

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, June 16, 2020

Remote Meeting *via* Zoom and YouTube – 1:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Rita Higgins, Reema Sherry, Dave Iverson, Charity Grace-Mofsen

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

LATE ARRIVALS:

ABSENT: Rita Higgins; Charity-Grace Mofsen

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Eleanor Antonietti (Land Use Specialist)

Public Present on Zoom: Erin Kopecki; Howard Dickler; Vanessa Emery (NDP); Florencia Rullo (Public Outreach Manager TON); Anne Kuszpa (HousingNantucket)

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:05pm

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely *via* Zoom and YouTube, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Dave Iverson **moved to approve the agenda, as amended.** Penny Dey seconded the motion.

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent.

III. Approval of the Minutes

- May 7, 2020

Reema Sherry **moved to approve the Minutes for the meeting on May 7, 2020, with corrections to missing punctuation.** Brooke Mohr seconded the motion.

The motion carried unanimously.

ROLL CALL of those participating:

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

Amended Minutes adopted by **UNANIMOUS** consent.

IV. Mortgage for CCAP Application – 17 Clarendon

- 3A Somerset Road (Kopecki) –

Brian Sullivan recuses. Explains he has a professional relationship with applicant's significant other who works in his office. Appoints Vice Chair Brooke Mohr as Chairman *pro tem*.

Erin Kopecki closing on Covenant home is scheduled for mid-July. It was approved at last night's Planning Board meeting.

NO CONCERNS

Penny Dey **motioned** to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance, subject to return of any unused balance. David Iverson seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

V. CCAP Subordination Approval / Ratification

- 3 Friendship Lane (Tormay) - post closing

Tucker Holland explains that the Trust members have individually already executed paperwork due to timing constraints for a construction loan to have the house installed. This is a ratification of action already taken.

Brooke Mohr **motioned** to ratify the signing of the subordination of mortgage document in connection with Joseph Tormay's previously approved CCAP application. Reema Sherry seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

- 1 Blazing Star Road (Saunders) - post closing
- **UPDATE** - 1 Wappossett Circle (Bontempi) – post closing

Tucker Holland explains that banks require assents for subordinations in connection with refinancing.

Penny Dey **motioned** to approve the subordination of the mortgage from Graham F. Saunders to the Nantucket Affordable Housing Trust Fund, recorded in Book 1651, Page 278, in favor of the mortgage from Graham F. Saunders to The Cape Cod Five Cents Savings Bank for \$265,000. Dave Iverson seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

Penny Dey **motioned** to authorize the Chair to sign documents related to the subordination on behalf of the Nantucket Affordable Housing Trust. Dave Iverson seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

Penny Dey **motioned** to approve the subordination of the mortgage from Nicholas J. Bontempi to the Nantucket Affordable Housing Trust Fund, recorded in Book 1616, Page 116, in favor of the mortgage from Nicholas J. Bontempi to The Cape Cod Five Cents Savings Bank. Reema Sherry seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

Penny Dey **motioned** to authorize the Chair to sign documents related to the subordination on behalf of Nantucket Affordable Housing Trust. Reema Sherry seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

VI. RFI for Properties under Neighborhood First

Tucker Holland had wanted to issue this following the July meeting. For several reasons, we are postponing today's discussion to July meeting. Several different parties, such as Town Counsel, Procurement, Massachusetts Housing Partnership, need to have input.

CONTINUED to July meeting

VII. Scope of work for Housing Production Plan Update

Tucker Holland recaps discussion at May meeting when we went over scope of what we need a consultant to address in next update. The current HPP expires in October 2021. For the prior update, we expanded on Planning Director's scope of work for potential consultants. He will recirculate this to see if anyone has any further thoughts. He would like to send to different parties that have been identified in hopes of getting a response, maybe for July meeting.

Brooke Mohr proposes to expand the scope of work to include diversity and inclusion.

Penny Dey **motioned** to authorize the Tucker Holland to send out the scope of work description to potential consultants for updating the HPP. Brooke Mohr seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

VIII. Communications – Sub-Committee Report

- Florencia Rullo, Public Outreach Manager for the Town of Nantucket

Brooke Mohr There had been discussion of hiring an outside firm, but she has looked into an in-house alternative. She and Tucker met with Florencia Rullo, who has a skill set as a graphic designer. She can change the cover photo on webpage and add buttons and links and upgrade the page. One stop resource for housing information. Wants to have a section called “Are you looking to buy/rent/create a home?” with links to other housing organization resources on island. We would eventually have a resources document that includes information re. private affordable options like Richmond. When people think housing – we want them to come to our page which will direct them to different resources. Refers to look and feel of Tourism Offices website. Florencia suggested we start small. It will take financial investment which can be handled by vendor that manages the Town website. Florencia suggests using general Town Facebook page to push out housing materials and info. She will begin to think about a logo for us. She also met with Nantucket Data Platform (“NDP”), including Vanessa Emery, to create an interface with information being pushed out by NDP. They are interested in doing co-marketing on social media of the study and giving access to it.

Penny Dey important that it is clear that we are representing their data, not ours, if we engage in any collaboration with NDP.

Brian Sullivan asks if we want to have these ideas voted on by this group or will the subcommittee work directly with Florencia.

Brooke Mohr The subcommittee (Brooke, Dave, Reema) will work with Florencia in terms of deciding on content and what goes up on the page. The subcommittee can approve. Maybe reaffirm that authority to do this work.

Penny Dey suggests the Trust takes a look at it collectively before it goes live.

Brooke Mohr will submit a list to the group for the next meeting.

Reema Sherry prefers to work as a group. We do have some ownership of the NDP study which we funded. it.

Brian Sullivan thinks we may have rights of use

Dave Iverson agrees it would be helpful to get feedback from group before it goes live.

Florencia Rullo You can decide how you want to collect the information. She is final step with plugging it into new page. Mission and goals are most important.

Brian Sullivan asks Brooke to circulate something to group through Staff.

- Housing Forum – Dr. Tiffany Manuel

Tucker Holland Covid impacted plans to have a live event this summer. We are going to reconnect with Dr. Manuel to realign work to an online format. Likely a later date than originally planned.

IX. Housing Nantucket Update

- CPC Coordination

Tucker Holland Recently, we had submitted to CPC for reimbursement for several projects. One of the items related to 7 Surfside. Trust made a modest grant to Housing Nantucket (“HN”) to facilitate adding units to the SHI list. CPC contacted us last week to say that they are trying to get older funds used first. They have processed our request presently before them. They wanted us to be aware that HN does have some funds available from prior grants which, in the CPC’s view, could be used for this rather than an allocation from the Trust. CPC wanted us to be aware of that policy/approach.

- 18 Ticcoma

Tucker Holland In conjunction with CPC reimbursements, there has been some confusion about the units that the Trust had funded with CPC dollars. We have sorted things out but need to be sure it is correctly recorded and formalized.

- 175% AMI Monitoring

Tucker Holland HN is interested in providing this service with regard to Richmond units that will become available next Spring. Final touches in upcoming months.

Anne Kuszpa is grateful for all the support and collaboration.

X. Other Business

Tucker Holland An item that was just delivered today. There was a program for housing rehabilitation loans forgiven over time originally administered by HN and transferred to the Trust a few years ago. So long as the owner stays in place, loans can be forgiven over a 15-year period. 15 years have transpired for one of the recipients. They want the lien released in accordance with the program. Asks that the Board authorize the chair to sign anything related to this release. This is in conjunction with Ronnie Roberts property at 16 Allens Lane.

Brian Sullivan asks if this should be on an Agenda, properly noticed.

Eleanor Antonietti confirms yes. This would not be subject to less than 48-hours notice unless truly urgent.

Reema Sherry if there is any urgency we could have a special meeting.

Tucker Holland will check in with Town Counsel to see if it needs to be before the Board as they have met all the conditions.

- **Next meeting** – Tuesday, July 21, 2020

Tucker Holland Erika asked that these meetings on 3rd Tuesday be moved to another day and would like the Board to discuss alternate times, such as Wednesdays which work better in some cases.

Brooke Mohr points out that we are about to get 2 new members, as of tomorrow. Makes sense to do it once we have those names confirmed. She is fine with Wednesdays. But time of day can be an issue.

Dave Iverson points out that the new SB appointee could be overwhelmed on Wednesdays.

DISCUSSION of logistical challenges and suggestion to canvas once new appointees are determined.
CONSENSUS keep meeting on July 21st for now and if needed, Tucker will send out a Doodle Poll to reschedule.

XI. Public Comment
NONE

XII. Board Comments

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

The vote as **UNANIMOUS**.

XIV. Adjourn

Open Session Meeting ended at 1:53pm

M/S/A Penny Dave

ROLL CALL unanimous

Submitted by:

Eleanor W. Antonietti