

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, May 11, 2021

Remote Meeting *via* Zoom – 1:00 pm

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

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Allyson Mitchell

LATE ARRIVALS: Penny Dey

ABSENT: Kristie Ferrantella

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Eleanor Antonietti (Land Use Specialist)

CONSULTANTS: Judi Barrett (Barrett Planning Group LLC); Jenn Goldson (J M Goldson LLC); Tyler Maren (Barrett Planning Group LLC); Barry Fradkin (J M Goldson LLC)

Public Present on Zoom: Mikahil Stepanov; Esmeralda Martinez

I. Call Meeting to Order

Brian SULLIVAN called the meeting to order at 1:03 pm

Brain Sullivan 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

Brooke Mohr moved to approve the agenda as amended to correct numbering of items.

Allyson Mitchell seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Brooke Mohr Aye
5. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

- February 18, 2021

Brooke Mohr moved to approve the Minutes for the meeting on February 18, 2021. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Minutes adopted by unanimous consent.

▪ March 2, 2021

Reema Sherry **moved to approve the Minutes for the meeting on March 2, 2021, as amended.**
Allyson Mitchell seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Minutes adopted by unanimous consent.

▪ March 9, 2021

Brooke Mohr **moved to approve the Minutes for the meeting on March 9, 2021.** Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Minutes adopted by unanimous consent.

▪ March 16, 2021

Reema Sherry **moved to approve the Minutes for the meeting on March 16, 2021, as amended.** Allyson Mitchell seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Minutes adopted by unanimous consent.

▪ April 1, 2021

Brooke Mohr **moved to approve the Minutes for the meeting on April 1, 2021.** Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Minutes adopted by unanimous consent.

▪ April 20, 2021

Reema Sherry **moved to approve the Minutes for the meeting on April 20, 2021, as amended.**
Allyson Mitchell seconded the motion.

ROLL CALL of those participating:

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

Minutes adopted by unanimous consent.

IV. Review of the DRAFT HPP – Judi Barrett and Jenn Goldson

Judi Barrett turns it over to Tyler to present PowerPoint.

Tyler Maren gives summary of each section. For Key Housing Needs Assessment Findings, he pulled out more notable demographic housing profile trend.

Tucker asks how we can put a fine point on contradictory statements such as “Smaller households, fewer families” and “Increasing year round population, fewer total households”. Thinks we need to give this more accurate depiction.

Tyler Acknowledges that “Smaller households, fewer families” needs to be reframed. The average household size is growing. The trend of “fewer families” is accurate and linked to more people living together in fewer family households in year-round units.

Brian Sullivan rather than edit by committee, suggests we get everything to Tucker to work through. Judi Barrett agrees with that idea

Tyler Maren moves on to final section on “Barriers to Development” which indicates something that constrains where housing can be built. Most land is either permanent conservation or has been built already. Infrastructure and zoning are also barriers. There are opportunities to create incentives under zoning. Affordable Housing Goals have been pared down with sub-goals. We have 4 macro-goals covering wide range of smaller goals that an HPP might address. Moving on to 16 Affordable Housing Strategies. Asks Barry to go over summary slides about last Webinar which will be attached as an Appendix to final document.

Barry Fradkin goes over last Webinar on March 30th and polling results. There is a more detailed breakdown of 6 private sites (“Friendly 40B Development”) and 8 public sites. Asks for any edits needed.

Tyler Maren highlights changes and corrections from previous draft in response to Comments Resolution Matrix (“CRM”). We plan on converting various Census Tract Tables into maps so that they are less confusing. We will continue to incorporate feedback.

Brian asks about the use of this document other than with DHCD. Suggests that while they are editing different versions, we maintain a local nomenclature version that will allow the public to easily identify different areas on island.

Judi Barrett we can add the area names to the reference map. It would be easy for us to convert the data to map form. If you want, we can preserve the data under the maps so people can see it. Thinks this will be more effective way to communicate differences across the island.

Reema Sherry points out paragraph that basically says that there are less YR houses and more people is a very important point. We should concentrate on that finding.

Penny Dey asks when we can expect 2020 Census results.

Judi Barrett Apportionment data are out but they roll it out in series. You may get basic demographic data but may not see housing sets until later this year.

Penny Dey concerned about lining up Census data with the HPP.

Tucker Holland would like to get comments back to Consultants. We don’t want to eliminate anything that is required by DHCD, and we want this to be user-friendly for the public here. Asks for guidance on timeline.

Judi Barrett There is a public meeting for the PB and the SB to approve the plan, which can be

done jointly. Following that, we need letter signed by Libby to submit formally to DHCD saying that the plan is approved. We will submit for you and it will move through review process. They have a number of days to review. Last time was fast. Things move a bit more slowly at DHCD because of the pandemic. Would not expect any issues with the current draft in terms of approval. Tucker Holland the PB and SB meeting will have to take place after Town Meeting. Asks for internal comments to be submitted to him within a week so he can consolidate into red-line version. We can discuss more next week at our meeting. Ideally, we would have PB and SB discussions in June and have submitted to DHCD by July.

DISCUSSION about logistics of working with CRM.

Brian Sullivan asks if next Tuesday's meeting (5/18) is realistic deadline for Trustees to submit comments.

CONSENSUS is yes. Will be sent to consultants following that meeting.

Judi Barrett we need to be very clear that the household data is about year-round population, because that is the ultimate unit for the Census data.

Tucker Holland our school population is going up so family size is not shrinking.

Judi Barrett we cannot document the family if not reported with Census data, but we can document what school data says.

Brooke Mohr there can be multiple families in a household. Critical to clearly state that somewhere. Judi Barrett there are Census tables that get at the concept of 'sub-family'. We can identify some number of households with specific make-up. There is a larger issue of what is and is not documented.

Brooke Mohr We can speculate from the data. Need to lead people to the logical conclusion.

Judi Barrett what are the affordability targets that Nantucket should be focusing on? Zoning cannot fix issues that are inherent in a capitalist economy. We need to be conscious of when a subsidy really makes the difference and for whom. She will join the meeting next week.

V. **Grant Request from Habitat for Humanity – Phase 2 of Benjamin Drive project**

Tucker Holland reminds the Board about its 3-unit project at Benjamin Drive. Collaborative effort amongst all local housing agencies. We are here to talk about funding today. We have \$975,000 earmarked for this project. These are first SHI-eligible units created by Habitat. We had DHCD down to do a site visit for this project. Alanna Murphy has issued the PEL for this and it is moving right along. Today they want to secure the First Phase of the funding which is \$450,000 of total projected cost. They will come back later for funding for the balance. While \$975,000 has been the working number, construction and materials costs have increased so they may be seeking more in the end, depending on market environment. We want to be cognizant of ultimate needs for this project relative to our ask with the Fall application to CPC. Details are laid out in Memo in packet in terms of the uses of the funds. He requests support. They have put in \$150,000 into it which they had on hand to do initial site work and bring in power. This is the next phase.

Brian Sullivan inflationary costs are hard to quantify.

Penny Dey **motioned** to approve \$450,000 of funding requested by Habitat for Humanity for Phase 2 of the Benjamin Drive project as presented by Staff. Dave Iverson seconded the motion.

ROLL CALL of those participating:

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

- 5. Penny Dey Aye
- 6. Brian Sullivan Aye

The motion carried unanimously.

VI. Closing Cost Assistance Program applications:

▪ **74 Somerset Road - Stepanov**

Mikhail Stepanov there is a family of 2 moving off island and he is buying this 3 BR house. He will help out his friends who need help with YR housing.
NO CONCERNS

Brooke Mohr **motioned to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance in connection with 74 Somerset Road**, subject to return of any unused balance. Dave Iverson 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
- 6. Brian Sullivan Aye

The motion carried unanimously.

▪ **Larrabee Lane – Martinez & Tejada**

NO CONCERNS

Esmeralda Martinez thanks the Board. This is a big deal for them as first time home buyers. Brooke Mohr asks if we should word this differently as it is vacant land.

DISCUSSION about how to handle this type of closing and CCAP approval like this going forward. Will need to be on future agenda.

Brooke Mohr **motioned to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance, in connection with Larrabee Lane (Lot 3)**, to be utilized for the land acquisition and the creation of the home, subject to return of any unused balance. 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
- 6. Brian Sullivan Aye

The motion carried unanimously.

VII. Covenant Formation Assistance Program Application (CFAP)

▪ **40 Essex Road – Andrew VORCE**

Penny Dey **motioned to continue this matter to the May 18th Trust meeting**. Brook Mohr 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
6. Brian Sullivan Aye

The motion to continue carried unanimously.

VIII. Other Business

Next Meetings

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

Brooke Mohr planning a housing forum with Fair Winds and Safe Place at 6pm on May 25th via Zoom Webinar with NCTV.

PENNY DEY leaves meeting at 2pm

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

Tucker Holland DHCD visited last week. Really appreciates them coming and thanks all involved in planning and presentation. They stopped at 8 or 9 sites. Discussed a lot of what is happening. Joe Grause and Gerry Keneally were co-hosts. Thanks NHC for making one of their facilities available. It was a success. A lot of people helped out.

X. BOARD COMMENTS

NONE

XI. 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 Brooke Mohr and seconded by Reema Sherry 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. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

The motion carried unanimously.

XII. Adjourn

Nantucket Affordable Housing Trust Fund – Minutes, May 11, 2021; adopted May 18, 2021

Open Session Meeting ended at 2:04pm

Submitted by:
Eleanor W. Antonietti

Approved