

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Tuesday, June 13, 2023.

Remote Meeting *via* Zoom– 1pm

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

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

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

PUBLIC IN ATTENDANCE: Joe Grouse, Rich Hussey, Judi Barrett (Barrett Planning)

I. Call to Order

Brian Sullivan called the meeting to order at 1pm

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. This motion was seconded by Reema Sherry.

ROLL CALL of those participating:

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

This motion was approved unanimously.

III. Minutes

- To be taken up on June 20th meeting
- *Note: all Trust open meetings are recorded and available on the Town's YouTube channel*

IV. Public Comment

None currently.

V. CCAP – ACTION

- No applications currently

VI. Update: LOHA State House Day of Action

Tucker celebrated the incredibly good day at the State House Day of Action last week. He mentioned that Brian Sullivan was one of ten powerful speakers on the need for transfer fees. He extended his thanks to Brian Sullivan as well as Brooke Mohr and all members of the community that showed up to support the bill.

Brian Sullivan added that Meghan Trudell from PLUS was also there. He states that it was helpful to have somebody from planning looking at the perspective from that department in the conversations and to connect in all efforts.

Brooke Mohr said that for quite some time it has been just Nantucket advocating for Nantucket trying to solve our problems, but now we have people from other places like Boston and Summerville. In some ways, the politics became more complicated. Brooke said that despite the complexity she is more hopeful, thanks to the people that keep on showing up and supporting, multiple times per year.

Penny Dey wanted to acknowledge the Chair of the Trust for a statement that he made during his speech. Brian said that he owns a real estate company but refuses to profit from businesses that are not part of the solution. Thank you for that, Mr. Chair.

VII. Request from Habitat for Humanity for Supplemental Funding at 9 Benjamin Drive

Joe Grause, thanks the Trust members for all their help and ongoing support, specifically for Benjamin Drive, where in August three families moved into after 2.5 years of construction. They are coming to the Housing Trust to supplement the findings for this project. The funding for the project 2 years ago was estimated to be around \$1.38 million with \$1.11 million being from the Housing Trust, the other components from the hospital's CHIP program and Nantucket Habitat for Humanity program. Like many builders on the island for the past 18 months we experienced cost over runs in materials. They ended up with a cost of \$1.62 million vs the \$1.39 million originally estimated. We look to be short about \$236,000, and they would like to ask this Trust to help with those funds.

Penny Dey asked how much of the work done of the constructions is volunteered or is it all paid work?

Rich Hussey said it is because of Covid. We transitioned from a 40% volunteer component to the homeowners painting the inside of their houses. In the past we have taken 2.5 years to finish housing and it was mostly done by volunteers. We moved to other models to adapt after Covid.

Brooke Mohr remembers talking about this a couple of years ago, and one of the elements was different timelines and speed of getting people into housing. When you do frame, and you rely on volunteers it can stretch the timeline from beginning to occupancy. Using prefabricated modules

speeds up that timeline.

Joe Grause said that although he would like to see more volunteers, he must make sure that the families are getting their required sweat hours equity.

Dave Iverson said he just wants to commend the Habitat folks for delivering mostly built houses for \$450k per unit, which is really a “feat” in this time without a lot of volunteers, and for that we say thank you.

Tucker Holland said we must meet with the Finance Department, and we have the funding available through our CPC annual allocations. This is a particularly good example of why having the CPC is so helpful. When situations like this come up, we can address the situation.

Vicki Marsh asked if there was a particular bucket that would fund this?

Tucker Holland responded that yes, they discussed two appropriations that can be sent to her. Some of the funding for this project has come from one of them so we know it is applicable.

Brooke made a MOTION to approve additional subsidized funds for Habitat at 9 Benjamin Drive in the amount of \$236,000 to be allocated from the appropriate funds, advised by the Finance Department. Dave Iverson seconded this motion.

ROLL CALL of those participating:

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

This motion was approved unanimously.

VIII. Discussion: Year-Round Restriction Advisory Committee

Judi Barret presented a draft of the scope of services, development of policies and deed restrictions for year around housing. She also discussed the services that the consultant for the group will provide.

Reema Sherry moved a MOTION to approve the proposal by Judi Barrett, to help establish the committee for development of policies and deed restrictions for year around housing. Brooke Mohr seconded this motion with an amendment that the trust approves the budget as proposed with the potential to increase by 15% pending approval from The Trust.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. David Iverson Aye

3. Reema Sherry Aye
4. Penny Dey Aye
5. Shantaw Bloise-Murphy Aye
6. Meg Browsers Aye
7. Brian Sullivan Aye

This motion was approved unanimously.

IX. Other Business

Next Meeting: June 20, 2023, at 1:00pm via Zoom

X. Board Comments

XI. Executive Session pursuant to G.L. c. 30A, § 21(a)(7) to comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements (“Purpose 7”), the Open Meeting Law, G.L. c. 30A, §§ 22(f), (g), to review the executive session meeting minutes from April 7, 2023; votes may be taken.

Meg Browsers makes MOTION to adjourn this meeting, seconded by Brooke Mohr.

ROLL CALL of those participating:

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

XII. Adjourn.

This meeting was adjourned.