

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, December 17, 2024.

Remote Meeting via Zoom– 12:30pm

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, Tom Dixon, Abby De Molina, Forest Bell, Meg Browsers, Shantaw Bloise-Murphy.

STAFF IN ATTENDANCE: Ellis Ramos (Office Manager), Rachel Field (Property Manager) Tracy MacDonald (Real Estate Specialist) Lee Smith (Town Counsel).

SPEAKERS IN ATTENDANCE: Anne Kuszpa (Housing Nantucket), Joe Grouse and Richard Hussey (Habitat for Humanity Nantucket)

I. Call to Order

Brian Sullivan called the meeting to order at 12:45pm.

II. Approval of Agenda – ACTION

Penny Dey requested that the approval of both open session meeting minutes and executive session meeting minutes be held to a future meeting because she didn't have enough time to review them thoroughly.

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

Roll call of those participating

1. Forrest Bell – Aye
2. Penny Dey – Aye
3. Meg Browsers – Aye
4. Shantaw Bloise-Murphy – Aye
5. Abby De Molina – Aye
6. Brian Sullivan – Aye

III. Public comments *for items not listed on the agenda.*

Mary Mack raised a question about the difference between units that count toward the Subsidized Housing Inventory (SHI) list and those that are eligible for Safe Harbor. Specifically, she wanted to know why some units might count toward SHI but not Safe Harbor.

AHTF Meeting on December 17, 2024, at 12:30PM

Brian Sullivan assured Mack that the board would provide a written explanation at the next meeting.

Penny Dey added briefly that the issue often comes down to income restrictions or the timing of permits but deferred to the forthcoming written response for a detailed explanation.

IV. Approval of Minutes of November 19, 2024; November 25, 2024; and December 3, 2024

This item was held to be discussed at a future meeting.

V. Status Reports for the Affordable Housing Trust Fund Grants – UPDATE

- 1. Housing Nantucket Update on House Recycling Grant for 66 Pochick Ave**
- 2. Housing Nantucket Update on Lease to Locals Grant**
- 3. Habitat for Humanity Nantucket Update on Waitt Drive Development Project**

Brian Sullivan deferred to the agenda packet for the update on the progress of several ongoing projects. The house recycling project at 66 Pochick Avenue was noted to be moving forward, along with the Lease to Locals program.

Richard Hussey from Habitat for Humanity provided a detailed update on the Waitt Drive Development project. He explained that interior flooring was being installed in two homes and that exterior work for all four homes had been completed. Richard Hussey emphasized the importance of volunteerism, highlighting contributions from homeowners and local volunteers, including Penny Dey, who participated in painting efforts. He noted that the duplex portion of the project is expected to break ground in late February.

Brian Sullivan remarked on how such collaboration fosters a strong sense of community.

Tom Dixon joined the meeting at 1pm.

VI. Review of 2025 Affordable Housing Trust Fund Meeting Schedule (Originally discussed at the November 19, 2024, meeting) - DISCUSSION/ACTION

Brian Sullivan explained that conflicts had been identified with the proposed bi-monthly schedule for January through March, and the board considered possible adjustments.

Penny Dey emphasized the importance of maintaining the bi-monthly schedule, particularly as preparations for the 2025 Annual Town Meeting approach.

Brian Sullivan agreed, noting that frequent meetings would prevent agendas from becoming overloaded.

The board decided to keep the schedule unchanged, with Penny Dey stepping in as Chair for three

AHTF Meeting on December 17, 2024, at 12:30PM

meetings when Brian Sullivan is unavailable.

Ellis Ramos confirmed that the updated schedule will be distributed and posted on the town website.

VII. Update on Recent Request for Housing Production Plan Certification and Safe Harbor Extension – UPDATE

Tracy MacDonald provided an update on the Housing Production Plan Certification and Safe Harbor extension. She shared that 62 units were added to the SHI list in 2024, securing Safe Harbor status through February 2025. Looking ahead, she noted that an additional 112 units are expected in 2025, including the Ticcoma Green project.

Brian Sullivan explained the significance of timing in pulling building permits, which determines whether units can be counted toward Safe Harbor in a given year.

Penny Dey elaborated on the history of the SHI target, explaining that the 10% requirement is based on HUD census data and how the 2020 census significantly increased the goalpost. She assured the board that Nantucket is on track to achieve its 10% target by 2027.

VIII. Housing Nantucket Request for Funding for Owner's Project Manager at Wiggles Way – DISCUSSION/ ACTION

Anne Kuszpa explained the need for an additional \$49,000 to extend the contract for the Owner's Project Manager (OPM) at Wiggles Way, bringing the total budget to \$99,000. She highlighted the critical role of the OPM, Steve Hollister, in keeping the project on schedule.

Penny Dey said as a member of the Construction Committee, she strongly supported the request, emphasizing Hollister's contributions.

Penny Dey made a MOTION to approve Housing Nantucket request for funding for Owner's Project Manager at Wiggles Way. The motion was seconded by Forest Bell.

Roll call of those participating

1. Forest Bell – Aye
2. Penny Dey – Aye
3. Tom Dixon – No
4. Meg Browsers – Aye
5. Shantaw Bloise-Murphy – No
6. Abby De Molina – Aye
7. Brian Sullivan – Aye

IX. Review and Approve Request from Richmond Development to Extend Sandpiper I Loan Agreement – DISCUSSION/ ACTION

AHTF Meeting on December 17, 2024, at 12:30PM

Brian Sullivan said that Richmond Development submitted a request for a three-month extension on the repayment deadline for a short-term loan related to the Sandpiper I project. He explained that the loan had facilitated the construction of seven SHI-eligible ownership units, five of which have already been sold. He said that Staff recommended approval of the extension, noting Richmond's significant contributions to the SHI list.

Some discussion followed.

Penny Dey made a MOTION to approve the request from Richmond Development to extend Sandpiper I loan agreement. Tom Dixon seconded the motion.

Roll call of those participating

1. Forest Bell – Aye
2. Penny Dey – Aye
3. Tom Dixon – Aye
4. Abby De Molina – Aye
5. Shantaw Bloise-Murphy – Aye
6. Meg Browsers -Aye
7. Brian Sullivan – Aye

X. Review and Approve the Good Landlord Tax Exemption Guidelines for 2025 Annual Town Meeting Warrant Article – DISCUSSION/ACTION

Brian Sullivan explained the Good Landlord Tax Exemption and Expanded Year-Round Tax Exemption programs. He then said that staff had identified confusion between the two initiatives and recommended postponing action to allow for further refinement. He noted that the programs would likely be revisited at a future meeting to be ready for a fall special town meeting after additional research and development.

XI. Board Comments

No Board comments

XII. Other Business

No other business

XIII. Executive Session

1. Approval of Executive Session Minutes from April 16, 2024; May 21, 2024; June 25, 2024; July 9, 2024; July 16, 2024; July 30, 2024; August 6, 2024; September 10, 2024; November 19, 2024; November 25, 2024; December 3, 2024.

AHTF Meeting on December 17, 2024, at 12:30PM

This item has been held to be discussed at a future meeting.

2. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 26 Somerset 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**
3. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 1, 2, 3, 6, 7 and 8 Gooseberry Place, 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 at 41 Jefferson Ave, 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 Regarding at 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**
6. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 17B Essex 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**
7. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 13A and 13B Cedar Circle, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
8. **Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 18, 18A, 20, 22, 24 and 26 Sparks Avenue, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares.**

Tom Dixon made a MOTION to adjourn open session to move to executive session, not to return

AHTF Meeting on December 17, 2024, at 12:30PM

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 Affordable Housing Trust Fund. The motion was seconded by Abby De Molina.

Roll call of those participating

1. Forest Bell – Aye
2. Penny Dey – Aye
3. Tom Dixon – No
4. Meg Browers – Aye
5. Shantaw Bloise-Murphy – No
6. Abby De Molina – Aye
7. Brian Sullivan – Aye

XIV. Adjourn

The meeting adjourned at 1:33PM.