

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, September 15, 2020

Remote Meeting *via* Zoom – 1:00 pm

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brooke Mohr, Reema Sherry, Kristie Ferrantella, Penny Dey, Dave Iverson, Allyson Mitchell

ABSENT MEMBERS: Brian Sullivan

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

Public Present on Zoom: Denice Kronau; Anne Kuszpa; Peter Hoey; Posie Constable; Eric Savetsky; Joseph Krause ^{Drops off at 1:13}; Brian Turbitt ^{Drops off at 1:13}

I. Call Meeting to Order

Brooke Mohr called the meeting to order at 1:04 pm

Brooke Mohr announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, 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**. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Kristie Ferrantella Aye
6. Allyson Mitchell Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of the Minutes

- August 18, 2020

Penny Dey **moved to approve the Minutes for the meeting on August 18, 2020**. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:

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

- 5. Kristie Ferrantella Aye
- 6. Allyson Mitchell Aye

Minutes adopted by unanimous consent.

IV. PUBLIC COMMENT

V. Neighborhood First RFP Update

- Inquiries (questions) are due by September 30, 2020
- Proposals due by Thursday, October 22nd at 10:00am

Tucker Holland encourages anyone interested to register by 9/25 to ensure all info related to this RFP is made available to them. Email questions to procurement up until 9/30 and proposals are due by 10/22 at 10a.m. We held Info Session a few weeks ago which is available on Town Government YouTube channel. We will be publishing written account. If you are registered you will automatically receive all questions and answers. We will be clarifying whether or not someone who is considering selling their property to the Trust at a bargain or below market price may be able to potentially take advantage of a tax credit similar to how it works with bargain sales to Land Bank. Initial guidance has been that this may be possible depending on particular situation. More guidance coming. We are not advising people about their tax situations. As general principle, this is relevant aspect of this program and will provide more info in write up. Any questions? Have not yet received formal proposals but a lot of talk and interest in this program.

NO QUESTIONS

VI. 135 & 137 Orange Street

Taken out of order. ITEM VIII discussed first.

SEE VIII

VII. CPC Application - Update

Tucker Holland We did submit CPC application on 9/4 seeking \$800,000 as we had discussed at August meeting to support plan work of Housing Nantucket and Habitat for Humanity. These funds would augment funds we were previously awarded. We need roughly \$2 million. If we receive it, we should be in decent shape relative to financial picture discussed in August. Sounds like total number of requests from CPC across all 3 categories is actually less than in a typical year.

Ken BEAUGRAND at CPC meeting this morning, they decided we will hold hearings with applicants 10/13-14

VIII. 6 Fairgrounds Road / Ticcoma Green Update

- Tax Credit Application Timing
- MassWorks Grant Application – Waitt Drive

ITEMS TAKEN OUT OF ORDER

Tucker Holland We recently submitted a MassWorks grant for construction of Waitt Drive for the 6 Fairgrounds project. That will mitigate some of the traffic concerns that arose during Planning Board process relative to some residents on Ticcoma Way. A large portion of this work can be underwritten if we receive the grant from this very competitive program. Consulting engineers are optimistic that this hits sweet spot of \$2.4 million of \$3 million estimated cost. Awards are due to

be made at end of October. Some moneys have already been appropriated by prior Town Meetings. This project has already relied on Tax Credits for build out relative to affordable units. While law suit was outstanding, it was not eligible. But that has been resolved as of last March, we are free to pursue a tax credit award. Typically given out once a year. Preapplications are submitted in November or December in a normal cycle. Awards are typically made around July. Varies year to year. They sometimes do mini-rounds in the fall. There have been indications from DHCD who makes these awards that they might do mini-round. If so, the project would have been eligible to apply this fall and engineers were ready to apply. However, it appears they are skipping the mini-round. That affects when units that will be created will count towards SHI list. The magic date is the date of the Tax Credit award. It would initiate a new 2-year period of Safe Harbor. Still trying to definitively confirm that no mini-round will take place. That will influence how and when we move forward with Orange St.

IX. Housing Production Plan Update – Next Steps

Tucker Holland reminds Board that moving forward with proposal received from Judi Barrett and Jen Goldson was approved at August meeting. They have suggested a meeting on Wed. 10/7 at 1pm which would probably be a 2-hour session to kick off. Brooke Mohr polls board to see if that works
CONSENSUS This date works.

X. Communications – Sub-Committee REPORT

Reema Sherry had asked Board members to look over her corrections and additions to webpage that went out with the packet. She has 2 general types of sketches for logos.
DISCUSSION about preferences. CONSENSUS is round logo on Page 114 of Packet. Dave and Reema like orange for pop.

Reema will come back with final proposal to incorporate suggests changes to website content. She & Florencia will finalize something that makes sense between the 2 options. Will ask her to do a mock-up of everything all put together to have examples.

XI. Other Business

- **Next Meeting** – Tuesday, October 20, 2020 @ 1:00 p.m.

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 Kristie Ferrantella 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. Brooke Mohr Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Kristie Ferrantella Aye
6. Allyson Mitchell Aye

The motion carried unanimously.

XIV. Adjourn

Open Session Meeting ended at 1:53pm

M/S/A Penny Dave

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Dave Iverson Aye
4. Penny Dey Aye
5. Kristie Ferrantella Aye
6. Allyson Mitchell Aye

The motion carried unanimously.

Submitted by:

Eleanor W. Antonietti

Approved