

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Thursday, May 7, 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, Charity-Grace Mofsen

LATE ARRIVALS:

ABSENT: Rita Higgins

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Eleanor Antonietti (Land Use Specialist); Ken Beaugrand (Real Estate Specialist)

Public Present on Zoom: Andrew Mulcahy; Julia Lindner (ACK*now), Gerry Keneally (Habitat for Humanity); Anne Kuszpa (HousingNantucket)

Public present on YouTube Chat Bar:

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:02pm

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

Penny Dey **moved to approve the agenda.** 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. Charity Grace Mofsen Aye
6. Penny Dey Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of the Minutes

- February 18, 2020

Brooke Mohr **moved to approve the Minutes for the meeting on February 18, 2020.** Reema Sherry 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 Recuses – not present
5. Charity Grace Mofsen Aye
6. Penny Dey Aye

Minutes adopted by **UNANIMOUS** consent.

IV. Mortgage for CCAP Application – 17 Clarendon

- 1 Webster Road (Mulcahy)
- ~~3A Somerset Road (Kopecki)~~ – *CONTINUED TO JUNE 16, 2020*

Andrew Mulcahy thanks the Trust. Originally applied in March just before Covid 19. Works at Housing Nantucket. Grateful for holding meeting.

NO CONCERNS

Brooke Mohr **motioned** to approve the applicant for up to \$15,000 in funding for Closing Cost Assistance, subject to return of any unused balance. 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. Charity Grace Mofsen Aye
6. Penny Dey Aye

The motion carried unanimously.

V. ACK*now – Introduction / Informational – Julia Lindner

Julia Lindner Executive Director of ACK*now. Giving a snapshot of organization. Small Board with a lot of year-rounders. Mission is to inspire change to protect what most love about island. Different from other nonprofits. We are a 501C 4 which is a social welfare organization whose primary purpose is to advocate for interests of community. They can lobby. Premise behind creation is that Nantucket has been growing very fast. There is financial fallout with Covid. In last 30 years, all metrics show big growth and there are repercussions on community. Goal is to manage growth in a stable way that is also considerate of environment. Want to develop housing solutions for affordable and middle-income housing. Focusing on other fallouts of growth such as transportation (traffic, parking). Collaboration and coalitions are critical to our mission. Value is both data driven and with transparency. Want to build relationship with AHTF. There is a severe recession ahead which will continue to have major impacts to businesses and local families taking financial hit. Covid changes the strategy – good time to pause and ask ourselves how we want to write the visions for the next phase. ACKNow looking to lead that conversation. Looking at growth, everything is intertwined with housing.

NO COMMENTS from Board members other than to thank Julia.

Brian Sullivan confirms Board is excited to open lines of communication.

VI. Grant Request from Habitat for Humanity – 31 Beach Grass Road duplex

Tucker Holland explains that this is a follow up request. We previously approved a grant to Habitat in order to buy a duplex lot allowing them to house 2 year-round families on their list.

This will allow them to, from that point forward, have all of their units be eligible for inclusion on SHI list. Gerry will talk about need re. constructing units and significant financial component. Gerry Keneally Thanks Trust for help in buying duplex at Richmond. They are in design process with drawings complete, but they want to start building, so they are sending deposits. When things open up, they hope the Duplex would be shipped here in mid-September. Building costs of two homes are \$660,000. Of that, they have \$200,000 left over from CPC and \$100,000 from CHIP grant, so have gap of \$460,000. Included a schedule of when they would need payments this summer. They have a lot over off Benjamin Drive and will start the infrastructure this summer. \$150,000 for utilities and paving. Habitat will be covering that cost. Will come back next year with plans to build SFDU and Duplex for 3 SHI listed families. Will start that process per all DHCD guidelines. 2 years from now will have 5 families in homes if all goes well.

Reema Sherry We did grant funds for purchase of the lot. Looking at the budget, this is CPC eligible, she thinks money should come from CPC.

Tucker Holland yes it would come from CPC \$5 million allocation, as confirmed by Finance Director.

Charity Grace Mofsen great job incorporating sustainability into the design with solar roof.

Brooke Mohr **motioned** to allocate \$460,000 from the \$5,000,000 CPC funds to fund the proposed Duplex project. 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. Charity Grace Mofsen Aye
6. Penny Dey Aye

The motion carried unanimously.

VII. AHT Financial Review and CPC Reimbursement

Tucker Holland wants to update on CPC moneys that have been allocated up to now. There is a 1-page summary of this on Page 57 of the Packet. Not reflective of the \$460,000 nor the \$375,000 of the \$5 million bonding. Shows where we are with reimbursements. Will be coordinating with CPC on the \$375,000 and \$460,000 on direct payment once Finance Director's borrowing is completed at end of this month. This is due to the amount of those outlays.

Ken Beaugrand with respect to reimbursements, working with Glenna (Stokes-Scarlett, Administrator). A lot of these are wire transfers. Need to make sure that money was spent in accordance with what was approved. With respect to the two new items, Tucker and he have been working with Brian Turbitt to create the documentation at the time they are ready to be transferred in an effort to avoid delays in terms of transactions going forward.

Tucker Holland thanks Megan Trudel for assembling the information and the reimbursement packages for the CPC.

NO ACTION NEEDED

VIII. RFI for Properties under Neighborhood First

Tucker Holland Picking back up where we left off. We have an Executive Session portion of today's meeting. In context of COVID, wanted to see how we should proceed.

Brian Sullivan clarifies that we will be looking for individual properties in context of

Neighborhood First program. Want to get this ready for when the timing is appropriate.

Brooke Mohr one of the things that concerns us is risk of year-round residents who do own homes during this financial crisis. Wants to think about whether including something in our RFI criteria that addresses allowing someone to stay who might be at risk of losing their home as result of crisis.

Penny Dey recalls something in there about averting displacement of year-round residents.

Brooke Mohr there are different scenarios. What are ways to add criteria to help either a current renter at risk of eviction or someone who owns who may be at risk of foreclosure? How can we prevent that person from being displaced by circumventing foreclosure, purchasing the property and allowing them to stay as a tenant? Gives example of property owner whose mortgage is reliant upon payment of short-term rental income from a cottage, but that income is lost.

Brian Sullivan this would not be an option with a lot with a Single Family Dwelling Unit.

Brooke Mohr there could be potential to build a Second DU, as long as 25% of units are deed restricted to 80% AMI or below, all would qualify.

Dave Iverson likes the idea of creating a safety valve.

Brian Sullivan proposes idea of reducing price with a life estate and renting back to owner. Owner would retain life estate with their unit and a maintenance contract.

Brooke Mohr depends on DHCD. Anecdotally, the last time market collapsed here, many were forced out of homes. Not concerned with a delay on this, given rapid evolution.

Penny Dey reminds Board that there is a Work Group for this with Penny, Tucker, and Ken.

Brian Sullivan marketplace is definitely evolving in terms of moratorium on foreclosures and evictions and mortgage forbearances.

CONTINUE to next month.

IX. Communications – Sub-Committee Report

Brooke Mohr we sought other proposals. Reached out to firm on Cape. Reema and she met with principal of that firm by phone and proposal came through just as Covid 19 hit. We can circle back at next meetings and come back with 2 proposals. Question for group – is there any input in terms of the current situation’s impact on how we move forward on communication? Does it change our direction? We have limitation in terms of website piece, because we have to go through Town Administration.

Reema Sherry Would like to move forward. People are doing more and more remotely with so many offices being closed, making the improvement of the website all the more worth doing. Important for community.

CONSENSUS agrees. Easy access is good idea for public.

Brian Sullivan Proposals should be driven by content more than medium. Are we looking for a content creator or are we delivering the content? Distribution is a technical aspect (website, Facebook, newspaper, mailers).

Brooke Mohr sees the work of subcommittee (Dave, Reema and her) as meeting with Florencia. Figure out what media we have access to and then return to vendors to help produce the graphic and verbal content that would go out, filtered through Town Administration on networks and platforms available to us as Town entity.

CONTINUE to June

X. RFP Housing Production Plan – Five Year Update (current HPP runs to October 2021)

Brian Sullivan time to update the HPP which runs out October 2021.

Tucker Holland explains goal and timeline. Without an HPP, we would be required to have twice

the number of units for a year of Safe Harbor. Last update was done by Judi Barrett. The scope of it is of an order of magnitude where we do not need to do a formal RFP. Can reach out to 3 qualified individuals or entities and entertain proposals from them. There is a short Memo about that in the Packet. There are several candidates who are qualified to serve as a consultant. Want to outline scope to give potential responder ideas of what we are looking for. Seeking feedback. Reema Sherry we should go through the HPP as it is and mark out what we have accomplished and what still needs to be done and what is possibly obsolete or not applicable. Brooke Mohr two steps include reaching out and picking someone and then forming a workgroup that then works with that person to direct them in what we need.

CONSENSUS agrees

Tucker Holland will put together for June meeting what should be sent out to prospective providers. He will come up with recommendation as to 3 potential candidates and come back to Board for approval in order to proceed forward.

Penny Dey **motioned** to authorize Tucker Holland to proceed on our behalf, as presented. David Iverson seconded the motion.

ROLL CALL of those participating:

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

The motion carried unanimously.

XI. Other Business

- **Next meeting** – Tuesday, June 16, 2020
NO CONCERNS

XII. Public Comment
NONE

XIII. Board Comments

Penny Dey her seat will expire on May 22nd as representative for Housing Authority and intends to re-up for a year.
Reema Sherry would also like to stay on but wants to be relieved of grant writing. Asks that Staff be aware of grant deadlines and would be willing to help but not spearhead.
Brooke Mohr we do have a 6-month report due for CHIP grant which she is handling. Has information she needs.

XIV. 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. Charity Grace Mofsen Aye
6. Brian Sullivan Aye

The vote as **UNANIMOUS**.

XV. Adjourn

Open Session Meeting ended at 1:58pm

M/S/A Penny Dave

ROLL CALL unanimous

Submitted by:

Eleanor W. Antonietti

Approved