

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, May 24, 2022

Remote Meeting *via* Zoom – 12:30pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Dawn Hill Holdgate, Reema Sherry, Dave Iverson, Shantaw Bloise Murphy

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Reema Sherry, Brian Sullivan, Dave Iverson (late)

ABSENT: Shantaw Bloise Murphy, Dawn Holdgate

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Ken Beaugrand (Real Estate Specialist);

ANTICIPATED SPEAKERS: Billy Cassidy, Dave Armanetti, Vicki Marsh, Anne Kuszpa

Public Present on Zoom: Elizabeth Blair, Robert Little

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 12:32pm & read Public Participation Guidelines

II. Approval of Agenda

Brian Sullivan noted that some CCAP items noted on the Agenda did not have documents uploaded to the website prior to the meeting. **Tucker Holland** noted that these will be added to the website.

Reema Sherry moved to approve the agenda. Penny Day seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent. **Vote:** 4-0

III. Approval of Minutes

Brian Sullivan notes that approval of past minutes will be addressed at a future meeting.

IV. PUBLIC COMMENT

Dave Iverson joins the meeting (late arrival).

No public comment.

V. CCAP Applications/ CFAP Loan Discharges

Brian Sullivan, up next is the Scott application for 43A Macy's Lane. Questions?

Brooke Mohr motions to approve Closing Cost Assistance up to \$15,000, pending final closing costs, for the property at 43A Macy’s Lane for Nate Scott. Dave Iverson seconds.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, the next application is Maldonado / Hernandez, 40 ½ Essex Road. Questions?

Tucker Holland, this Covenant Home is a result of the Covenant Formation Assistance Program that we have been implementing in conjunction with Housing Nantucket. The program has resulted in its intended goal.

Brooke Mohr motions to approve Closing Cost Assistance up to \$15,000 for the property at 40 ½ Essex Road for the Maldonado/Hernandez family, pending return of anything above final closing costs. Reema Sherry seconds.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, next is a Loan Discharge of 4 Hull Lane (Gil). Questions?

Tucker Holland, this is the second of the Covenant Formation Assistance Program properties where that property is ready to go into a Covenant buyer’s hands. We ask the Trust to authorize the discharge of this mortgage at the time of the closing when we are repaid, and for the Chair to be authorized to sign on behalf of the Trust.

Penny Day makes a motion to authorize the discharge of the mortgage at the time of the closing and authorize the Chair to sign the document for 4 Hull Lane. Reema Sherry seconds.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, the next CFAP Loan Discharge is for 40 ½ Essex Road, Vorce. Questions?

Penny Dey makes a motion to authorize the discharge of the mortgage at time of closing for 40 ½ Essex Road and authorize the Chair to sign the documents. Reema Sherry seconds.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Brian Sullivan, the next application is a CFAP Application for Borgeson on 101 Somerset Road. I need somebody to take this on for me. I am recusing myself.

Anne Kuszpa, this is a regular Covenant Formation Assistance Program application from a homeowner who intends to create a Covenant Home for himself. So, he will use CFAP to get the surveying and other costs to delineate where the Covenant property will be, and separate that from the market rate property, which he will sell. This is a year-round Nantucket resident.

Tucker Holland, what size is the total parcel?

Penny Dey, it is .45 acres.

Brooke Mohr, I motion to authorize a Covenant Formation Assistance Loan for the property at 101 Somerset Road to Mr. Borgeson. Penny Dey seconds.

Ken Beaugrand, I think your motion should designate two individuals to sign as you do not have a Chair or Vice Chair.

Brooke Mohr, I amend my motion to authorize Penny Dey and Reema Sherry to sign.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Penny Dey Aye
3. Reema Sherry Aye
4. Dave Iverson Aye

Motion adopted by **Vote:** 4-0

Brian Sullivan recuses.

VI. 31 Fairgrounds – UPDATE

Brian Sullivan, update on 31 Fairgrounds.

Anne Kuszpa, last week the boxes have started to arrive. Buildings 1 & 8. I turn it over to Billy to talk about what is going to happen next.

Billy Cassidy, a week from today is the day they get unpacked and set in place. Another great thing happened last week. The approval of the Solar Array by the HDC.

VII. Richmond Wildflower Acceleration – UPDATE

Brian Sullivan, we will jump over to Dave Armanetti about the Richmond Wildflower Acceleration.

Dave Armanetti, we are continuing to progress out at our 24-unit portion of our Meadows II project. Last month we had just started to occupy the first 8-unit building. We are about 2/3 of the way through completing the 2nd, 10-unit building. We are just starting on our last of the 3 buildings, which is our 6-unit building. The 10-unit building is nearing completion, we are anticipating a C of O there - about 8-10 out. Market rate tenants will start to move in there. We are about a month out for the last building. By the 3rd week of June we should be done and have certificates of occupancy for all 24-units. All the market rate tenants will probably be in by the end of the month. We've loamed most of the site, starting to get the landscaping ready to go. Sidewalks and curbing in the next 8-10 days. On the AMI unit side: our application period closed. We were anticipating having the lottery online last night, but our consultant at SEB had a personal issue. We had to defer our lottery to Wednesday night at 6:00pm. Our lottery will be completed by 7:00pm on Wednesday, and then we will start the process of landlord qualifying people by the lottery waiting list. SEB gave me a number of 182 applicants for the 12 units. A lot of those households have applied for multiple tiers of AMI, a lot of people will qualify for either for the 50% and 80% or the 80% and 100% tiers. So, we actually have 380 lottery spots we are going to draw because of the multiple tiers.

VIII. 7 Amelia Drive RFP

Tucker Holland, in regard to 7 Amelia Drive RFP, unfortunately we did not have time to put something together for this packet. I wanted to get a little feedback from the Board in order to prepare something for when we next meet. We had previously discussed the notion of putting out an RFP for development of the Amelia Drive location, which can support up to 3 units. I want to make sure it is the consensus of the Board to move forward there with an RFP. Is there a preference on ownership vs. rental for that location as well as AMI levels

served? For Vicki: can we make effectively a criteria that it would be a nonprofit developer that we are looking for and limit to only nonprofit developers?

Vicki Marsh, yes, we can.

Brooke Mohr, did we determine if a commercial space is required in that neighborhood?

Tucker Holland, according to Andrew Vorce, no.

Tucker Holland, 100% of the land purchase price came from CPC funds. So I believe we are restricted at 100% AMI or less for everything that goes on there.

Brook Mohr, I like the idea of rentals. If I'm thinking about it in terms of nonprofit housing, staff housing. That it not be a home ownership that won't turn over.

Penny Dey, there's no requirement for any commercial space. I'd like to see us maximize residential space here. I'd also like to focus on some smaller units or smaller households if possible.

Reema Sherry, I think that this area is appropriate for rentals and possibly a duplex and a small cottage would keep things scaled down. Adequate parking is important. Maximize residential potential, but keep the scale comfortable and small.

Brian Sullivan, interior storage is a priority to me. A basement or a shed type building. That each unit is offered interior storage.

Dave Iverson, maximize residential. Rental. Storage space and more than adequate parking.

Penny Dey, I have a question for people who think it should be rental, not sale for this location?

Reema Sherry, I think in such a commercial spot, people don't want to settle into that type of spot. Children, busy road.

Penny Dey, I think we need to be careful about classifying locations by use. There are a lot of people who don't have children who would be happy to own anywhere.

Dave Iverson, my thought process is similar to Reema's. We have property that lends better to ownership opportunities than this one.

Tucker Holland, it seems there is a leaning towards rental vs. ownership. Is counting on the SHI list an important consideration for this location

Penny Day, what do you think?

Tucker Holland, if it's going to be rental, I think it should count.

Brian Sullivan, for me SHI is important, because it forces at least an 80% unit.

Brooke Mohr, 1 unit at 80% and 2 units at 100% would get all 3 of them on the SHI list.

Tucker Holland, in the recent employee survey we did of Town Employees, the single largest category of responses indicating household income was in the 60-80% income.

Brian Sullivan, is there an opportunity to create a unit that is more accessible on ground level?

Tucker Holland, I want to clarify. I heard that: including a commercial element is neutral. You could, but are not required to. You will not score higher or lower if you do include a commercial element.

Brian Sullivan, I think that is accurate.

Tucker Holland, this will go into an RFP, which you will have next meeting.

IX. Other Business

- Upcoming Meeting (presently all planned to be conducted via Zoom) is Tuesday, June 21, 2022 at 12:30pm.

Penny Dey, I want to talk about the expiring seats. Everyone one of us, except Brooke's at large seat expires this year. There are 4 that are appointed by the select board. Brian's seat, the balance of Brooke's at large term that goes until 2023, and then Reema and Shantaw. I'm appointed by the Housing Authority, and I requested to be reappointed. And then Brooke just got appointed by the Select Board, and then there's the NP & EDC seat. I want to remind those who want to stay on that you have to get your application in. Due at 12:00pm on Friday, the 27th. There's going to be at least once new person to fill the balance of Brooke's at large term. It would be nice to get someone with some construction, building, design, or permitting experience.

Reema Sherry, absolutely.

Brian Sullivan, I would encourage all applicants to come forward. But I'd love anybody in the trades that could help as we move into this RFP process.

Tucker Holland, Staffing: we need a replacement for Alli!

Brian Sullivan, we have to do due diligence about who is available for the Vice Chair seat, so we will carry that to the next meeting.

Penny Dey, we also have to talk to you about staying on as Chair. Let's have those conversations at the same time.

X. Board Comments

None.

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.

Specific matter requires confidentiality.

The **MOTION** was made by **Penny Dey** and seconded by **Brooke Mohr** 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. Dave Iverson | Aye |
| 4. Penny Dey | Aye |
| 5. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent. **Vote:** 5-0

Open Session Meeting ended at 1:36pm

Submitted by:
Hayley Cooke