

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, May 18, 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, Kristie Ferrantella, Allyson Mitchell

LATE ARRIVALS: Penny Dey *at 1:15pm*

ABSENT: Dave Iverson

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Eleanor Antonietti (Land Use Specialist); Vicki Marsh (Town Counsel)

CONSULTANTS: Judi Barrett (Barrett Planning Group LLC)

Public Present on Zoom: Jason Graziadei; Anne Kuszpa (Housing Nantucket); Dave Armanetti; Zulia Oomen-Lochtefeld

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

Reema Sherry moved to approve the agenda. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Kristie Ferrantella Aye
3. Reema Sherry Aye
4. Brooke Mohr Aye
5. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

- May 11, 2021

Kristie Ferrantella abstained as she was not present at May 11th meeting.

Brooke Mohr **moved to approve the Minutes for the meeting on May 11, 2021.** Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Allyson Mitchell Aye

4. Brian Sullivan Aye
Minutes adopted by unanimous consent.

IV. CONTINUED Review of the DRAFT HPP – Judi Barrett

Tucker HOLLAND this is opportunity for Trust to provide further comment. Not everyone has had a chance to submit comments. The idea may be to continue to consolidate Trust comments and we could hold a working session to work with you.

Judi BARRETT May come on Monday. Continue to compile comments. She will come with laptop and hold an editing session. Would be most productive and give you ability to say what you are most concerned about.

Brian SULLIVAN asks about Board availability.

Reema, Allyson, Kristie, Brooke, and Brian can work to attend. Tucker will coordinate a location to meet.

STAFF will post a meeting.

Brooke MOHR going through but having a lot of conversations about it. If we can make it more positive to reflect the huge strides we have made. She is working on specific language.

Brian Sullivan regarding how document is defined for readership, we look forward to using it as educational tool for the community.

Judi Barrett no issue from DHCD point of view in community showcasing accomplishments. We can talk about old or new obstacles that we are up against. Last time we tried to talk about good things Nantucket had achieved.

VICKI MARSH & PENNY DEY arrive at 1:15pm

Tucker Holland look for the sweet spot between meeting DHCD requirement and have it be ‘user friendly’ to folks here.

Judi Barrett talks about DHCD perspective.

Tucker Holland we had several DHCD folks down here and they saw all of the different things that the Trust is involved with.

Brook Mohr the sweet spot is between acknowledging and recognizing what we have done and we we have to do.

Reema SHERRY add exercise of going back to original goals and objectives and spelling out what we actually have done with respect to that, such as building relationship with CPC.

Judi Barrett would be a good introduction. Important to make DHCD aware of all that has been done.

STAFF will post the HPP Work Session on 5/24 at 11am in location T/B/D.

Anne KUSZPA asks if the updates are to strategies we had the Housing Needs Assessments we had 2015-2025.

Judi Barrett yes

V. Covenant Formation Assistance Program Application (CFAP)

- **40 Essex Road – Andrew VORCE**

NO CONCERNS

Penny Dey motioned to approve the Covenant Formation Assistance Program application of Andrew Vorce. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Allyson Mitchell Aye
2. Reema Sherry Aye

- 3. Penny Dey Aye
- 4. Brooke Mohr Aye
- 5. Kristie Ferrantella Aye
- 6. Brian Sullivan Aye

The motion carried unanimously.

Tucker Holland confirms that we set aside funding for up to \$10,000. Asks Anne Kuszpa for an update on the original one as it was approved right before Covid shuts downs.

Anne Kuszpa 63 Cato Lane was the 1st and only one approved so far. He has been making draws. He did get behind schedule but is still within 18 mo.s allowed before interest starts to accrue. In regular communication with our office.

Tucker Holland wants to use this opportunity to highlight that the program is out there and we have funds set aside for this program.

Brian Sullivan explains the program and its intent to help defray cost of permitting process of creating Covenant property.

Anne Kuszpa demand is strong right now. There are 3 lots of land and over 60 buyers that are looking.

Brooke Mohr we should do comprehensive overview of this at some point but important to point out that this is a way to take equity out of property by selling off portion or secondary DU to a Covenant qualified buyer and stay in one's home.

VI. Purchase of 18 Vesper Lane from the University of Massachusetts

Tucker Holland explains situation and favorable qualities of this opportunity. Motion has been prepared by Town Counsel.

Brooke Mohr **motioned** that the Nantucket Affordable Housing Trust vote **to approve and execute the Acceptance of Deed from the University of Massachusetts to the Town of Nantucket Affordable Housing Trust Fund for the property at 18 Vesper Lane, Nantucket, and related closing documents in the forms approved by Town Counsel; and further to authorize the Chair or the Vice Chair of the Trustees to execute any of these documents necessary to effectuate the purchase** of said property. Reema Sherry seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

Tucker Holland thanks Atty. Marsh for her hard work on this.

VII. Wildflower Commons – Richmond Phase 2A Acceleration Program Loan & Grant Documents – Review & Approval

Tucker Holland Board is familiar with this transaction. This helps satisfy urgent need for YR housing. Happy to be working with Richmond Group to accelerate portion of rental community above and beyond what they were already willing to do. 24 additional units in terms of what could be addressed next on their own and additional affordability associated with this and a contribution

to certification or Safe Harbor. Another unique opportunity coming at right time. This adds 24 units to the SHI list. They were already part of original plan. The unit count remains the same. BR count is a little less than what was originally approved for this portion of the project. Count at time of Bldg. Permit issuance. Richmond is in process of pulling those right now. Collaborative work with DHCD on this project to make these eligible for certification. This would contribute to our next period of Safe Harbor.

Penny Dey asks when that is.

Tucker Holland difficult because we have other projects underway which could also contribute to new Safe Harbor period. This could provide first or second year as a function of timing.

Penny Dey it is fluid and there will not be redundancy.

Tucker Holland We have 3 projects which are collectively 49 units or 2 years of Safe Harbor. They are Benjamin Drive project, 31 Fairgrounds, and this one. You get full benefit of extra year.

Brian Sullivan turns meeting over to Brooke as he had previously recused from this.

Brooke Mohr is chair *pro tem*.

Reema Sherry **motioned** that the Nantucket Affordable Housing Trust vote to **approve and execute the Memorandum of Understanding, Grant and Loan Agreement, Promissory Note, Mortgage and Security Agreement and other documents necessary to effectuate the loan to Richmond Meadows Two P2A LLC for the buy-down of the affordability levels and the acceleration of the construction of the units for Wildflower Commons at Meadows II in the forms approved by Town Counsel; and further to authorize the Vice Chair of the Trustees to execute any of these documents necessary to effectuate said loan.** Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

Tucker Holland thanks Atty. Marsh and Ken for their roles in this transaction.

Brian Sullivan kudos to Dave Armanetti for help with this.

Dave Armanetti thanks the Board, Staff, and Atty. Marsh. A lot of collaboration. The math is important, but it's about putting people into quality housing as soon as possible. Thanks all for vision and leadership and support.

Brooke Mohr appreciates creative thinking and flexibility brought to the table by Richmond.

VIII. Communications Sub-committee report

a. Annual Town Meeting preparation & outreach

Reema Sherry our video stories are complete and up on NCTV's YouTube channel and they are promoting them. There should be a link on our website.

Brooke Mohr Trust will host Webinar next Tuesday, 5/25 at 6-7:30pm with Fair Winds, A Safe Place, and Kevin Marshall from the Police Department. Highlighting impact of housing insecurity on our community on behavioral and human services on island. Personal housing stories will be shared. Tucker will do presentation on work we have been doing and have planned going forward. Want to engage community and help them understand these impacts and encourage people to pay

attention and come to ATM. Format will be a Q&A but also broadcast live on YouTube. Will be subtitled after.

Brian Sullivan asks Staff to post in case of quorum.

Allyson MITCHELL had two ¼ page ads in last week's paper (May 6th edition). She put together graphics. Focused on changes in number of single family dwelling transactions under \$1 million between 2015 & 2020 and in changes in Median Annual Income and Median House Price between 1990-2020.

Brooke Mohr Statistics are stunning. In 2015, 28% of single family dwelling transactions were under \$1 million. Today the number is 8%. Median Annual Income has increased by 166% since 1990 but Median House Price has increased 711%.

Brian Sullivan asks if there are other places we can distribute this information. Hopes to distribute to housing stakeholder groups. Asks if we intend to distribute flyer at ATM.

Brooke Mohr yes but need to finalize a distribution plan on Facebook sites, Town's pages, social media sites. Encourages members to share on their own social media. We will present something on June 1st when we meet.

Anne Kuszpa we have housing stakeholders meeting tomorrow. Will put this on the Agenda.

IX. Other Business

Next Meetings

- June Special Meeting: Tuesday, June 1, 2021 at 1:00pm
- May Regular Meeting: Tuesday, June 15, 2021 at 1:00pm

Kristie Ferrantella points out that there is a possibility that next meetings may be in person with Governor Baker's recent order.

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

Brooke Mohr tell everyone to come to ATM. Several articles that will determine future capacity of this group on the Warrant.

XI. BOARD COMMENTS NONE

XII. 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 Kristie Ferrantella 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. Penny Dey Aye

- 5. Kristie Ferrantella Aye
- 6. Brian Sullivan Aye

The motion carried unanimously.

XIII. Adjourn

Open Session Meeting ended at 1:53pm

Submitted by:
Eleanor W. Antonietti

Approved