

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, April 26, 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, Shantaw Bloise Murphy, Dawn Holdgate (*arrived late*), Brian Sullivan, Dave Iverson

ABSENT:

STAFF IN ATTENDANCE: Tucker Holland (Housing Director); Ken Beaugrand (Real Estate Specialist); Allyson Mitchell (Housing & Real Estate Office Manager)

ANTICIPATED SPEAKERS: Billy Cassidy, Anne Kuszpa, Dave Armanetti, Tori Ewing, Elizah Tripp

Public Present on Zoom: Elizabeth Blair

I. Call Meeting to Order

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

II. Approval of Agenda

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

ROLL CALL of those participating:

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

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Brooke Mohr moves to approve the minutes from Thursday, March 17, 2022. Reema Sherry seconds.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Shantaw Murphy Aye
4. Brooke Mohr Aye

Motion adopted by 4-0 vote.

Dave Iverson & Brian Sullivan abstain.

Penny Dey moves to approve the minutes from Thursday, March 22, 2022 with the amendment to add Reema as attending and arriving late. Reema Sherry seconds.

ROLL CALL of those participating:

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

Motion adopted by 5-0 vote.

Dave Iverson abstains.

Brooke Mohr moves to approve the minutes from Tuesday, April 5, 2022. Dave Iverson seconds.

ROLL CALL of those participating:

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

Motion adopted by 5-0 vote.

Shantaw Murphy abstains.

Penny Dey moves to approve the minutes from Tuesday, April 12, 2022. Dave Iverson seconds.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Shantaw Murphy Aye
5. Brian Sullivan Aye

Motion adopted by 5-0 vote.

Brooke Mohr abstains.

IV. Public Comment

Tucker Holland, town meeting is coming up on Monday May 2, there are several key housing articles with regard to funding. The basic budget for the housing office is in Article 8, I don't expect a lot of discussion on that. Article 10 is the capital appropriation, in that is the \$10 million that we had requested bonding authority for. Article 10 in this year's warrant is how we reflected to the finance committee, we intended to utilize the monies. Construction at Orange Street and Vesper Lane. Article 20 is another \$10 million debt exclusion, intended for a home ownership opportunity and construction at Bartlett Road. Will recirculate these graphics. Went over with the Town Manager the plan for

speaking on articles should they be called and there be discussion. We haven't heard a lot of talk or controversy around the housing funding articles, but that doesn't mean they won't get called. If members of this Board felt compelled to speak to an issue that might get raised, we wanted to make you aware and encourage you to do so.

Penny Dey, it would be really helpful to have a list of what we have funded that is built/occupied or under construction with occupancy expected in this calendar year.

Tucker Holland, there are slides I will send you for all of the monies that we have been allocated the last few years, if there are further questions beyond what I send, let me know. The next item is to update the Trust that there is a lot of work being done on the Transfer Fee, our State senator Julian Cyr has been extremely active and we have had several recent meetings, including a meeting with the Speaker of the House's office, the Senate President's office, and also the Cape & Island's delegation. If I can quote Sarah Peak from Provincetown "This is poised to move, I think this is going to happen". It's really the first meeting I've been in where I've felt that this may actually get there. There are still a lot of ups and downs and twisting around these next few weeks. May 9th is a key date for the Housing Committee to report out on the statewide version, but 5 of the 6 towns on Martha's Vineyard had their town meetings and strongly endorsed a transfer fee. There is some concern the Governor might veto something passed, but many of us feel like we'll cross that bridge when we need to cross it.

Tucker Holland, finally, Alli will be leaving us, at the end of next week.

Brian Sullivan, thanks Alli for the past and the present.

V. Memorial & Tribute to Dr. Howard Dickler

Tucker Holland, I think everyone greatly appreciates Dr. Dickler's strong support of the housing effort, his work on the Neighborhood First Advisory Committee and someone who was a fixture at our meetings. We've begun to think about, might it be appropriate to give out an annual award that would go to a citizen/community member that best exhibits the spirit of Howard Dickler on housing advocacy for our year round community. We don't need to think about an individual today, just to start the process of creating an annual recognition, named for Dr. Dickler.

Brooke Mohr, I think it would be a great honor to give an award with, a housing focus maybe but not necessarily. His housing advocacy was just representative of his general commitment to advocacy.

Brian Sullivan, can I propose an idea...could Reema and Brooke consider wordsmithing the ideals of this award and look to an effort to make recognition by the end of 2022 to the person. And then we make it an annual award.

Reema Sherry, yes, and with Tucker as well.

Tucker Holland, I'll forward you my one sentence. I somewhat took the liberty, but Howard's wife Anna sent me a note and I mentioned to her that we may be thinking of something like this, and I think she thinks it's a wonderful idea, so I think we have the family's blessing.

Brian Sullivan, thank you to Dr. Dickler and thank you for those who help memorialize him with this.

Penny Dey makes a motion to approve this annual award, develop criteria (Tucker, Brooke & Reema to initiate), and refine the details. Reema Sherry seconds.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent.

VI. CCAP Applications

Brian Sullivan, first is Victoria Ewing, 33 South Shore Road. Any questions for Ms. Ewing?

Victoria Ewing, just wanted to make sure you were satisfied with everything submitted and answer questions. Appreciate the opportunity.

Billy Cassidy, the house in question, is Wiggles' old house.

Penny Dey moves to approve Closing Cost Assistance up to \$15,000 for the property located at 33 South Shore Road. Reema Sherry second.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent.

Brian Sullivan, next CCAP is Elizah Tripp, 9A Benjamin Dr. Unit 2. Questions?

Brooke Mohr moves to approve closing cost assistance for Elizah Tripp at 9am Benjamin Drive Unit 2, which is a Habitat House, up to \$15,000 pending closing costs. Penny Dey seconds.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Brooke Mohr Aye
3. Reema Sherry Aye

4. Dave Iverson Aye
5. Shantaw Murphy Aye
6. Brian Sullivan Aye

Motion adopted by **UNANIMOUS** consent.

Brian Sullivan, Clarke application at 4 Hull Lane.

Penny Dey makes the motion to approve closing costs for Vincent Clarke at 4 Hull Lane up to \$15,000 pending closing costs. Dave Iverson second.

ROLL CALL of those participating:

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

Motion adopted by **UNANIMOUS** consent.

VII. 31 Fairgrounds – UPDATE

Billy Cassidy, a week from tomorrow, we pick up the first of 10 boxes, which will comprise buildings 1 & 8 at 31 Fairgrounds. Probably take a little more than a week to restage them to New Bedford, the barge company and Steamship are talking and hoping to resolve tomorrow for barge arrival. We have the HDC tonight for the first part for the solar installation. I am waiting for the delivery of the beginning boxes to put up signage for the community/public at the site, when there is real activity going on.

Reema Sherry, the solar array is still over the parking area?

Billy Cassidy, it's entirely behind the parking area. Anne has been talking to Tim & Toby (from ACK Solar), I have been focusing on the structures behind them. This is really neat, it truly does set this up as a net zero project.

Brooke Mohr, I know we had included in the financing the infrastructure to be solar ready, has Housing Nantucket found funding for the actual solar array?

Anne Kuszpa, we are waiting for a couple things to come into place. We haven't officially gotten financing yet.

Billy Cassidy, to that point, I think that Anne needs to wait on the design component before she can take it over the finish line here. While this is in flux, she is poised, but her hands are tied at the moment.

Dave Iverson, how much funding are we looking for, for the solar array?

Billy Cassidy, I had put forth the original number of \$600,000, for the structures themselves and the panels. We've gone back and forth regarding the actual structures necessary.

Dawn Holdgate arrives at the meeting

VIII. Wildflower Acceleration – UPDATE

Dave Armanetti, Our efforts are continuing, I want to congratulate Billy & Anne for getting their first buildings off the line. We are continuing with construction and outreach. On the outreach side, we're getting towards the end of our fair market period. Our applications are due May 10th for the AMI units. We had a community informational session, primarily on Zoom, a few weeks ago. We had good attendance and good questions. As of 4 or 5 days ago, checking in with SEB Housing, we had about 110 applications pending for all of the combination of AMI units in this portion of our project, which is 12 AMI units, 6 50% Ami and 6 100% AMI, and for the four 80% AMI units as part of Meadows II Phase 3. Historical averages tell us 1/3 of those applicants will drop out or not qualify. Majority of applications are for the 80% and 100% units and a few 50% units. There's a lot of demand, the problem is that we don't have the supply. We'll have 50 or 60 qualified applicants and only 16 units. Construction is going well, we're over the period where anything but an earthquake really can't slow us down. Buildings are up, the third building was set about 2 weeks ago. Our subcontractors are working hard, the 8-unit building got a temp CO a week ago. The 10-unit building, that should have a CO in about 3 weeks. The last building, 8-unit building, should have a CO by the middle of June.

IX. Housing Demand & Supply RFP – DISCUSSION

This discussion refers to a Request for Proposal from a firm that conducts research studies. The study would be about housing demand & supply on Nantucket.

Tucker Holland, the main thing we'd like to accomplish today is to refine the scope of the project.

Brooke Mohr, I think that this really captures the question I want to answer, which is, we have an economy that functions because people are able to work in jobs and make that economy function, and if those people don't have a place to live, we have issues. I think that's what we're trying to get at here...what does a housing market look like that allows our community to be functioning and our economy to be functioning? And how do we get there?

Brian Sullivan, the number of jobs that people work to be able to maintain housing and what that looks like as well. I don't know how you layer that into that economic question. Are we underemployed, based on the number of jobs people need to have to live here?

Brooke Mohr, this is a complicated economic analysis because it's not just counting houses or people, its counting multiple different variables and how they play into the need for housing. We saw a lot last summer, people doing double and triple shifts in jobs they would probably prefer not to, in order for businesses to be open.

Tucker Holland, I think that its implicit in the formulation of the scope and the questions, but maybe we want to make explicit that we're looking for a breakdown by sector or by profession, in addition

to the total number.

Brooke Mohr, and maybe by pay scale. There are restaurant workers in the kitchen and workers who earn tips, and their income is vastly different in those two jobs. How do jobs fall into different AMI% levels...

Brian Sullivan, who else, as we take this out, have you discussed this with loosely? As far as Boards...is this a Fin Com, SB, Planning Board, NP&EDC?

Tucker Holland, I think all of the above, and add in the Finance Director, Town Manager. I think we would widely circulate the scope. We can't ask one study to do everything, but to the extent that it directly relates to the core of what we're trying to get out of this, we don't want to miss anything.

Dave Iverson, where are we going to find this data? Are we working with the Chamber? Surveys? It seems to be a lot of data and I'm just not clear on where we're going to get it?

Brian Sullivan, that becomes the responsibility of the firm...when we put out an RFP to these firms, what are they going to come back with...we're probably talking about a very expensive project.

Reema Sherry, that's why we included the question about what techniques would be used. So the applicant can explain their methods and how they expect to get something like this done.

Penny Dey, How long will this take? To actually do this study and do it correctly, it won't happen in months. I would think it would take a long time.

Tucker Holland, my guess would be something in the 6 to 9 month time range.

Penny Dey, it seems to me, a lot of this should fall under the purview of NP&EDC.

Dave Iverson, agrees.

Brian Sullivan, this is a huge scope. It's a lot of "what's the carrying capacity", to the point that I heard in the Richmond update...are we ever going to meet whatever the need of this report says? We can keep plugging along, but there are broader questions that this should answer that are important to our community in general. Does it become a broader study with these fine points on it?

Brooke Mohr, is there an appropriate ratio of people who work here versus people who visit here, to maintain the framework of the community.

Dave Iverson, so, a build out analysis will be done soon. A carrying capacity study is a dangerous road to go down and we should stay away from that. It's so complex, it depends on the economy really...and how that affects us. It is complex and it would be nice to get a baseline and try to make sense of it from there.

Penny Dey, there's always been a shortfall. When I rented a room at Flossie's and there were 5 of us in it...as an 18-year-old I was grateful for that. We need to be careful when we start talking about appropriate housing and levels of service because that's subjective.

Brooke Mohr, we have a lot of sub-code housing and an increasing level of over-occupied or unpermitted housing. We don't talk about that, but it's illegal to house people that way, yet we do it at a large scale. I feel very strongly, we need to open the hood on that question. That's not subjective, its

illegal.

Penny Dey, which is why people need to support Article 39 & 42 at Town Meeting so we can get some structure.

Dave Iverson, you are 100% right Brooke, but this isn't a new problem. It's not right, but at a certain level we need to live with it until we can provide proper housing. If we shut down the illegal housing on Nantucket...you think we're in trouble now. I'm not saying it's right and I don't condone it, but I think we need to be careful.

Brooke Mohr, we can't turn this upside down today, but we need to know how people are living – in illegal and inappropriate conditions – in order to know how much housing is actually needed. Because those people are all working jobs in our economy on Nantucket, and we are living with a false understanding of how deep the shortage of housing is in our community. We need to know, so we can plan a supply of housing to get us close to getting people out of those conditions. These are our neighbors, our community members, who deserve to live in legal housing. We need to create a supply of housing that meets the needs of people who are already here working. The fear of upsetting the economy has allowed us to grow an enormous supply of terrible housing conditions for adults and children. And we need to learn about it, shine a light on it, and do something about it.

Shantaw Murphy, I'm 100% in agreement with Brooke. Desperation has driven people to live in some impossible living situations, and I keep wondering, what it will take for us to really start to take action. As much as it might upset the economy for us to take some actions, I think we need to be drastic. I agree with Brooke.

Tucker Holland, want to point out that nowhere in our wording does the term “appropriate” appear. I think if we're wanting to understand the housing that Brooke and Shantaw were talking about, we need to refine this further.

Penny Dey, there is a phrase in there that says “properly function”. I agree with everything here, but there are a lot of gray areas here.

Dave Iverson, I wasn't saying that it will hurt the economy, but we clamp down on this, those people are going to be homeless, is what's going to happen. I'm 100% in agreement with you Brooke, I just think we need to be careful how we approach it. Not that it's a perfect world, but substandard housing is still better than homelessness. If we open this door quickly and aggressively, that there will be more homeless people on this island than there already are. I'm just counseling moving slowly and being careful.

Brian Sullivan, I think the steps in the process are important. Establishment of codification, enforcement, regulation, and follow through. There's probably enough anecdotal information at the moment, that if there were codification, enforcement, regulation, and follow through, then the system and the process could start on its own.

Ken Beaugrand, everyone's points are very true...I've lived here for 30 plus years...what I'm seeing

for the first time is that this group and the Town is finally doing something about it. The biggest difference is that by the end of this summer, we'll have 64 families into new accommodations that weren't there before and are addressing this. The fact is, we are making strides, there needs to be an understanding that you can't quicken the pace any faster than we're doing it because of the speed of government, the cost, and how difficult it is to get things agreed on to move forward.

Reema Sherry, getting the number of personnel to start, and then looking at the current supply, maybe we should say "supply of appropriate and safe housing"...those two numbers are going to tell the story. If anyone comes and says well no, if you build more it'll make more people come...these two numbers codify the issue. Here are the workers that are needed, here is the housing available. Chances are those numbers aren't going to match up real well. If we understand how much space we need for our year-round and seasonal workers, then we can justify going about creating it. Maybe this dangerous and overcrowding of spaces is something else to add to the scope.

Brooke Mohr, I think what needs to be highlighted, is the pace at which we are creating housing units, we're never going to get close to solving the problem at this pace. I think once people understand the shortfall...while we're doing an enormous amount now, it's not close to enough. I think there needs to be an accommodation of legally permitted and occupied housing versus unpermitted.

Dave Iverson, I think we should all pay attention, when we start to get proposals, as to what the strategy will be to get to the marginalized and often un-documented workers. They're challenging to get to. What is the strategy to reach the unreachable?

Anne Kuszpa, wondering what the Board's thoughts were on focusing and looking at it from an inventory perspective? A concern that I see is also that year-round housing is few and far between and if we're losing what we already have... I wanted to hear what everyone thinks about another tier and perhaps tiering up the year-round inventory now...get more year-round deed restriction out there. Be able to retain housing rather than see homes get turned over and lost to the year-round community.

Brian Sullivan, Dave mentioned Planning is working on a build out study, is that being covered in that study?

Dave Iverson, it's basically just looking at zoning and the ability to subdivide and where we're at with the building on the island.

Penny Dey, my understanding from Planning staff, is that they are also analyzing by all the different zoning districts, attrition. Housing that were previously occupied by year-round and are not longer. They're cross referencing with the voting rolls.

Penny Dey, I was told, in the R1 district, there was a net loss of only 5 year-round homes during that time-period.

Tucker Holland, I will take what we talked about today, circulate to this Board, circulate to other Boards, and get it on the May meeting.

X. Upcoming Business

- Next Meeting scheduled for Tuesday May 17, 2022 at 12:30pm

XI. Board Comments

None.

XII. 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 **Brooke Mohr** and seconded by **Penny Dey** 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:

- | | |
|--------------------|-----|
| 7. Penny Dey | Aye |
| 8. Brooke Mohr | Aye |
| 9. Reema Sherry | Aye |
| 10. Dave Iverson | Aye |
| 11. Shantaw Murphy | Aye |
| 12. Dawn Holdgate | Aye |
| 13. Brian Sullivan | Aye |

Motion adopted by **UNANIMOUS** consent.

Open Session Meeting ended at 1:47pm

Submitted by:
Allyson Mitchell