

**NANTUCKET AFFORDABLE HOUSING TRUST**

~~ MINUTES ~~

**Tuesday, August 16, 2022**

Remote Meeting *via* Zoom – **12:30pm**

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

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**ATTENDING MEMBERS:** Brooke Mohr, Reema Sherry, Meg Browsers, Shantaw Bloise-Murphy, Dave Iverson, Penny Dey, Brian Sullivan (late)

**STAFF IN ATTENDANCE:** Tucker Holland (Housing Director); Hayley Cooke (Housing & Real Estate Office Manager); Vicki Marsh (Town Counsel)

**ANTICIPATED SPEAKERS:** Dave Armenetti, Bill Cassidy, John Merson

**Public Present on Zoom:** Anne Kuszpa (Housing Nantucket), Mary Mack, John Merson, Robert Little

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**I. Call Meeting to Order**

**Reema Sherry** called the meeting to order at 12:35pm & reads Public Participation Guidelines

**II. Approval of Agenda**

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

ROLL CALL of those participating:

- |                          |     |
|--------------------------|-----|
| 1. Reema Sherry          | Aye |
| 2. Brooke Mohr           | Aye |
| 3. Meg Browsers          | Aye |
| 4. Penny Dey             | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Dave Iverson          | Aye |

Agenda adopted by 6-0 vote.

**III. APPROVAL of Minutes**

•Minutes from 4.19.22, 4.26.22, 5.3.22, 5.24.22, 6.21.22, 6.29.22, 7.6.22 and 7.26.22

**Penny Dey** makes a motion to approve the Minutes from 3.2.22-7.26.22. Brooke Mohr seconded the motion.

ROLL CALL of those participating:

- |                          |     |
|--------------------------|-----|
| 1. Reema Sherry          | Aye |
| 2. Brooke Mohr           | Aye |
| 3. Meg Browsers          | Aye |
| 4. Penny Dey             | Aye |
| 5. Shantaw Bloise-Murphy | Aye |
| 6. Dave Iverson          | Aye |

Motion adopted by 6-0 vote.

**IV.PUBLIC COMMENT** for items not otherwise on the agenda

**V.CCAP/CFAP – ACTION**

- CCAP Application – Calkaite/Smith, 3A Miller’s Lane
- CCAP Application, – Newman, 16 Friendship Lane
- CCAP Subordination– Bencat, 15 Wappossett Circle

**Brooke Mohr** makes the motion to approve the Calkaite/Smith CCAP Application at 3 Miller’s Lane for the up to \$15,000 pending final closing costs. Dave Iverson seconded.

ROLL CALL of those participating:

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

Motion adopted by 6-0 vote.

**Brooke Mohr** makes the motion to approve the Newman CCAP Application at 16 Friendship Lane for the up to \$15,000 pending final closing costs. Dave Iverson seconded.

ROLL CALL of those participating:

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

Motion adopted by 6-0 vote.

**Tucker Holland:** In this case, for Bencat, this is a closing cost recipient who is looking to put solar on their house, and are getting a home equity line to do that. So the bank is asking for our subordination to allow this.

**Dave Iverson** makes the motion to subordinate our CCAP loan to Bencat’s home equity line of credit. Penny seconds the motion.

ROLL CALL of those participating:

- |                 |     |
|-----------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr  | Aye |

- 3. Meg Browers                      Aye
- 4. Penny Dey                        Aye
- 5. Shantaw Bloise-Murphy        Aye
- 6. Dave Iverson                    Aye

Motion adopted by 6-0 vote.

**VI.**     31 Fairgrounds – UPDATE

**Anne Kuszpa:** The construction subcommittee toured, we saw how things are coming along and discussed when the modulars are coming, the first of which is September 19. We are trying to get money to install solar for the property to get to net zero on the site. We are hopefully going to announce something soon about that.

**Billy Cassidy:** The outside of the units doesn't tell the full story of inside – the windows are in, plumbing is done, kitchen cabinets are in, etc. We received the siding as well.

**VII.**    Richmond Wildflower Acceleration – UPDATE

**Dave Armanetti:** 10 of the 12 AMI units have leases fully signed. Two are left that should be in by Sept. 1<sup>st</sup>. All the market rate units are occupied. We are just finishing out the remaining sitework. We are down to the end on this phase. The next phase is two more 8 unit buildings.

**VIII.**   7 Amelia Drive RFP – REVIEW & APPROVAL

**Vicki:** I haven't made changes yet. After discussions with Andrew Vorce, there was a layout of the road way, but there was never a final order of layout and taking of the easement in the roadway by the County. There's not a final plan that has been prepared. Andrew is following up now to get that done. That won't necessarily hold up our being able to put the RFP out. I'm going to go back and describe the size of the lot and some kind of sketch plan to attached. We will hopefully have this ready for review for next meeting.

**Brooke Mohr:** does that mean we have to delay the issuance of the RFP? If people don't know the perimeter of the lot. Unless we can approve it, pending that info being included in it?

**Vicki Marsh:** sometimes RFP's are put out there with detailed sketch plans. There is a plan a surveyor could create and provide to use an exhibit. And we can say in the RFP as soon as a final plan is available, we will send it out. I think we can describe it.

**Tucker Holland:** I think we want to move forward with issuing it sooner than later. For practical purposes, the road has been built over the lot, so there are existing engineering plans that describe the use of the property. We can give someone who is looking to develop there a very good idea of what they have to work with, whether it has been taken or not. Hopefully we can do a final approval at our special meeting on 8/30.

**IX.**     State of Housing Workshop – DISCUSSION

**Tucker Holland:** The workshop is next Tuesday 12pm, live and available via Zoom. The subject is where we've been, where we are, where we're going.

*Tucker ran through the general themes and idea of the workshop and asked for Board feedback. The meeting and powerpoint will be available live at the meeting and also online after the meeting.*

**Brooke Mohr:** Is there any news or update on the allocation of funding from Town Meeting for Town employee housing?

**Tucker Holland:** Yes, we can talk about that plan for the program is [in the presentation].

**Penny Dey:** Are other people who are heads of other organizations expected to be there or speak? Because unfortunately, the Housing Authority does not have an Executive Director right now.

**Tucker Holland:** they are not expected to be there. If there are specific questions we cannot answer, we will get them to the appropriate person to follow up after the session.

**Penny Dey:** I just wanted to say on record that the absence of someone from Housing Authority does not indicate a lack of interest, it is just where we are right now.

## **X.** Warrant Articles

Re: 2023 Annual Town Meeting - Serving AMI levels – 150%, 200%, etc.? Other things we want to discuss relative to housing - re: town meeting, zoning?

**Reema Sherry:** We want to talk about AMI levels we are serving. There's been a lot of discussion about moving that level up. My question is, would that be changing our enabling legislation?

**Vicki Marsh:** The Trust has a Declaration of Trust, which governs how the Trust operations. It required a Town Meeting vote to change the declaration of Trust. The first step is to get Town Meeting approval to change the population that you are looking to address in terms of affordability levels. There isn't anything in your Trust right now that does that. I think the Board may wish to consider if they want to put out a Town Meeting article that would amend the Trust and allow the Trust to provide funding and projects that would cover up to whatever the AMI level.

**Dave Iverson:** If we change that, we still are held to the funding levels to the outside funds we receive that is already limited by the AMI level? This would just change what we can use Town money that we're given at Town Meeting?

**Vicki:** Correct.

**Dave Iverson:** If we vote on this, does it retroactively allow us to use money already approved at prior Town Meetings on higher AMI levels? *[paraphrased]*

**Vicki Marsh:** No, those funds were already restricted.

**Tucker Holland:** We do have some buckets of money that do not have AMI levels associated with them. So those monies could be applied to higher AMI levels.

**Tucker Holland:** 240% AMI is what is in our home rule petition, it does jive with the upper limit that Aspen has. I don't think there's a reason to do anything above that. I think we want to codify what we can do, as Vicki was speaking to.

**Reema Sherry:** Vicki, does that need to be included in our Act? Do we need to change our enabling legislation, or do we do that separately?

**Vicki Marsh:** We can consider if we want special legislation to accompany this vote. I'll look at that question and come back to you on if we want to go that route. Let me come back to you with an answer.

**Brooke Mohr:** The highest level we have assisted is 150% AMI through our Closing Cost Assistance. That's what our upper limit has been in practice. I'd love to codify this. I would like to request the Town Meeting to approve the 240% as our upper limit. And leaving it as least restrictive as possible if we need to bump it later. And avoid having to bring it to Beacon Hill.

**Reema Sherry:** I agree.

**Vicki Marsh:** I agree if we can avoid special legislation that would be better.

**Reema Sherry:** As far as Zoning, Tucker, do you have any ideas or proposals? If not, does any member of the Board have anything on Zoning or housing related articles?

*Brian Sullivan arrives late.*

**Dave Iverson:** No, but last year you and I sat down with Andrew [Vorce]. I think we should do that again this year.

**Brooke Mohr:** Dave, is there anything more we need to do relating to the Tom Nevers lot situation?

**Dave Iverson:** I think there's some room there to talk about the taboo subject of ground cover. They're large lots with a small build out. We should talk to Andrew about this. The two Covenant went through. We should explore the possibility for affordable units only or Covenants and try to take the temperature of the Town to get bonus lots out there.

**Brooke Mohr:** Just to clarify – there was an individual situation of someone in Tom Nevers who wanted to create a Covenant home for a year rounder and ran up against issues of ground cover and existing secondary dwelling on a huge lot. Any ground cover bonus would only be available for that purpose (Covenant/affordable). This would be in the service of allowing housing opportunities in more remote locations without a huge impact.

**Brian Sullivan:** I just have one note. We can look to some other housing advocates and partners is to publicize all the work that was done last year at last year's Town Meeting that was approved (in changes in zoning). I find that it takes a long time for zoning changes to matriculate to the community itself. So, if there is a way to educate the public on what changes did happen last year, we may see a faster opportunity for people coming in.

**Brooke Mohr:** I just want to say that I've been trying to talk up the idea of the Covenant lot being a downsizing alternative for folks who are aging out of needing their larger homes.

**Brian Sullivan:** Yes, I think we all know about it, but there's a greater portion of the community who may not have heard of it in a forum like this.

**XI.** Proposal - John Merson, potential affordable unit creation

**John Merson:** I'm interested in building a two-family house, half of which I would rent to a year-round resident. Tucker suggested I come to this meeting and start educating myself.

**Brian Sullivan:** Is your intent on the Agenda item to offer us a proposal for the development of the two-family, or to listen and get a greater understanding of the things we are working on?

**John Merson:** I'm primarily here to listen and learn. The concept I have in mind is to find a piece of land that I can build this on and I would finance and build myself. And half I would have for a rental under the affordable rental program.

**Brian Sullivan:** Thank you for joining us. One of the things we find as people learn more about the programs is the understanding of how the lottery works and restrictions on deed to affordability. Are you familiar with these things and would you consider them in this scenario?

**John Merson:** I have [some] understanding. I also have a lot of details still to learn. To find the land is the key to the project.

**Brooke Mohr:** What's interesting is we have a community member who wants to perhaps put forward a friendly 40B. It is possible to develop a property that wouldn't necessarily be eligible for a two-family unit out of the box, but through a supported friendly 40B application, this Board could help you move through the process of getting authorization to do a duplex instead of just a single-family property. This could give you exemption from some zoning that might otherwise restrict the development.

**XII.** Other Business

Upcoming Meetings:

- Select Board "State of Housing" Workshop on Tuesday, August 23, 2022 at 12:00pm (Location: Community Room, 4 Fairgrounds Rd. and also via Zoom)
- Special AHT Meeting: 8/30 at 12:30pm (via Zoom).
- Suggested regular AHT meeting date: September 20, 2022 at 12:30pm (via Zoom).

**XIII.** Board Comments

**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.

**Penny Dey** makes a motion to adjourn the regular meeting and go into Executive Session.  
Seconded by Brooke Mohr.

ROLL CALL of those participating:

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

Motion adopted **UNANIMOUS** consent. 7-0 vote.

Open Session Meeting ended at 2:13pm.

Submitted by:  
Hayley Cooke