

# AFFORDABLE HOUSING TRUST

## Meeting Minutes

February 15, 2023

ATTENDEES: Steve Irish, Chair; Nancy Chapman; Elizabeth Howie and Ruth Wagner were all present for the meeting. Maura Curran was absent.

Additional Attendees: Shari Young, Administrative Assistant

Public Attendees:

The meeting was called to order at 6:30 pm.

Mr. Irish moved to accept the agenda, Ms. Chapman seconded the motion; a vote was taken and was unanimously in favor.

### **Meeting Minutes: January 18, 2023**

Mr. Irish moved to approve the January 18, 2023 meeting minutes; Ms. Chapman seconded the motion; the vote was unanimously in favor.

### **DISCUSSION: Small Repairs Grant Program (SRGP)**

Mr. Irish indicated that a couple of grants have been paid out information was shared via email with the Trust members; grant recipients provided the necessary paperwork to confirm completion and satisfaction. Recipients have up to year to receive the award money and have the work completed that was approved in the application. The AHT discussed how expensive it was for these grantees to have the work done in their homes.

Ms. Young said that she had ensured that the information submitted from the grant recipients was what the application required.

The AHT said as soon as an invoice comes in it should be paid out so long as the all necessary paperwork is submitted; the only instance it should not be paid immediately is if there are issues with the grant recipient and contractor.

### **DISCUSSION: Alternative Funding Sources**

Mr. Irish indicated he did some research on other funding sources that the AHT could potentially go after. He said he did a google search for Affordable Housing Grants for non-profits and found there are some foundations that offer grants, i.e. HJ Weinberger Foundation. He said he would do some more research and put together a list of potential grant options and poke around to see what the application process is like.

- HJ Weinberg Foundation supports non-profits with a streamlined grant application and review process
  - Simple application, really just filling in the blanks
  - Must align the with the strategic priorities of the foundation in the area of housing, health, jobs and education
- Hale Foundation may have an opportunity
- United Way may have opportunity

## **OLD BUSINESS:**

Ms. Chapman discussed the Martha's Vineyard housing that she had been asked to research from the last meeting. She said it is actually Nantucket not the Vineyard; they have different entities that provide funds or housing for Town employees. Nantucket Education Trust, strictly for teachers, interim, temporary or rental housing it is not permanent housing, once all teachers have housing it then becomes open to general town employees, 12 units available. Nantucket Affordable Housing Trust could not get a hold of. She said Nantucket has a lot of money and some of the initiatives were seeded with \$1 million to start and then something called the barracks was acquired which was an existing building that was turned into housing. Ms. Chapman said she would continue to try and contact someone. Ms. Chapman said that Town Meeting approved \$40 Million for island housing initiatives and part of it was seed money \$1 million for town employees to offset rental and mortgage expenses.

There is also a Community Foundation for Nantucket allocated \$11 million for the construction of affordable units, \$4 million of the Town owned barracks and \$12 million for 12 new affordable units on a town lot. Also, hospital staff was under the umbrella of "townies". Ms. Chapman said the AHT would need to look at what is transferrable to Scituate.

Ms. Howie said she would reach out to the Town Planner whom she knows and see if he can help with a contact. Ms. Howie will also look at Maine as they had previously discussed in another meeting.

## **Spending Ideas:**

Mr. Irish said everyone needs to keep thinking of ideas on how to spend the AHT money, buying a property, etc. Several ideas were discussed, but there are parameters set on what AHT funds can be used for because they all come from CPC. There was discussion about a program to help residents with closing costs, or AHT buying property, or finding someone to donate property. Ms. Howie expressed that she thinks the Trust should focus their efforts on the rental market not on ownership assistance.

There was discussion if there is any Town property that is available. Mr. Irish indicated there is Town owned land on the Driftway; Ms. Wagner remembered there was a proposal for some cottages to be built, but some abutters were not happy with the proposal and it has not moved forward. Mr. Irish indicated there was also an idea of swapping the land with land behind the library near Lawson Green. There was continued discussion about other land parcels that might be available, i.e. land down by the general store in Sand Hills, the Egypt garage on Country Way, the old Egypt Postie.

There was discussion if a lease in perpetuity for the land could be an option with private land owner.

## **NEW BUSINESS:**

There was discussion about liaisons from other committee/boards, i.e. planning, attending AHT meeting so the Trust could stay informed. It was noted that liaisons are setup, but have not been attending AHT meeting.

Reminder to do the ethics test.

Town Report rough pass is due next week; nothing to vote on just a consensus. Mr. Irish wanted to add language regarding how many applications were received and how many were qualified and how many were



awarded. The Town Report is a recap of the year and what the successes were for the AHT. Donation of land for affordable units for the group home adding the potential of 5 units to the subsidize housing inventory.

Ms. Wagner made a motion to adjourn. Ms. Howie seconded the motion; a vote was taken and was unanimously in favor.

Adjourned at 7:30 pm.

*Submitted by: Shari Moak Young*

*Approved: March 15, 2023*

