restriction group. Seconded by Penny Dey.

ROLL CALL of those participating:

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

The motion was approved unanimously.

IX. Other Business

Next Meeting: June 13, 2023, via Zoom

X. Board Comments

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.

There will be no Executive Session today.

XII. Adjourn.

Penny Dey makes a motion to adjourn this meeting. Seconded by Shantaw Bloise-Murphy.

ROLL CALL of those participating:

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

The meeting was adjourned at 2:30pm

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, May 30, 2023.

Remote Meeting *via* Zoom— 1 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey

ATTENDING MEMBERS: Reema Sherry, Brooke Mohr, Shantaw Bloise-Murphy, Dave Iverson

STAFF IN ATTENDANCE: Tucker Holland (Housing Director)

I. Call to Order

Reema Sherry called the meeting to order.

II. Approval of Agenda – ACTION

Brooke makes a **MOTION** to approve the agenda. Shantaw Bloise-Murphy seconded the motion.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Shantaw Bloise-Murphy | Aye |
| 3. David Iverson | Aye |
| 4. Reema Sherry | Aye |

This motion was approved unanimously.

III. Minutes

- To be taken up on June 13th meeting
- *Note: all Trust open meetings are recorded and available on the Town's YouTube channel*

III. Public Comment

No public comments currently

V. CCAP – ACTION

- Application: Villa - 10 Indigo Drive
- Application: Kanchev – 9 Honeysuckle
- Application: Ewing – 5 Marble Way
- Application: Carr – 2 Indigo Drive

- Application: McAuley – 14A Equator Drive

Tucker Holland stated that the approval format for the CCAP will be different. The applications will be approved in mass. We have five applications representing a variety of income levels on the permanent deed restriction units.

Brooke Mohr makes a **MOTION** to approve the 5-Closing Cost Assistance for 10 Indigo Drive, 9 Honeysuckle, 5 Marble Way, 2 Indigo Drive and 14A Equator Drive, for up to \$15k in CCA per property, pending final amounts. David Iverson seconded the motion.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Shantaw Bloise-Murphy | Aye |
| 3. David Iverson | Aye |
| 4. Reema Sherry | Aye |

This Motion was approved unanimously.

VI. Other Business

Next Meeting: June 13, 2023, via Zoom

VII. Board Comments

VIII. Executive Session pursuant to G.L. c. 30A, § 21(a)(7) to comply with, or act.

under the authority of, any general or special law or federal grant-in-aid

requirements (“Purpose 7”), the Open Meeting Law, G.L. c. 30A, §§ 22(f), (g),

to review the executive session meeting minutes from April 7, 2023; votes may

be taken.

Brooke made a **MOTION** to adjourn the public session not to return to open session for the

purpose pursuant to G.L. c. 30A, § 21(a)(7) to comply with, or act under the authority of, any

general or special law or federal grant-in-aid requirements (“Purpose 7”), the Open Meeting Law,

G.L. c. 30A, §§ 22(f), (g), to review the executive session meeting minutes from April 7, 2023; votes

maybe taken. Seconded by David Iverson.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. Shantaw Bloise-Murphy | Aye |
| 3. David Iverson | Aye |

4. Reema Sherry Aye
This Motion was approved unanimously.

IX. Adjourn.

This meeting was adjourned.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, June 13, 2023.

Remote Meeting *via* Zoom– 1pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browsers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Reema Sherry, Penny Dey, Meg Browsers, Brian Sullivan, Brooke Mohr, Shantaw Bloise-Murphy, Dave Iverson

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Vicki Marsh (Town Counsel)

PUBLIC IN ATTENDANCE: Joe Grouse, Rich Hussey, Judi Barrett (Barrett Planning)

I. Call to Order

Brian Sullivan called the meeting to order at 1pm

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. This motion was seconded by Reema Sherry.

ROLL CALL of those participating:

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

This motion was approved unanimously.

III. Minutes

- To be taken up on June 20th meeting
- *Note: all Trust open meetings are recorded and available on the Town's YouTube channel*

IV. Public Comment

None currently.

V. CCAP – ACTION

- No applications currently

VI. Update: LOHA State House Day of Action

Tucker celebrated the incredibly good day at the State House Day of Action last week. He mentioned that Brian Sullivan was one of ten powerful speakers on the need for transfer fees. He extended his thanks to Brian Sullivan as well as Brooke Mohr and all members of the community that showed up to support the bill.

Brian Sullivan added that Meghan Trudell from PLUS was also there. He states that it was helpful to have somebody from planning looking at the perspective from that department in the conversations and to connect in all efforts.

Brooke Mohr said that for quite some time it has been just Nantucket advocating for Nantucket trying to solve our problems, but now we have people from other places like Boston and Summerville. In some ways, the politics became more complicated. Brooke said that despite the complexity she is more hopeful, thanks to the people that keep on showing up and supporting, multiple times per year.

Penny Dey wanted to acknowledge the Chair of the Trust for a statement that he made during his speech. Brian said that he owns a real estate company but refuses to profit from businesses that are not part of the solution. Thank you for that, Mr. Chair.

VII. Request from Habitat for Humanity for Supplemental Funding at 9 Benjamin Drive

Joe Grause, thanks the Trust members for all their help and ongoing support, specifically for Benjamin Drive, where in August three families moved into after 2.5 years of construction. They are coming to the Housing Trust to supplement the findings for this project. The funding for the project 2 years ago was estimated to be around \$1.38 million with \$1.11 million being from the Housing Trust, the other components from the hospital's CHIP program and Nantucket Habitat for Humanity program. Like many builders on the island for the past 18 months we experienced cost over runs in materials. They ended up with a cost of \$1.62 million vs the \$1.39 million originally estimated. We look to be short about \$236,000, and they would like to ask this Trust to help with those funds.

Penny Dey asked how much of the work done of the constructions is volunteered or is it all paid work?

Rich Hussey said it is because of Covid. We transitioned from a 40% volunteer component to the homeowners painting the inside of their houses. In the past we have taken 2.5 years to finish housing and it was mostly done by volunteers. We moved to other models to adapt after Covid.

Brooke Mohr remembers talking about this a couple of years ago, and one of the elements was different timelines and speed of getting people into housing. When you do frame, and you rely on volunteers it can stretch the timeline from beginning to occupancy. Using prefabricated modules

speeds up that timeline.

Joe Grause said that although he would like to see more volunteers, he must make sure that the families are getting their required sweat hours equity.

Dave Iverson said he just wants to commend the Habitat folks for delivering mostly built houses for \$450k per unit, which is really a “feat” in this time without a lot of volunteers, and for that we say thank you.

Tucker Holland said we must meet with the Finance Department, and we have the funding available through our CPC annual allocations. This is a particularly good example of why having the CPC is so helpful. When situations like this come up, we can address the situation.

Vicki Marsh asked if there was a particular bucket that would fund this?

Tucker Holland responded that yes, they discussed two appropriations that can be sent to her. Some of the funding for this project has come from one of them so we know it is applicable.

Brooke made a MOTION to approve additional subsidized funds for Habitat at 9 Benjamin Drive in the amount of \$236,000 to be allocated from the appropriate funds, advised by the Finance Department. Dave Iverson seconded this motion.

ROLL CALL of those participating:

- | | | |
|----|-----------------------|-----|
| 1. | Brooke Mohr | Aye |
| 2. | David Iverson | Aye |
| 3. | Reema Sherry | Aye |
| 4. | Penny Dey | Aye |
| 5. | Shantaw Bloise-Murphy | Aye |
| 6. | Meg Browers | Aye |
| 7. | Brian Sullivan | Aye |

This motion was approved unanimously.

VIII. Discussion: Year-Round Restriction Advisory Committee

Judi Barret presented a draft of the scope of services, development of policies and deed restrictions for year around housing. She also discussed the services that the consultant for the group will provide.

Reema Sherry moved a MOTION to approve the proposal by Judi Barrett, to help establish the committee for development of policies and deed restrictions for year around housing. Brooke Mohr seconded this motion with an amendment that the trust approves the budget as proposed with the potential to increase by 15% pending approval from The Trust.

ROLL CALL of those participating:

- | | | |
|----|---------------|-----|
| 1. | Brooke Mohr | Aye |
| 2. | David Iverson | Aye |

- | | | |
|----|-----------------------|-----|
| 3. | Reema Sherry | Aye |
| 4. | Penny Dey | Aye |
| 5. | Shantaw Bloise-Murphy | Aye |
| 6. | Meg Browsers | Aye |
| 7. | Brian Sullivan | Aye |

This motion was approved unanimously.

IX. Other Business

Next Meeting: June 20, 2023, at 1:00pm via Zoom

X. Board Comments

XI. Executive Session pursuant to G.L. c. 30A, § 21(a)(7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements (“Purpose 7”), the Open Meeting Law, G.L. c. 30A, §§ 22(f), (g), to review the executive session meeting minutes from April 7, 2023; votes may be taken.

Meg Browsers makes MOTION to adjourn this meeting, seconded by Brooke Mohr.

ROLL CALL of those participating:

- | | | |
|----|-----------------------|-----|
| 1. | Brooke Mohr | Aye |
| 2. | David Iverson | Aye |
| 3. | Reema Sherry | Aye |
| 4. | Penny Dey | Aye |
| 5. | Shantaw Bloise-Murphy | Aye |
| 6. | Meg Browsers | Aye |
| 7. | Brian Sullivan | Aye |

XII. Adjourn.

This meeting was adjourned.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, June 20, 2023.

Remote Meeting *via* Zoom– 1pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Reema Sherry, Penny Dey, Meg Browers, Brian Sullivan, Brooke Mohr, Shantaw Bloise-Murphy

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Vicki Marsh (Town Counsel)

PUBLIC IN ATTENDANCE: Steven Hollister, Anne Kuszpa, Billy Cassidy

I. Call to Order

Brian Sullivan called the meeting to order at 1:02pm

II. Approval of Agenda – ACTION

Dave Iverson makes a MOTION to approve the agenda, seconded by Brooke Mohr.

ROLL CALL of those participating:

- | | |
|--------------------------|-----|
| 1. Brooke Mohr | Aye |
| 2. David Iverson | Aye |
| 3. Meg Browers | Aye |
| 4. Penny Dey | Aye |
| 5. Reema Sherry | Aye |
| 6. Shantaw Bloise-Murphy | Aye |
| 7. Brian Sullivan | Aye |

III. Minutes

- To be taken up at the July meeting
- *Note: all Trust open meetings are recorded and available on the Town's YouTube channel*

IV. Update: Housing Office Manager & Real Estate Specialist

Tucker Holland said that regarding the Office Manager position, we are still accepting applications and are looking forward to finding someone as soon as possible.

V. Public Comment

There are no public comments currently.

VI. Closing Cost Assistance Program

- No applications currently

VII. Action: Request from Housing Nantucket for Supplemental Funding for 31 Fairgrounds Road

Tucker Holland mentioned that he is aware of the challenges of the construction environment, but he is hopeful that this will be a very handsome project, which will serve the Town of Nantucket.

Anne Kuszpa thanked all members of this Trust, the construction teams, and the builders themselves. She said there have been three change orders previously made by the HN. The first order was made when HN increased the square footage and living space. The second order was due to the construction environment. The materials were top of the list on the market and that affected the project cost. The builder has recently informed us that another price adjustment is necessary. The total increase is \$2.5 million, which has been attributed to the increase and/or underestimated cost for materials, goods, and services.

They requested this additional \$2.5 million funding as a grant, because this project will be occupied by income-qualified year-around residents. Their rent tolls cannot observe increased project cost because taking on further debt will result in the project operating in low cost.

Dave Iverson asked what is the percentage of overages to the total cost of the project?

Steve Hollister said the scope of the project grew after the first change order. He stated that they were hoping that the cost would not exceed \$2.5 million. The current construction contract is \$10,279,000 amended by the two earlier change orders. This new change order would authorize an additional \$2.5 million and yield a revised project total of \$12,779,000. This revised budget figure has been characterized by the developer, Fairgrounds Common LLC (Billy Cassidy), as a final, not-to-exceed figure.

Brooke Mohr said she is concerned that this being a not-to-exceed number, would this be enough funds to complete this project?

Steve Hollister said that this number has an additional buffer to it, and he is confident that it is enough to complete the project.

Penny Dey asked if this request, when made, will include a discussion of municipal employee preferences for 31 Fairground?

Tucker Holland said that hiring and keeping people in key town positions is a challenge. We have approached the EOHLC about the possibility of requesting a special local preference, which would limit the category of municipal employees to a portion of the local preference. Housing Nantucket is supportive of this request. The last step is to formalize this request.

Penny Dey is it accurate to say that we are committed as a group to work towards providing a percentage of those units to municipal employees that meets the financial requirements?

Brian Sullivan: Can Anne describe how they will be marketing these units? I would like to understand the selection process before moving with this motion.

Anne Kuszpa: We are open to proceeding to give a municipal employee preference as suggested by Tucker. We will have a lottery following all the EOHLC criteria, and when applicants meet all the criteria, we will offer them a lease. The rest of the units will be advertised as ready to move units.

Brian Sullivan: are we committed to a portion of the 75% of those units to the municipal employees and how does that work with the ready to move units.

Anne Kuszpa: We already have municipal employees on the ready to move list. I would encourage employees to apply and note that those employees must meet the criteria for the financial requirements and then we would offer them a lease.

Penny Dey: asked if it is legal to have a local municipal employee preference on this project.

Vicki Marsh: We need to get approval from the EOHLC before we even consider this, but it is possible.

Brooke Mohr: what I wanted to hear is that the Housing Nantucket will make their best effort to work with the municipal housing director to allow municipal employee preference to the greatest degree possible for this project, obviously subject to approval from EOHLC.

Vicki Marsh: I just wanted to clarify that the way the regulations are written that 70 % of affordable housing units can be applied for local preference. Note that we cannot allocate 100% to local preferences and for that reason they might not want to go with it, because it might not be able to attract a wide enough pool of applicants.

Tucker Holand: those units are already under construction, and they already have contributed to the Safe Harbor, and they no longer are part of what constitutes to the current period Safe Harbor. We do want to ensure that they stay on our SHI list. This is a 22-unit project, 25% of this is six units. Six units will be restricted to 80% AMI. Four units as 70% of that subjected to local preferences. Five of those units above the 80% AMI that we would seek the special local preferences. We would propose to the EOHLC that we direct some units outside the 80% AMI to municipal employees who qualify. Although we know that technically they do not have authority over these units, they have an opinion because they all count on the SHI list.

Reema Sherry: how would we demonstrate the local and municipal need?

Tucker Holland: we have information from Housing Nantucket and Richmond that reflects the local need for housing.

Meg Browers suggested that we make sure to that this information gets to the school's employees, because they are not aware that they can qualify for those units.

Penny Dey makes a MOTION to approve that the Affordable Housing Trust supports the efforts

made by Tucker and Anne to work with EOHLC to investigate the feasibility of committing a percentage of those units to municipal employees going forward into perpetuity.

Dave Iverson seconded this Motion.

ROLL CALL of those participating:

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

The vote was unanimously approved.

The Trust is inclined to approve the request for grant, but it is concerned if the Trust can afford it.

Tucker confirms that the Trust has the funds available, and the town would not have to authorize borrowing to fund this request.

Reema Sherry made a MOTION to approve the request for additional fund for 31 Fairgrounds Road to Housing Nantucket in the amount of 2.5 million dollars as a grant subjected to Housing Nantucket compliance with approved municipal employee preferences to EOHLC.

Brooke Mohr seconded this motion with a minor amendment that this grant does not exceed the original amount of 2.5 million dollars.

ROLL CALL of those participating:

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

VIII. Discussion: Year-Round Restriction Advisory Committee

Reema Sherry suggested that the Trust should decide on the number of participants and if there is any special make up that could be mapped out the trust should do that, so we are ready for the Special Town Meeting in the fall.

Brooke makes a MOTION to establish a working group for the deed restriction group to include two members of the Affordable Housing Trust and seven members of the community at large as broadly

as possible. This motion was seconded by Reema Sherry.

ROLL CALL of those participating:

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

Brooke Mohr also suggested that the two members of this Trust be selected for this meeting.

Brian Sullivan asks if there are any volunteers.

Brian Sullivan, Reema Sherry, Shantaw Bloise-Murphy and Meg Browsers presented themselves as volunteers for this committee. There will be a subcommittee meeting between the volunteers and the advisor for the Deed restriction Committee.

IX. Other Business

Next Meeting: July 11, 2023, at 1:00pm via Zoom

X. Board Comments

None at currently.

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.

Penny Dey made a MOTION to adjourn public session and 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. Penny Dey | Aye |
| 2. Reema Sherri | Aye |
| 3. Dave Iverson | Aye |
| 4. Brooke Mohr | Aye |
| 5. Meg Browsers | Aye |
| 6. Shantaw Bloise-Murphy | Aye |
| 7. Brian Sullivan | Aye |

This meeting was adjourned at 2:50pm.

EOHLC ISSUED AUGUST 3, 2023

Executive Office of Housing and Livable Communities
Chapter 40B Subsidized Housing Inventory (SHI)
as of June 29, 2023*

Community	2020 Census Year Round Housing Units	Total Development Units**	SHI Units	%
Abington	6,799	666	489	7.19%
Acton	9,151	1,517	737	8.05%
Acushnet	4,275	125	95	2.22%
Adams	4,299	324	324	7.54%
Agawam	12,313	620	558	4.53%
Alford	237	0	0	0.00%
Amesbury	7,808	841	663	8.49%
Amherst	10,684	1,467	1,252	11.72%
Andover	13,464	2,212	1,675	12.44%
Aquinnah	215	33	33	15.35%
Arlington	20,400	1,615	1,299	6.37%
Ashburnham	2,448	144	29	1.18%
Mount Washington	122	0	0	0.00%
Nahant	1,609	48	48	2.98%
Nantucket	6,184	591	332	5.37%
Natick	15,563	2,020	1,494	9.60%
Needham	11,849	1,599	1,404	11.85%
New Ashford	116	0	0	0.00%
New Bedford	44,454	5,209	5,169	11.63%
New Braintree	396	0	0	0.00%
New Marlborough	731	0	0	0.00%
New Salem	448	0	0	0.00%
Newbury	2,809	97	97	3.45%
Newburyport	8,300	948	784	9.45%
Newton	33,116	3,240	2,870	8.67%
Norfolk	3,587	521	151	4.21%
North Adams	6,754	866	866	12.82%
North Andover	11,872	1,397	948	7.99%
North Attleborough	12,501	375	363	2.90%
North Brookfield	2,082	142	142	6.82%
North Reading	5,829	658	546	9.37%
Northampton	13,543	1,510	1,445	10.67%
Northborough	5,873	713	604	10.28%
Totals	2,889,863	327,915	279,736	9.68%

NEW
SHI
10%
REQUIREMENT

618
UNITS

UP
128
UNITS
(26%)

*This data is derived from information provided to the Executive Office of Housing and Livable Communities (EOHLC) by individual communities and is subject to change as new information is obtained and use restrictions expire.

**Total units in developments containing SHI Units

