

**NANTUCKET AFFORDABLE HOUSING TRUST**

~~ MEETING MINUTES ~~

**Tuesday, June 20, 2023.**

Remote Meeting *via* Zoom– **1pm**

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**Trust Members:** Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Brooke Mohr, Meg Browsers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

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**ATTENDING MEMBERS:** Reema Sherry, Penny Dey, Meg Browsers, Brian Sullivan, Brooke Mohr, Shantaw Bloise-Murphy

**STAFF IN ATTENDANCE:** Tucker Holland (Housing Director), Vicki Marsh (Town Counsel)

**PUBLIC IN ATTENDANCE:** Steven Hollister, Anne Kuszpa, Billy Cassidy

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I. Call to Order

Brian Sullivan called the meeting to order at 1:02pm

II. Approval of Agenda – ACTION

Dave Iverson makes a MOTION to approve the agenda, seconded by Brooke Mohr.

**ROLL CALL** of those participating:

- |                          |     |
|--------------------------|-----|
| 1. Brooke Mohr           | Aye |
| 2. David Iverson         | Aye |
| 3. Meg Browsers          | Aye |
| 4. Penny Dey             | Aye |
| 5. Reema Sherry          | Aye |
| 6. Shantaw Bloise-Murphy | Aye |
| 7. Brian Sullivan        | Aye |

III. Minutes

- To be taken up at the July meeting
- *Note: all Trust open meetings are recorded and available on the Town's YouTube channel*

IV. Update: Housing Office Manager & Real Estate Specialist

Tucker Holland said that regarding the Office Manager position, we are still accepting applications and are looking forward to finding someone as soon as possible.

V. Public Comment

There are no public comments currently.

VI. Closing Cost Assistance Program

- No applications currently

VII. Action: Request from Housing Nantucket for Supplemental Funding for 31 Fairgrounds Road

Tucker Holland mentioned that he is aware of the challenges of the construction environment, but he is hopeful that this will be a very handsome project, which will serve the Town of Nantucket.

Anne Kuszpa thanked all members of this Trust, the construction teams, and the builders themselves. She said there have been three change orders previously made by the HN. The first order was made when HN increased the square footage and living space. The second order was due to the construction environment. The materials were top of the list on the market and that affected the project cost. The builder has recently informed us that another price adjustment is necessary. The total increase is \$2.5 million, which has been attributed to the increase and/or underestimated cost for materials, goods, and services.

They requested this additional \$2.5 million funding as a grant, because this project will be occupied by income-qualified year-around residents. Their rent tolls cannot observe increased project cost because taking on further debt will result in the project operating in low cost.

Dave Iverson asked what is the percentage of overages to the total cost of the project?

Steve Hollister said the scope of the project grew after the first change order. He stated that they were hoping that the cost would not exceed \$2.5 million. The current construction contract is \$10,279,000 amended by the two earlier change orders. This new change order would authorize an additional \$2.5 million and yield a revised project total of \$12,779,000. This revised budget figure has been characterized by the developer, Fairgrounds Common LLC (Billy Cassidy), as a final, not-to-exceed figure.

Brooke Mohr said she is concerned that this being a not-to-exceed number, would this be enough funds to complete this project.?

Steve Hollister said that this number has an additional buffer to it, and he is confident that it is enough to complete the project.

Penny Dey asked if this request, when made, will include a discussion of municipal employee preferences for 31 Fairground?

Tucker Holland said that hiring and keeping people in key town positions is a challenge. We have approached the EOHLC about the possibility of requesting a special local preference, which would limit the category of municipal employees to a portion of the local preference. Housing Nantucket is supportive of this request. The last step is to formalize this request.

Penny Dey is it accurate to say that we are committed as a group to work towards providing a percentage of those units to municipal employees that meets the financial requirements?

Brian Sullivan: Can Anne describe how they will be marketing these units? I would like to understand the selection process before moving with this motion.

Anne Kuszpa: We are open to proceeding to give a municipal employee preference as suggested by Tucker. We will have a lottery following all the EOHLC criteria, and when applicants meet all the criteria, we will offer them a lease. The rest of the units will be advertised as ready to move units.

Brian Sullivan: are we committed to a portion of the 75% of those units to the municipal employees and how does that work with the ready to move units.

Anne Kuszpa: We already have municipal employees on the ready to move list. I would encourage employees to apply and note that those employees must meet the criteria for the financial requirements and then we would offer them a lease.

Penny Dey: asked if it is legal to have a local municipal employee preference on this project.

Vicki Marsh: We need to get approval from the EOHLC before we even consider this, but it is possible.

Brooke Mohr: what I wanted to hear is that the Housing Nantucket will make their best effort to work with the municipal housing director to allow municipal employee preference to the greatest degree possible for this project, obviously subject to approval from EOHLC.

Vicki Marsh: I just wanted to clarify that the way the regulations are written that 70 % of affordable housing units can be applied for local preference. Note that we cannot allocate 100% to local preferences and for that reason they might not want to go with it, because it might not be able to attract a wide enough pool of applicants.

Tucker Holand: those units are already under construction, and they already have contributed to the Safe Harbor, and they no longer are part of what constitutes to the current period Safe Harbor. We do want to ensure that they stay on our SHI list. This is a 22-unit project, 25% of this is six units. Six units will be restricted to 80% AMI. Four units as 70% of that subjected to local preferences. Five of those units above the 80% AMI that we would seek the special local preferences. We would propose to the EOHLC that we direct some units outside the 80% AMI to municipal employees who qualify. Although we know that technically they do not have authority over these units, they have an opinion because they all count on the SHI list.

Reema Sherry: how would we demonstrate the local and municipal need?

Tucker Holland: we have information from Housing Nantucket and Richmond that reflects the local need for housing.

Meg Browers suggested that we make sure to that this information gets to the school's employees, because they are not aware that they can qualify for those units.

Penny Dey makes a MOTION to approve that the Affordable Housing Trust supports the efforts

made by Tucker and Anne to work with EOHLC to investigate the feasibility of committing a percentage of those units to municipal employees going forward into perpetuity.

Dave Iverson seconded this Motion.

ROLL CALL of those participating:

- |                          |     |
|--------------------------|-----|
| 1. Brooke Mohr           | Aye |
| 2. Penny Dey             | Aye |
| 3. Reema Sherry          | Aye |
| 4. Dave Iverson          | Aye |
| 5. Meg Browers           | Aye |
| 6. Shantaw Bloise-Murphy | Aye |
| 7. Brian Sullivan        | Aye |

The vote was unanimously approved.

The Trust is inclined to approve the request for grant, but it is concerned if the Trust can afford it.

Tucker confirms that the Trust has the funds available, and the town would not have to authorize borrowing to fund this request.

Reema Sherry made a MOTION to approve the request for additional fund for 31 Fairgrounds Road to Housing Nantucket in the amount of 2.5 million dollars as a grant subjected to Housing Nantucket compliance with approved municipal employee preferences to EOHLC.

Brooke Mohr seconded this motion with a minor amendment that this grant does not exceed the original amount of 2.5 million dollars.

ROLL CALL of those participating:

- |                          |     |
|--------------------------|-----|
| 1. Brooke Mohr           | Aye |
| 2. Penny Dey             | Aye |
| 3. Reema Sherry          | Aye |
| 4. Dave Iverson          | Aye |
| 5. Meg Browers           | Aye |
| 6. Shantaw Bloise-Murphy | Aye |
| 7. Brian Sullivan        | Aye |

#### VIII. Discussion: Year-Round Restriction Advisory Committee

Reema Sherry suggested that the Trust should decide on the number of participants and if there is any special make up that could be mapped out the trust should do that, so we are ready for the Special Town Meeting in the fall.

Brooke makes a MOTION to establish a working group for the deed restriction group to include two members of the Affordable Housing Trust and seven members of the community at large as broadly

as possible. This motion was seconded by Reema Sherry.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Meg Browsers Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

Brooke Mohr also suggested that the two members of this Trust be selected for this meeting.

Brian Sullivan asks if there are any volunteers.

Brian Sullivan, Reema Sherry, Shantaw Bloise-Murphy and Meg Browsers presented themselves as volunteers for this committee. There will be a subcommittee meeting between the volunteers and the advisor for the Deed restriction Committee.

#### IX. Other Business

Next Meeting: July 11, 2023, at 1:00pm via Zoom

#### X. Board Comments

None at currently.

#### 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.

Penny Dey made a MOTION to adjourn public session and move to executive session, not to return 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 public body.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherri Aye
3. Dave Iverson Aye
4. Brooke Mohr Aye
5. Meg Browsers Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

This meeting was adjourned at 2:50pm.