

AFFORDABLE HOUSING TRUST FUND

Friday, February 19, 2019

10:00am

4 Fairgrounds Rd

PSF Community Room

Board Members Present: Brian Sullivan (Chair) arrived 10:09am, Brooke Mohr (Vice-Chair), Reema Sherry, Rita Higgins-arrived 11:09am, Charity-Grace Mofsen, Judith Wegner

Board Members Not Present: Linda Williams

Others Present: Tucker Holland (staff), Megan Trudel (staff)

I. Call to Order

Brooke Mohr called the meeting to order at 10:03am

II. Approval of Agenda

Judith Wegner moved to approve the agenda, Reema Sherry seconded the motion. Motion carried unanimously.

III. Approval of Minutes

- **November 20, 2018**
- **December 18, 2018**
- **January 7, 2019**
- **January 10, 2019**
- **January 15, 2019**
- **February 7, 2019**

Reema Sheery motioned to approve the minutes from November 20, 2018; December 18, 2018; January 7, 2019; January 10, 2019; January 15, 2019; February 7, 2019. Judith Wegner seconded the motion.

The motion was carried unanimously.

IV. Closing Cost Assistance-Brannigan

The board discussed the application and concluded it was incomplete. Requested it be brought back to meeting once completed.

V. Signing of Monohansett Deed Discussed/Voted at November 20, 2018 Meeting

Matter has not been approved by Town Counsel-continued to a future meeting

VI. Meeting Recording Update

Megan Trudel confirmed that the meetings held in the 4FG PSF will be recorded and put onto the Town's YouTube channel at a fee of \$50 per hour paid by the Trust.

Judith Wegner motioned to request that Town Admin provide funding to include the recording of AHTF meetings. Charity Grace Mofsen seconded the motion. The motion carried unanimously.

VII. Ticcoma Green Professional Services Escrow Account

Megan Trudel provided invoicing from Ed Pesce for Professional Services that went beyond the \$5,000.00 originally pledged by the Trust.

Judith Wegner motioned to approve up to \$500.00 to cover the cost of the outstanding invoice and to bring back at another time for discussion. Reema Sherry seconded the motion. The motion carried unanimously.

VIII. Report on Fire Station Property Draft

Tucker Holland spoke about the concept design created for the fire station property.

Brooke Mohr clarified that the design is not a definitive plan but a concept and the Trust's role is to evaluate whether housing the highest and best use.

IX. Project Analysis General Fund Discussion

Mass Housing Partnership to be underwriting. Further discussion to be continued to a future meeting.

X. Review of Warrant Articles Related to AHT

1- Article 18

Brian Sullivan recused from the discussion of Article 18 and left the room.

Tucker Holland discussed article 18 and that ATM would be the way that the purchase of the Nantucket Inn would happen should the voters vote in favor. The Trust will post a meeting to attend the Finance Committee meeting and postpone further discussion until the next meeting.

2- Article 32

Brian Sullivan returned to the meeting.

CPC article, clarification that the 750,000 does not include the bonding.

3- Article 37

-The Finance Committee provided feedback that asked for more acquisition and maintenance costs and would they be realistic.

-What restrictions would be required?

-Would the article be competing?

Tucker Holland stated that the program is being proposed as a rental program and would have to meet the bedroom count per family size.

XI. Update on MA Housing Choice Program

Tucker Holland informed the Trust that the intention is to apply for the grant in the Spring when the grant criteria is released. He will provide an update as it becomes available.

XII. Status Report on Strategic Plan

The Trust reviewed the latest version of the Strategic Plan and identified the following.

- Change “Board of Selectman” to “Select Board” throughout the document.
- Charts are still fuzzy

Members are to submit individual comments to Megan Trudel via email within a week.

XIII. Short Term Rental Tax Update / Request for Allocation for Housing

Discussion surrounding the potential flow of funds and how the legislation was adapted at the state level.

Brian Sullivan requested that a letter be drafted to be presented and voted on at the next meeting to the Select Board, taking language exactly how the state legislation was presented requesting funding be allocated for affordable housing. He clarified that this request is only on the newly created tax and not the existing tax for inns/hotels/etc.

XIV. MA Legislative Update

The Nantucket Housing Bank Bill has been resubmitted. There has also been a statewide bill submitted and several other communities have proposed similar bills.

XV. Implementation Plan

- **Follow Up on Section 1- Operations**

Town owned developable properties to be added as a future agenda item

Down Payment Assistance Program w/ MHP review to be added as a future agenda item.

RFI timeline to be added as a future agenda item

- **Review of Revised Implementation Properties Outline**

XVI. Budget Review

Tucker Holland provided an update that he is working on a dashboard

XVII. Board Comments

Rita Higgins thanked Tucker Holland for the Fire Station Plan

Judith Wegner questioned what is in the pipeline for the SHI list. Tucker Holland stated that there are currently 121 SHI units with an additional 22 that have applications out. 490 units are required by the state. LAU applications have been sent in for Richmond and 6 Fairgrounds is still under appeal.

Brooke Mohr and Tucker Holland will be having a Ripple Effect event on March 24th.

XVIII. Public Comments

NONE

XIX. Other Business

NONE

XX. 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.**

Brooke Mohr moved to close the Open Session to enter into Executive Session and not to return to Open Session. Reema Sherry seconded the motion. The motion carried unanimously by a roll call vote.

XXI. Adjourn

12:28pm

Submitted by:
Megan Trudel