

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, October 1st, 2024.

Remote Meeting via Zoom– 12:30 pm

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

ATTENDING MEMBERS: Brian Sullivan, Penny Dey, Forest Bell, Tom Dixon, Meg Browsers, Abby De Molina, Shantaw Blois-Murphy

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

SPEAKERS IN ATTENDANCE:

I. Call to Order

Brian Sullivan called this meeting to order at 12:35pm.

II. Approval of Agenda – ACTION

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

ROLL CALL of those participating:

1. Forest Bell Aye
2. Tom Dixon Aye
3. Meg Browsers Aye
4. Abby De Molina Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

III. Public Comments

There were no public comments.

IV. Approval of Minutes – ACTION

- September 10th, 2024
- September 13th, 2024

Penny Dey made a MOTION to approve the meeting minutes for September 10th and 13th as amended by Kristie Ferrantella. Forest Bell seconded this motion.

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ROLL CALL of those participating:

1. Forest Bell Aye
2. Tom Dixon Aye
3. Meg Browsers Aye
4. Abby De Molina Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

V. CCAP Application – ACTION

- **Juan Pablo Aguero Cid – 9 Bluet Court**

Tom Dixon made a MOTION to approve the CCAP application for Juan Pablo Aguero Cid at 9 Bluet Court. Abby De Molina Seconded this motion.

ROLL CALL of those participating:

1. Forest Bell Aye
2. Tom Dixon Aye
3. Meg Browsers Aye
4. Abby De Molina Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

VI. Review Deed Restricted Units Created Since 2019 – REVIEW

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Kristie Ferrantella shared the sheet above with the Trust, which lists all the SHI units, and mentioned that it is available to the public in the meeting packet on the Town's website. She noted that Penny Dey had recently requested the Housing Office to compile a list of all the SHI units created with both CPC and Town Meeting funds. This sheet provides an overview of units created from 2019 to the present, including those in the development phase.

Kristie Ferrantella stated that the Affordable Housing Trust Fund has created 121 deed-restricted units for both homeownership and rentals, covering up to 240% AMI, though most of the units are at 110% AMI or below. This includes units from Wiggles Way at up to 150% AMI and Habitat for Humanity units at 80% AMI or below. She also pointed out that the second column on the sheet lists

all units under construction or in the development phase. This includes Richmond Gooseberry Place, which is scheduled to receive its certificate of occupancy in the next couple of weeks. Additionally, vacant land purchased by the Trust is set to have RFPs released this week, adding another 125 units that are in the development phase.

She explained that she earmarks funds to ensure the Trust has the resources available for these projects and keeps a running tally with the Finance Director. As the projects evolve, she continually updates the sheet.

Penny Dey said that she asked for this because as an individual she wanted a more succinct way to tell the story of what the Trust has accomplished. She thanked Kristie Ferrantella for doing this and said that it was very helpful and that the Trust needs to retool their message to the community to make it more clear of what it is that the Trust is doing.

Some discussion followed.

Kristie Ferrantella said it was a really good exercise to get the housing office to really dig into this, it made her start to think about other ways that they can get this information out to the community.

Some discussion followed.

Penny Dey asked if it would be appropriate to have a meter where they show where Nantucket is with Safe Harbor until the next census.

Brian Sullivan said that just as an additional comment, in the past units that were created, were full spent amounts, the second column may need future investments, and the third column would be some acquisitions and then some future investments on developments. He said he just wanted to make sure that they understand that the \$83 million is not necessarily a complete unit number, maybe add that explanation at the bottom of the chart for the public.

VII. Review ZBA Request for Written Comments on Surfside Crossing 40B Development

– REVIEW

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Kristie Ferrantella said that what the ZBA is requesting is for written comments, concerns and recommendations based on the permit application that is in front of the ZBA. She said that the ZBA September 5th meeting packet shows the changes from the original proposal in which the Affordable Housing Trust had provided comments to what the new proposal is, which has moved from a mixture of standalone homes and condos to an all-condominium development.

Kristie Ferrantella clarified that she put the request from the ZBA for the Trust to review the project and respond by November 14th, 2024, to get an initial feedback, comments or questions that can be taken to the ZBA to get more clarifications.

She also said that this item will be added back to the October 15th meeting and the Trust will either need to finalize their comments and recommendations or they will need to schedule a special meeting because the next Trust meeting is not until November 14th.

Some discussion followed.

Brian Sullivan said that the goal is to deliver any written comments for the Trust's next meeting to Kristie Ferrantella, what things does the Trust want to cover. He said that personally he thinks that from the last application that the ZBA reviewed to where they are now, the developer has stated that their interest is 75% of the units to be year-round with a restriction. He said he hopes this is something that he can see happening through either deed restrictions or down payment assistance, but hopefully find a way to the path of 75% of this development to be year-round.

Penny Dey said that they need to be cognizant that committed to year-round does not mean year-round affordable, because they are two distinctly different types of housing. She also reminded the board that they are not regulatory, and it's interesting that they were asking for the Trust's opinion.

Some discussion followed.

Abby De Molina asked Kristie Ferrantella if they have worked out a mechanism if the Trust did do some sort of deed restriction, how would that work?

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Kristie Ferrantella said that in conversation with the Select Board and the Finance director and she thinks that the best approach is for potential buyers of the units at surfside crossing to utilize the existing program. so the 80% to 175% AMI restricted units have the opportunity to apply for closing cost assistance and if there is any development where the developer or other organizations steps in and want to place an affordability restriction. She also mentioned that they have the year-round deed restriction pilot program that have been finalized, so that could be used to put year-round occupancy restrictions on the market rate units. Those are the tools that already exists and could be used on this project. Also, there is the seasonal communities' designations that has not been released yet but might be another tool in the toolbox by the time.

Brian Sullivan said that they are expecting the EOHLC to come out with a little bit better understanding of the seasonal community opportunities around December to January , to then be able to understand how to implement programs that are included in the designation.

Some discussion followed.

Kristie Ferrantella wanted to recap that the Trust just wants to make sure that there is still a focus on at least 75% of this development to be year-round and that they want to see a mix of affordable and attainable housing options. She also encouraged everybody to take a look at the original submission and then the new one, where some of the benefits of it aligning a little bit more with the Housing Production Plan. She said the previous submission had 4- and 5-bedroom standalone homes , whereas the new one has more 1- and 2-bedroom condos.

Kristie Ferrantella said just looking at some of those things and see how it align or doesn't align with the Housing Production plan and the Select Board strategic plan, those types of comments will be important to provide back to the ZBA.

Some discussion followed.

Meghan Perry said that she was wondering if there is anything in writing that a member of the Trust,

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Select Board or Kristie Ferrantella or any other Town representative has with regards to making this development year-round with the developer?

Kristie Ferrantella said that they issued a joint statement between the Select Board and the Developer of Surfside Crossing in April 2023 around the commitment to keep it as close at 75% year-around as possible.

Meghan Perry asked if there is an actual agreement that would be legally binding.

Abby De Molina asked if wants that one of the things that they were going to put in their comments for once they consolidate all their comments for November is to ask for that to actually be in writing?

Brian Sullivan said yes, that is what they discussed today and as far as he is aware since last joint statement , there has been no written agreement.

VIII. Request for Approval and Execution of Purchase and Sale Agreement for 71 Surfside Road.

Penny Dey and Brian Sullivan recused from this item and passed the it to Tom Dixon.

Kristie Ferrantella said that this is a standalone house that the Affordable Housing Trust has considered, and they were able to secure son appealing offer. She also said they have considered this for both affordable housing and Municipal employee housing and the trust felt that it was a good investment considering that it was a good investment considering that is was currently used as a year-round rental and previously year-round ownership and wanted to keep the year-round stock that is already year-round stay year-round.

She said the long-term plan is still in development for this, but they have several options with this, in terms of the property being able to be both a rental and a home ownership opportunity with a deed restriction up to 240 % AMI.

She said with the refusal of Brian Sullivan and Penny Dey she is asking the Board to authorize Tom Dixon to sign and execute the P&S on behalf of the Affordable Housing Trust Fund. Meg Browsers

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seconded this motion.

ROLL CALL of those participating:

1. Abby De Molina Aye
2. Meg Browers Aye
3. Forest Bell Aye
4. Shantaw Bloise-Murphy Aye
5. Tom Dixon Aye

IX. Other Business

Next Meeting

October 15, 2024, at 12:30pm

X. Board Comments

No board comments.

XI. Executive Session

1. **Approval of Executive Session Minutes from November 17, 2023, January 16, 2024, January 30, 2024, February 6, 2024, March 19, 2024, March 26,2024, and April 30, 2024.**
2. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 26 Somerset Lane, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
3. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 31 Dartmouth Street, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
4. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 20 Pine Grove Lane, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
5. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property**

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**Regarding 10 Parker Lane and 55 Fairgrounds 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**

Abby De Molina made a MOTION to close open session to move to executive session for the purpose to consider purchase, lease, or value of real estate , where an open meeting may have detrimental effect on the negotiating position of the Affordable Housing Trust members. Forest Bell Seconded this motion.

ROLL CALL of those participating:

1. Abby De Molina Aye
2. Meg Browers Aye
3. Forest Bell Aye
4. Shantaw Bloise-Murphy Aye
5. Tom Dixon Aye

IV. Adjourn