

## NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Wednesday, July 5, 2023.

PSF COMMUNITY ROOM, 4 FAIRGROUNDS ROAD, AND REMOTE PARTICIPATION VIA  
ZOOM WEBINAR– 5:30pm

---

**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

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

---

I. Call to Order

Affordable Housing Trust Vice Chair Reema Sherry called to order a meeting of the Trust.

II. Approval of Agenda

III. Affordable Housing Trust: Request for Authorization of Additional Funding for:

a) Housing Nantucket - 31 Fairgrounds Road Housing Project

Mr. Holland summarized the information in the Board's packet and indicated that per unit costs have increased from initial estimates and reviewed the proposed funding request of up to \$2.5 million. He noted that municipal employees may be eligible for units in this development, which would be a benefit to the Town. Housing Nantucket Executive Director Anne Kuszpa explained the background of the project and how it was funded, she asked for Board support of the requested additional funding. Steve Hollister, a construction consultant for the project, spoke in a letter he provided that is in the Board's packet and expressed support for the increased cost. Dr. MacNab asked what guarantee there is that additional funds will not be requested again in the future. Mr. Hollister said that there is somewhat of a "buffer" that is built into the request. Dr. MacNab asked further about the cost increase. Mr. Hollister explained comparable projects that support the increased cost request. Dr. MacNab expressed concern as to the costs and the possibility of any further increase. Mr. Hollister addressed the concerns, noting that the developer, Billy Cassidy, has "vouched" for the number requested.

Dr. MacNab asked about the funding source. Mr. Holland and Ms. Mohr explained. Dr. MacNab questioned the various funding sources available. Some discussion followed. Mr. Fee expressed support for the request. Mr. Dixon agreed and said that he met with the developer for a tour of the project last week and believes the explanations for the cost increases are valid. Ms. Mohr agreed and said construction cost increases are unprecedented. Dr. MacNab said the Board will have to determine what it is not going to spend to fund projects like this. Some discussion followed. Ms. Mohr moved approval as recommended; seconded by Mr. Fee; all in favor, so voted.

b) Habitat for Humanity Nantucket - Benjamin Drive Housing Project.

Holland summarized the information in the Board's packet, noting that Habitat is looking close to a \$236,000 shortfall. Gerry Kenneally of Habitat for Humanity explained the project in further detail. Mr. Fee moved approval as requested; seconded by Mr. Dixon; all in favor, so voted.

IV. Adjourn.