

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, July 16th , 2024.

Remote Meeting via Zoom– 12:30b pm

Trust Members: Brian Sullivan (Chair), Forest Bell, Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Forest Bell, Meg Browers, Penny Dey, Shantaw Bloise-Murphy

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

SPEAKER IN ATTENDANCE: Anne Kuszpa (Housing Nantucket Director)

I. Call to Order

Brian Sullivan called this meeting to order at 12:33pm.

II. Approval of Agenda – ACTION

Meg Browers made a MOTION to approve the agenda. Penny Dey seconded this motion.

ROLL CALL of those participating:

- ☐ . Forest Bell Aye
- ☐ . Meg Browers Aye
- ☐ . Penny Dey Aye
- ☐ . Shantaw Bloise-Murphy Aye
- ☐ . Brian Sullivan Aye

III. Public Comments

Kristie Ferrantella said that the Trust has been following the Affordable Homes Act very closely over this session as it originally included the Transfer Fee, which has since been removed from the Bill. The bill just went to the Joint Conference Committee this past weekend. She said that is where the House and the Senate meet to try to merge their housing bills into one. The Seasonal Communities Designation is still included in this, so she is encouraging year-round and seasonal community members to reach out to the six members of the Joint Committee to show support for the Seasonal Community Designation. All the information is listed on the Affordable Housing Trust website, as well as a template. She is encouraging the community to send their letter of support by July 17th.

IV. Approval of Minutes – ACTION

- June 11th, 2024
- June 25th, 2024

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

Penny Dey made a MOTION to approve the meeting minutes with her corrections for June 11th and June 25th, 2024. Meg Browers seconded this motion.

ROLL CALL of those participating:

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1. Forest Bell Aye
2. Meg Browers Aye
3. Penny Dey Aye
4. Shantaw Bloise-Murphy Aye
5. Brian Sullivan Aye

V. Announcement -

- **The Housing Department will be giving an update to the Select Board on the Strategic Plan - Housing Goals at the July 17, 2024, meeting.**

Kristie Ferrantella said that she just wanted the public to know that part of the Select Board strategic plan includes a focus area on both Municipal Housing needs and Affordable housing, and she will be giving a detailed and extensive update on their five housing goals at tomorrow night's (July 17th, 2024) Select Board meeting at 5:30pm.

VI. Request and Approval of an extension of a License Agreement between Barrett Enterprises, LLC, and the Affordable Housing Trust Fund at 12 Bartlett Road – DISCUSSION/ ACTION

Brian Sullivan provided background information. There was a telephone pole where the wiring was too low for them to move the House on to another property, and there was a wait on the electric company to move the pole. They have installed the new pole but apparently the line has to be moved up so they can move the house across the street.

Kristie Ferrantella said that they are asking for a one-week extension and staff is recommending to extend it for another two weeks to avoid them having to come back to the Trust. Kristie suggests extending it until July 26th.

Some discussion followed.

Shantaw Bloise-Murphy made a MOTION to approve the request of an extension of a License Agreement between Barrett Enterprises, LLC, and the Affordable housing Trust at 12 Bartletts Road until July 26, 2024. Forest Bell seconded this motion.

ROLL CALL of those participating:

1. Forest Bell Aye
2. Meg Browers Aye
3. Penny Dey Aye
4. Shantaw Bloise-Murphy Aye
5. Brian Sullivan Aye

VII. Review Closing Cost Assistance Program Guidelines and Qualifications – DISCUSSION/ACTION

Brian Sullivan opened the agenda item to review the Closing Cost Assistance Program guidelines that currently serves up to 175% AMI. He said the Trust had previously taken a vote that 175% AMI was the max amount that they would fund up to \$15,000 of closing cost assistance and since they had the discussion, they have received two applications at the 240% AMI. Chair Sullivan questioned if the Trust wanted to consider a policy change.

Some discussion followed.

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Shantaw Bloise-Murphy made a Motion to take no action on this item. Penny Dey seconded for discussion.

Some Discussion followed.

Shantaw Bloise-Murphy explained that her motion to take no action was to not make any changes to the guidelines today so that they can produce a budget and do this in a more fiscally responsible way later on down the road.

Brian Sullivan asked the board if they had any more questions on Shantaw Bloise-Murphy's motion. There was no more discussion.

Shantaw Bloise Murphy had made a MOTION to take no action on this item, to give the Trust time to review the program guidelines and create a budget. Penny seconded this motion.

ROLL CALL of those participating:

1. Meg Browers Aye
2. Penny Dey Aye
3. Shantaw Bloise-Murphy Aye
4. Forest Bell Aye
5. Brian Sullivan Aye

VIII. Closing Cost Assistance Application—ACTION

- **8 Honeysuckle Drive – Norman Frazee**
- **10 Honeysuckle Drive – Shaylyn Maguire**

Chair Sullivan opened the agenda item by mentioning that the previous agenda item affirmed the program only serves families up to 175% AMI. Therefore, the applicants are not eligible for the program according to the present program guidelines of the Affordable Housing Trust. Lee Smith said a vote was not needed as the guidelines state the eligibility. Meg Browers asked if we could extend it another agenda and review it. Kristie Ferrantella stated that we need 30 days to process closing cost assistance through staff and administration, and that would not be feasible. She said she would connect with the buyers to notify them that they are not eligible.

IX. Vote to Approve and Execute the Deed Rider Containing the Affordability Restriction up to 240% of Area Median Income and the Year-Round Housing Occupancy Restriction for:

- **8 Honeysuckle Drive**
- **10 Honeysuckle Drive**

Kristie Ferrantella said this was part of the May 21st agenda, Housing Nantucket had come to the Trust to ask for the Trust to hold the Deed Rider with a Year-Round occupancy and affordability restriction, in exchange the trust approved the funding of \$45,000 per property, a total of \$90,000 for the two units.

Vicki Marsh said that she had submitted for review the Affordable Housing Deed Rider and it also contains the Year-Round owner occupancy restriction in it as well.

She also said that in the original Deed Rider written by Bryan Swain, he called it a Deed Restriction, but she reviewed it and created a redline version for the Trust. The deed rider follows the format that

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EOHLC uses for deed riders in affordable housing projects in ownership situations. She said it covers all of the bases as far as the actual process for resale of an affordable unit. It also covers enforcement, monitoring agent, as much as the language as the EOHLC deed riders have. She said what she has added into this is the fact that this deed rider is not going to be held by the Municipality, but it is going to be held by the Trust, and the Trust has the authority to be able to hold this Deed Rider. As a result of that, the restriction is in perpetuity instead of the 30 years which is the statutory requirement under chapter 184 section 27, so they will always maintain their affordability and the year-round owner occupancy restriction. She defined the Affordable Housing Restriction is up to 240% AMI and the Year-round restriction as being 10 months of each consecutive 12-month period which is what the Trust decided to do.

Some discussion followed.

Brian Sullivan notified the members that he had received a new version from the attorney just before the meeting started. He suggested that they hold this item to a future meeting to give town counsel time to review the redlined version of the deed rider that they received during the meeting from Bryan Swain.

Kristie Ferrantella suggested that they have another meeting before their August 7th meeting since the buyers for those units are closing on August 8th.

Some discussion followed and members agreed.

X. Select Board Quarterly Update – REVIEW

Kristie Ferrantella said that on August 7th, she will be giving a quarterly report from the Affordable Housing Trust Fund to the Select Board. She said she will be presenting the highlights from this quarter, such as how our housing construction has been going and programs and initiatives that we've been working on. She said she also plans to give and update on:

- The Affordable Homes Act
- Talk through the RFP process for the Trust's vacant lands.
- The grant to Housing Nantucket for the 66 Pochick Avenue house move.
- The grant to Richmond that is going to help the Town stay in Safe Harbor at the end of the year.
- The two lotteries that were a result of funding from the Affordable Housing Trust Fund. One is with Habitat for Humanity Nantucket and the second one is with Housing Nantucket.
- The Year-Round Deed Restriction Pilot Program and the Lease to Locals Program grant.

There were no further comments from members.

XI. Review Subsidized Housing Inventory List – REVIEW

Kristie Ferrantella said as a reminder, the State's Chapter 40B law, demands that 10% of the year-round housing stock has to be affordable and deed restricted. That goal for Nantucket is 618 units of deed restricted year-round housing. The way that they can add to this is, either, through rental or homeownership opportunities. The State's programs really incentivize rental housing because only 25 % of the units would be restricted but 100% of the development

counts toward the Subsidized Housing Inventory List.

She said that the last time the EOHLHC put out a list was in January 2023, and they had 332 units on Nantucket's list. She said that with this year's developments they plan to add another 129 units to the Subsidized Inventory List and the number will increase to 7.5% of the 10% goal.

Kristie Ferrantella also said that the Trust has purchased vacant land in various locations on-island, and the goal is to have these properties developed and added to the Subsidized Housing Inventory List in the next few years to keep Nantucket in Safe Harbor. Kristie referenced the timeline in the packet to show how the Trust and Town will stay in Safe Harbor until we reach the 10% goal, which is slated for 2027.

XII. Review Request for Proposal for: – REVIEW/DISCUSSION

Kristie Ferrantella opened the discussion of the Request for Proposals (RFPs) and said she would give an overview of each one.

- **135 and 137 Orange Street**

Kristie Ferrantella said that the Trust had to reject the proposal for the original RFP because the developer needed most of the funding for the project to come from the Trust. In summary:

- This property has the potential for 32 units and 57 bedrooms.
- 25% of the development has to be at 80% AMI.
- Aligns with the Workforce Housing By-law in our zoning code.
- Includes a new NRTA bus stop.
- The release time for the new RFP could be the beginning of August 2024

- **16 Vesper Lane**

Kristie Ferrantella said that the Trust swapped 18 for 16 Vesper Lane with the Nantucket Cottage Hospital.

- This has the potential for 17 units with 24 bedrooms under the current zoning. It can be subdivided into 3 lots which would provide more bedrooms.
- The potential developer can apply for the subdivision through the ZBA, or staff could apply before the RFP goes out. Kristie recommended that the RFP be issued and the subdivision, if needed, could be done by the potential developer. She reminded the Trust that parking is one of the biggest issues and increasing the bedroom count might create more parking challenges.

- **7 Amelia Drive**

Kristie Ferrantella said this property was purchased by the Town and Affordable Housing Trust.

- This property has the potential for 3 units with 8 bedrooms total, without a commercial component.
- The commercial component would limit them to two units but there would be no limit on the bedroom count.
- She suggested that they put out the RFP as is and have the potential developers make any decision on commercial use.

- **12 and 12R Bartlett Road**

Kristie Ferrantella said they have two options that they could do here.

1. Its currently zoned CN and CN allows for apartment buildings by special permit. Given the size of the lot, they could ask for a 3-lot subdivision and that would allow for 12 Units with 24 bedrooms.
2. The second option would be to go to Town Meeting and rezone this to R5. This would allow for duplexes by right. This would allow for 5 duplexes, or 10 units, with no limit on bedroom size. This could be a potential homeownership model.

She said she just wanted to get the sense of the board on what the Trust wants to do. They could continue as rental or go to Town meeting to rezone for a potential ownership project. Penny Dey commented that the Trust prefers to work within current zoning and would not be in favor of rezoning. Others agreed. Kristie said that they would issue the RFP as is.

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

- **Approval of Executive Session Minutes of February 21, 2023; March 21, 2023; July 25, 2023; August 22, 2023; August 29, 2023; September 5, 2023; September 19, 2023; October 31, 2023**
- **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 5 Madison Court, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares.**

Penny Dey made a MOTION to adjourn Open Session to move to Executive Session, not to return to Open 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 Affordable Housing Trust members. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Meg Browers Aye
2. Forest Bell Aye
3. Penny Dey Aye
4. Shantaw Bloise-Murphy Aye
5. Brian Sullivan Aye

XIV. Adjourn

This meeting was adjourned at 1:42pm