

# NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, April 20, 2021

Remote Meeting *via* Zoom – 1:00 pm

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**Trust Members:** Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

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**ATTENDING MEMBERS:** Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

**ABSENT:** Brian Sullivan

**STAFF IN ATTENDANCE:** Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

**Public Present on Zoom:** Randi Alberry; Jason Graziadei

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## I. Call Meeting to Order

Brooke MOHR called the meeting to order at 1:02 pm

Brooke Mohr announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

## II. Approval of Agenda

Reema Sherry moved to approve the agenda. Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Penny Dey Aye
5. Brooke Mohr Aye

Agenda adopted by **UNANIMOUS** consent.

## III. Approval of Minutes – *postponed to May 3<sup>rd</sup> meeting*

## IV. Closing Cost Assistance Program applications:

- 45A Beach Grass

DISCUSSION about uncertain closing date. Consensus is to subject approval to required extension if closing does not occur by mid-September 2021. No additional concerns.

Reema Sherry **motioned to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance in connection with 45A Beach Grass Road**, subject to return of any unused balance and with the stipulation that the applicant shall return to the Affordable Housing Trust to request an extension of this approval if the closing has not occurred before September 15, 2021.

Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Dave Iverson Aye

3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Penny Dey Aye
6. Brooke Mohr Aye

**The motion carried unanimously.**

- 2A Blueberry Lane

Randi ALBERRY explains that the address may not be 2A Blueberry Lane because the driveway cut will be off of South Shore Road. The address may be 28 So. Shore Rd.

NO CONCERNS

Penny Dey **motioned to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance, in connection with portion of 28 South Shore Road s/k/a 2A Blueberry Lane**, subject to return of any unused balance. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye
5. Penny Dey Aye
6. Brooke Mohr Aye

**The motion carried unanimously.**

**V. HPP Update – next steps**

Tucker HOLLAND Judi and Jen are working with their teams on providing draft production plan a week from this Friday. They know it is important that we can circulate the DRAFT report in advance of next meeting on 5/4. Intend to circulate 4/30 to give Trust members time to read. We are trying to get this ready to go before Planning Board and Select Board for their review and adoption before sending up to DHCD. Goal is to send to DHCD on or before 6/10. Current HPP expires October.

**VI. Communications Sub-committee report**

- Annual Town Meeting preparation & outreach

Reema SHERRY goes over goals set for public outreach campaign before ATM outlined in email summary from Brook Mohr.

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**GOALS:**

- 1) Explain the NEED
- 2) Explain how we spent \$25 Million
- 3) Explain plans for the next few years and \$ needed to execute
- 4) Explain the various funding articles
- 5) Get pro-housing people to show up at Town Meeting

**STRATEGIES:**

- 1) Video Series - NCTV
- 2) Graphics - Alli is working them up
- 3) One-pager for ATM
- 4) Advertising using the above
- 5) Interviews -
  - Alison Forsgren - already happening
  - Georgia Raysman - Reema will ask her
  - Daniel Griffin - Atheneum
- 6) 2-Part Community Webinar Series
  - Social Impact of housing crisis - mental health, education outcomes, domestic violence, homelessness
    - Keynote Speaker + Panel Discussion including providers and people struggling
    - Economic Impact of Housing Shortage - Inability to hire and retain employees
      - Keynote Speaker + Panel discussion: Matt Fee; Chamber; Large and small employers; for-profit and non-profit
- 7) Zoom Open Houses

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Reema Sherry explains they are creating a video series with NCTV's camera person. Working on simple narrative explaining how we have spent the funds so far and the articles intended to fund the trust. Ally is delivering some social media graphics and to be used in local advertising.

Brooke Mohr she talked with Atheneum about cohosting a public webinar to discuss impacts of housing insecurity on social-emotional welfare. She has also been talking with Fair Winds. Fair Winds and the schools are interested in doing a public presentation from human services perspective and on educational outcomes. NCTV has set a date in late May for a webinar. It will be available for subtitling in other languages. May have a keynote speaker from larger national conversation that dovetails with local experience. Planning for Tues. 5/25 but waiting to hear back from NCTV.

Ally MITCHELL she will work with Tucker on formatting of timeline and where we have spent the \$25 million. They are currently sized as Instagram posts but can be adjusted to share on other social media platforms. Some are very simple with different messaging, including some facts and statistics. She is going to source everything. Any additional facts to include can be used if other Trust members have ideas.

Penny DEY points out that we have to be consistent about who is placing the ads. She is not considering these as political ads but feels it should be clarified.

Reema Sherry confirms that she and Ally can add "paid for by ..."

Brooke Mohr she we will make sure we are complying with any requirements. Thanks Ally for graphic design work. There will be expenditures for these advertisements.

Tucker Holland we want to approve running these ads subject to Town Counsel review and appropriateness as pointed out by Penny.

Kristie Ferrantella **motioned to approve the advertising as presented subject to review by Town Counsel.** Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Kristie Ferrantella Aye

- 5. Penny Dey                   Aye
- 6. Brooke Mohr                Aye

**VII. Other Business**

Next Meetings

- May Special Meeting: Tuesday, May 4, 2021, at 1:00pm
- May Regular Meeting: Tuesday, May 18, 2021 at 1:00pm
- June Special Meeting: Tuesday, June 1, 2021 at 1:00pm

Tucker Holland goes over next meetings. May 4<sup>th</sup> is important for DRAFT HPP review. The Draft will be sent out in advance and written comments are welcome. The next regular meeting is on 5/18 and we will have one more meeting before ATM on 6/1.

Penny Dey will not be able to attend on 5/4

Brooke Mohr reminds Trust members to mark calendar for evening of 5/25 – proposed date for Webinar. 5/18 is back-up date so please set aside those dates and times.

**VIII. PUBLIC COMMENT** (for items not otherwise on the agenda)

**NONE**

**IX. BOARD COMMENTS**

Tucker Holland Alana Murphy and Rieko Hayashi with DHCD are coming down on 4/27 with rain date of 4/29 to tour variety of sites and different Habitat, Housing Nantucket, and Richmond projects.

**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.

Specific matter requires confidentiality.

The **MOTION** was made by Penny Dey and seconded by Dave Iverson to **go into 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, and not return to open session.

ROLL CALL of those participating:

- 1. Brooke Mohr                Aye
- 2. Reema Sherry             Aye
- 3. Penny Dey                 Aye
- 4. Kristie Ferrantella       Aye
- 5. Allyson Mitchell         Aye
- 6. Dave Iverson              Aye

**The motion carried unanimously.**

**XI. Adjourn**

Open Session Meeting ended at 1:40pm

Submitted by:  
Eleanor W. Antonietti