

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, July 30th, 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Meg Browers, Forest Bell, Shantaw Bloise-Murphy, Tom Dixon, Abby De Molina

ATTENDING MEMBERS: Brian Sullivan, Forest Bell, Meg Browers, Penny Dey, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Rachel Field (Property Manager for the Town), Vicki Marsh and Lee Smith (Town Counsel)

SPEAKERS IN ATTENDANCE: Anne Kuszpa (Housing Nantucket)

I. Call to Order

Brian Sullivan called the meeting to order at 12:34 PM.

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Tom Dixon seconded the motion.

ROLL CALL of those participating:

1. Forest Bell – Aye
2. Penny Dey – Aye
3. Meg Browers – Aye
4. Tom Dixon – Aye
5. Brian Sullivan – Aye

III. Approval of Minutes – ACTION

- July 9, 2024
- July 16, 2024

Penny Dey made a MOTION to approve the meeting minutes from July 9 and July 16, 2024, with all the edits incorporated. Tom Dixon seconded the motion.

ROLL CALL of those participating:

1. Forest Bell – Aye

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

IV. Public Comments for Items Not Listed on the Agenda

No public comments.

V. 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: – ACTION

- 8 Honeysuckle Drive
- 10 Honeysuckle Drive

Continued from July 16, 2024

Vicki Marsh said that she had provided the Trust with the final version of the Deed Riders. She mentioned that she had reached an agreement with Housing Nantucket regarding the monitoring service fees and collection of judgments that may be available in the event of an enforcement violation.

Vicki Marsh noted that Housing Nantucket is the monitoring agent for these restrictions, and it is logical that they will incur certain fees and costs to undertake the monitoring. Initially, the Deed Rider designated the monitoring fees to the Trust, as the Deed Riders from the EOHLIC typically allocate those fees to the Town, with a separate third-party monitoring agent.

She stated that since the Trust is the enforcing agent for these restrictions, if the Trust incurs costs while enforcing the restriction, they should be reimbursed. An agreement was produced stipulating that any costs for both the Trust and Housing Nantucket would be deducted from any judgments, fines, or other enforcement mechanisms. The amounts received from these enforcement actions would be split equally between Housing Nantucket and the Trust.

She also indicated that in paragraph 12, the monitoring service fees normally allocated to the monitoring agent would be dispersed to Housing Nantucket for the costs incurred in enforcing the restriction. These were the only changes made; everything else remained the same.

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Penny Dey asked Vicki Marsh to confirm that these restrictions, being held by the Trust, a municipal body, are in perpetuity.

Vicki Marsh confirmed that she inserted language into the Deed Rider specifying that the restriction would be in perpetuity, under General Laws Chapter 26, which allows a government body to hold the restriction for the benefit of a public purpose indefinitely.

Penny Dey made a MOTION to approve the Deed Rider containing the Affordability Restriction up to 240% of Area Median Income and the Year-Round Housing Occupancy Restriction for 8 and 10 Honeysuckle Drive and to authorize the Affordable Housing Trust members to sign it today.

Tom Dixon seconded the motion.

ROLL CALL of those participating:

1. Penny Dey – Aye
2. Meg Browsers – Aye
3. Tom Dixon – Aye
4. Forest Bell – Aye
5. Brian Sullivan – Aye

VI. Acceptance of the Grant Agreement for Lease to Locals and Authorize the Chair to Sign — ACTION

Kristie Ferrantella said that at the July 9, 2024, meeting, the Affordable Housing Trust approved a grant of up to \$450,000 to the Lease to Locals program, which will be presented for approval at the Select Board's August 7th meeting. In preparation, Lee Smith from Town Counsel has prepared a draft grant agreement that was attached to the agenda packet, with additional changes circulated this morning.

She requested that the Trust members authorize the Chair to sign the grant agreement upon approval by the Select Board.

Meg Browsers made a MOTION to authorize the Chair to sign the Grant Agreement for the Lease to Locals program upon Select Board approval and subject to Town Council approval. Penny Dey seconded the motion.

ROLL CALL of those participating:

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1. Meg Browers – Aye
2. Tom Dixon – Aye
3. Forest Bell – Aye
4. Penny Dey – Aye
5. Brian Sullivan – Aye

VII. Other Business

- Next Meetings
 - o August 6, 2024, at 12:30 PM
 - o August 20, 2024, at 12:30 PM

VIII. Board Comments

IX. Executive Session - Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 71 Surfside Road, where an Open Meeting May Have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members, and the Chair So Declares.

No Executive Session due to lack of quorum.

X. Adjourn

Meg Browers made a MOTION to adjourn the meeting. Forest Bell seconded the motion.

ROLL CALL of those participating:

1. Meg Browers – Aye
2. Tom Dixon – Aye
3. Forest Bell – Aye
4. Penny Dey – Aye
5. Brian Sullivan – Aye

The meeting was adjourned at 12:50 PM.