

# NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Wednesday, May 3, 2023.

Remote Meeting *via* Zoom– 1pm

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

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**ATTENDING MEMBERS:** Dave Iverson, Brooke Mohr, Penny Dey, Meg Browers, Brian Sullivan, Shantaw Bloise-Murphy

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

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I. Call to Order

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

II. Approval of Agenda – ACTION

Penny Dey makes a MOTION to approve the agenda. Brooke Mohr seconded this motion.

ROLL CALL of those participating:

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

III. Approval of Minutes – ACTION

No Minutes to be approved today.

IV. Public Comment

No public comments currently.

V. 135+137 Orange Street RFP – UPDATE

• This has been issued and is available through registering at the Town’s website: Bid Postings • Nantucket, MA • Civic Engage (nantucket-ma.gov).

VI. Discussion of ATM 2023 Warrant Articles for Housing Funding

- Article 8 - Fiscal Year 2024 General Fund Operating Budget
- Article 10 - General Fund Capital Expenditures
- Article 18 - Appropriation: Affordable Housing Trust Fund

- Article 34 - Fiscal Year 2024 Community Preservation Committee
- Article 35 - Affordable and Year-round Housing Stabilization Fund

Tucker Holland said that there are different articles that are going to be before the community at the Select Board meeting this coming Saturday. Some articles in one manner or another relate to housing funding. Those articles would be,

- Article 8 - Fiscal Year 2024 General Fund Operating Budget
- Article 10 - General Fund Capital Expenditures
- Article 18 - Appropriation: Affordable Housing Trust Fund
- Article 34 - Fiscal Year 2024 Community Preservation Committee

Penny Dey said she is concerned about Article 18, because it involves a Proposition 2.5 override at the ballot and the likelihood of that passing is going to be a challenge.

Brian Sullivan agreed with Penny stating that it makes him nervous to have the future of the Affordable Housing hinged on two vote opportunities, but he is hopeful that with all the progress that this Trust has been making that the community will come together for these Articles.

Penny Dey also expressed her concerns about Article 35. She strongly feels that the room occupancy tax under which short-term revenue tax income falls, a portion of that needs to be redirected from the general fund towards affordable housing.

Brooke Mohr said that the discussion at the Select Board level is that this is the route, it was recommended by the finance department and town administration in terms of their overall future funding, both the town budget and securing an ongoing funding stream for affordable housing. She mentioned that in her role on the Select Board she is supporting that path with the permanent override because she is dependent on relying on our finance director to tell her as a Select Board member what is the best way to protect both the funding for affordable housing and the general funds. She believes that there is a risk but feels hopeful because we have been advocating for a long time for a greater financial commitment, through tax revenue.

Penny Dey agreed with Brooke except for the fact that this requires an override. She reminded the Trust that the town cannot speak for the people of this town because the people govern this town. According to Penny, room occupancy tax revenue is directly related to the popularity of Nantucket. The vast majority is paid for by people who are renting here, not owning, and are visiting for the summer months. She thinks that the board should be harnessing that very activity to try and offset the challenges faced because of Nantucket's popularity similar to what the Land Bank did in 1984. Brian Sullivan was curious to know what projects those fundings will be able to service. He assumes that all of them will have a threshold of 100k that will need to be approved by the select board but can all of them be applied through all varieties of AMI levels?

Tucker Holland answered yes to Brian's question. Then he explained that what the Town Meeting does if it approves a funding article, they are giving authority to the Town Manager to spend the

funds in accordance with the article. The housing-related funds are by practice directed to the Affordable Housing Trust to administrate.

Penny Dey asked Tucker what happens if the 6.5 million funds get approved by the Town meeting and fails at the ballot, how does that affect the Affordable Housing Trust?

Vicky Marsh answered Penny by stating that if the article does not pass there will be no funding of 6.5 million this year. Furthermore, they would have to go back and try something else in the fall Special Town Meeting.

Brian Sullivan said the Trust has their general operating funds to continue their programs, but no new programmatical opportunities would be available nor new purchases should the article not pass. Brooke Mohr mentioned that the Town would have to commit other funds for borrowing. It would really be a constrained source of revenue that would not be allowed for borrowing because it relies on a vote of 2/3 votes at the following Town Meeting and every Town Meeting thereafter.

Rick Atherton says that Article 18 is not the right path to go right now because the Town has shown that it is willing to allocate substantial community tax-based resources for programs that the Trust wants to initiate. It is his point of view that the town voters would like more ongoing say on how those funds are committed and what the Trust programs are going to be.

The AHT acknowledges that there are insecurities around voter support for this article, but that the community has shown great support in the past few years for passing affordable housing funding.

#### VI. Inaugural Dr. Howard Dickler Award – NOMINATIONS AND VOTING

The Affordable Housing Trust has created an annual citizens award as a tribute to the late Doctor Howard Dickler. Doctor Dickler was a valuable member of our community whose involvement in housing and economic issues was greatly appreciated by The Nantucket Affordable Housing Trust through his regular attendance and participation at public meetings as well as his service on the Neighborhood First Committee which mapped a guide for the Trust use of funds in effort to create affordable housing and maintain safe harbor from 40B developments. This award will honor a community member who best exhibits the spirit of Dr. Dickler on housing advocacy for our year around community through their dedication, drive, creativity, inclusiveness, and fearless willingness to share ideas. We have received three nominations for this award:

Richard Hussey, Beth Ann Meehan, and Billy Cassidy. The first recipient of this award will be announced at the Town Meeting this year.

#### VIII. Other Business

Next Meeting: May 16, 2023, via Zoom

#### IX. Board Comments

No board comments.

X. 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 makes a MOTION to adjourn open session and move to 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. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

XI. Adjourn.

This meeting was adjourned at 1:42pm