

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, August 8th, 2023.

Remote Meeting via Zoom– 12:30 pm

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

ATTENDING MEMBERS: Brian Sullivan, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

STAFF IN ATTENDANCE: Tucker Holland (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel)

PUBLIC IN ATTENDANCE: Judi Barrett (Barrett Planning LLC)

I. Call to Order

Brian Sullivan called the meeting to order at 12:33pm

II. Approval of Agenda – ACTION

Tom Dixon made a MOTION to approve the agenda. Shantaw Bloise-Murphy seconded this MOTION.

ROLL CALL of those participating:

1. Shantaw Bloise-Murphy Aye
2. Reema Sherry Aye
3. Tom Dixon Aye
4. Meg Browers Aye
5. Brian Sullivan Aye

III. Approval of Minutes – ACTION

- March 28, 2023
- April 4, 2023
- April 7, 2023
- April 25, 2023
- May 3, 2023
- May 25, 2023
- May 30, 2023
- June 13, 2023
- June 20, 2023
- July 5, 2023

- March 28, 2023

Hold to be approved at the next meeting.

- April 4, 2023

Reema Sherry made a MOTION to approve the minutes for the April 4th meeting as written. Shantaw Bloise-Murphy second this MOTION.

ROLL CALL of those participating:

1. Shantaw Bloise-Murphy Aye
2. Reema Sherry Aye
3. Brian Sullivan Aye
4. Meg Browers Aye

- April 7, 2023

Reema made a MOTION to approve the minutes for the April 7th meeting as written. Meg Browers seconded this MOTION.

ROLL CALL of those participating

1. Reema Sherry Aye
2. Brian Sullivan Aye
3. Meg Browers Aye

- April 25, 2023

Hold to be approved at the next meeting.

- May 3, 2023

Penny Dey made a MOTION to approve the minutes for May 3rd meeting as written. Meg Browers seconded this MOTION.

ROLL CALL of those participating

1. Penny Dey Aye
2. Meg Browers Aye
3. Brian Sullivan Aye

- May 25, 2023

Hold to be approved at the next meeting.

- May 30, 2023

Hold to be approved at the next meeting.

• June 13, 2023

Reema Sherry made a MOTION to approve the minutes for June 13th minutes as written. Shantaw Bloise-Murphy seconded this MOTION.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Shantaw Bloise-Murphy | Aye |
| 2. Reema Sherry | Aye |
| 3. Meg Browers | Aye |
| 4. Brian Sullivan | Aye |

• June 20, 2023

Reema Sherry made a MOTION to approve the minutes for June 20th meeting as written. Shantaw Bloise-Murphy seconded this MOTION.

ROLL CALL of those participating

- | | |
|--------------------------|-----|
| 1. Shantaw Bloise-Murphy | Aye |
| 2. Reema Sherry | Aye |
| 3. Meg Browers | Aye |
| 4. Brian Sullivan | Aye |

IV. Public Comment

Tucker Holland informed the board that the developer at the Sparks Ave location is going to have a plan in front of the Planning Board regarding the development of 32 rental housing units in addition to some commercial units. Tucker said that there has been an ongoing conversation between the developer and the Housing Office, with respect to the possibility of buying down at least 25% of the units at the 80% AMI level, so that all the units would count on the Subsidized Housing Inventory (SHI) list, and all units would be year-round. The developers reached out to ask for a letter to be sent indicating that the AHT has a continued interest in seeing that happen; however, the details are still pending. Tucker made it clear that no negotiation has taken place, the developer is asking the Trust to reaffirm the interest in working together to get that outcome.

Anne Kuszpa mentioned that she was following the definition of Attainable Housing that was changed at the Town Meeting. She said that she understands that the Select Board would need to amend the Affordable Housing Trust Declaration of Trust. She asked for an update on the process to change the Declaration of the Trust.

Vicki Marsh said that she does not have an answer to Anne's questions; however, if it has not been changed yet, then she would have to investigate it to see what they can do about getting it revised.

V. Follow Up: A Conversation with George Ruther

- **A Conversation with George Ruther- Lessons from an Island in the Mountains – YouTube**

Brian Sullivan and Tucker Holland expressed their appreciation to George Ruther for an extremely informative and productive conversation. They said the conversation was extremely helpful and it came at a helpful time.

VI. Update: New SHI 10% Requirement

Tucker Holland said that last week, the Executive Office of Housing and Livable Communities, disseminated the new SHI requirements for communities across the commonwealth. Following the 2010 census, Nantucket's year-round unit count had been deemed to be 4896 year-round units by DHCD, now that the number has gone up 26% to 6184 units, Nantucket's 10% requirement of that is 618 units. Tucker said Nantucket is currently at 332 units, so this pushed the process back on a percentage basis from the 6.7% they had been at to now a little over 5%. This is Nantucket's new number for the next 10 years. Tucker said that they would have to confirm with the EOHLC that to get 1 year of Safe Harbor, they would have to create 31 units or .5%. To get 2 years of Safe Harbor they would have to create 62 units or 1%. He said this does not affect their current Safe Harbor period.

VII. Discussion: Year-Round Restriction Advisory Committee

Judi Barrett said that Tucker circulated a spreadsheet that has two options laid out for the AHT. Option A which is the assumption that they are going to have a working group to work with the AHT on developing the year-round deed restrictions. Option B is the AHT taking lead and the engagement is going to be through focus group participation. She said that the only difference between option A and B is whether there is going to be a working group or not.

Penny Dey and Tom Dixon said that they are leaning towards option A because it is like neighborhood first module, and they think it is as inclusive as it can be and more efficient.

Reema Sherry said that given the information that they heard from George Ruther and the enthusiasm within the Trust, are they going to consider changing their goals in this? She said obviously they need a definition for year-round but what are they going to do with it?

Tucker Holland said he is extremely concerned about option A and trying to seat the committee and get this work done by December. He said it would be a "colossal failure" if they do not have a warrant article on the Town meeting warrant next spring. He said that to go out and recruit what they think is going to be a representative group of people of the entire island and get them seated by the first week of September is a very tall order. He mentioned that he is much in favor of the Trust being the lead on this because this is what the Trust does. He also said that they can be very intentional about inviting voices from every corner of the community to participate in a more fulsome way through the focus-groups process as outlined in option B. He believes that the beauty of this is that they can hear from several voices representing a certain constituency.

Brian Sullivan asked what are they bringing to the floor of the Town Meeting for a vote? He also asked if they are working on definitions in the existing code or are they creating something new?

Vicki Marsh said that in a conversation with Tucker, she asked him what they are trying to accomplish with the Year-Round Deed Restriction Program. His response to her was that the hope is that the program will assist the Trust with the buy down program that would essentially be purchasing the year-round restriction. Vicki Marsh said if that is the case, they need to create a program to go to Town Meeting for them to vote to Authorize the AHT to use funds to purchase these restrictions.

Brian Sullivan wanted to make sure that what they are presenting to the community to vote on is clear to him. Unlike the CCAP program that did not need to be voted on at the Town Meeting and this must go to Town Meeting for full approval.

Tom Dixon made a MOTION to approve option B based on staff recommendation as the slightly better course to proceed. Reema Sherry seconded this MOTION.

ROLL CALL of those participating

1. Reema Sherry Aye
2. Tom Dixon Aye
3. Penny Dey Aye
4. Meg Browers No
5. Brian Sullivan Aye

This motion was approved 4 to 1.

VIII. Presentation and Request: The Warming Place

The Warming Place requested to come back to a future meeting with a more detailed scope of their proposal.

IX. Other Business

Next Meeting

- 12:30pm on August 22, 2023

Tucker said that since the 31 Fairgrounds team is present in this meeting, he wanted to let them know that Ellis had confirmed this morning with Brian Turbitt that all systems are a go regarding the warrant this week.

X. Board Comments

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.

Meg Browers made a MOTION to close public session to move to Executive session, not to return to open session in 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.

ROLL CALL of those participating

1. Reema Sherry Aye
2. Tom Dixon Aye
3. Penny Dey Aye
4. Meg Browers Aye
5. Brian Sullivan Aye

This motion Approved unanimously.

XII. Adjourn.