

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS
Minutes of meeting 10 A.M., SATURDAY, June 25, 2016, at
4 Fairgrounds Road

1. Attending: Howard Blitman, Don Green, Peter Kahn, Bill Sherman, and Jay Strauss, and from 10:18 a.m. Sue Matloff, and from 10:16 a.m. selectman Matt Fee. Also prospective new ACNVT member Gary Beller. Members absent: Lou Bassano, David Brown, Lucas Fischer, Peter Halle, and Tony Walsh.
2. ACNVT Chair Jay Strauss opened the meeting at 10:07 a.m. and, noting that a quorum of 8 was not yet present, invited any corrections to the 9/5/15 minutes for later approval. Hearing none, he went on to welcome Gary Beller, newest member of ACNVT.
3. With our focus on the issue of affordable island housing, Howard Blitman recalled his meeting with Anne Kuszpa, Executive Director of Housing Nantucket, offering her his insight on how we can get an island non-profit affordable housing project which will not have any market rate housing attached to it or involved with it. This may be done by the Nantucket Affordable Housing Authority group working on a project at first for a small number of units where they can get 100% guaranteed mortgage by state or federal authorities. The way we used to do was with the FHA-236 and similar Massachusetts state laws. This creates a joint venture of both developer and non-profit affordable housing authority in order to guarantee the loans. This must be further studied. It would be a private-type operation and benefit Nantucket. Howard Blitman will try to work with Anne Kuszpa if her board so agrees.
4. With the arrival of our guest selectman Matt Fee, discussion of affordable housing continued. Noted was the difficulty of reaching a target of 10% of island housing being affordable. When 40B projects include 25% of units that are affordable, the other 75% market level units mean an additional number (7.5%) are added to the units required to reach that 10%. Rentals that start out affordable may not be capped to assure further affordability.
5. Potential for affordable units includes the Pascan plan through Richmond Great Point Development on Old South Road going forward per 2016 Annual Town Meeting, the 40B contested plan of Atlantic Development for 106 Surfside Road, and units possible on Town-owned 4 Fairgrounds land. Another possibility is the Coast

Guard property on Low Beach, where Town or Land Bank acquisition would be welcomed.

6. If Madaket is sewerred, underdeveloped lots there may be a target for 40B developers, no longer constrained by health regs dealing with wastewater disposal.
7. Sue Matloff noted that affordability (and availability) impacts year-round as well as seasonal residents.
8. Capacity of the island to accommodate more growth is most obviously limited by the already-overtaxed road system. At least outside the town (outside the Town Overlay District), holding the use of secondary dwellings more strictly to family and year-round use could better direct growth. Impact of the recent allowance of third dwellings (tiny houses) is not likely to be large, by contrast to the potential for more secondary dwellings.
9. Seasonal vacation rental of private homes is having a large impact. But, unlike guest house rentals, the Town gets no corresponding benefit from the Room Occupancy Tax (ROT) --- unless the State authorized its extension to homes.
10. Without added funding such as from expanded ROT, the Town is tightly constrained in raising funds required in face of continued fast growth. The current level of real estate tax is already a heavy burden on local small businesses. Greater willingness of the Town to have benefitted abutters carry betterments charges would help. Only a relatively few year-round households receive the benefit of the residential tax exemption (~2000 in FY2015).
11. Current fast growth is pushing a change in Nantucket's character. Houses priced under \$400,000 go quickly. Seasonal employees often are squeezed into inadequate rental space (reminding Matt of his childhood in cramped space). The many nationalities, including of kids in schools, gives a cosmopolitan quality, hopefully not also a diminished regard for what has made Nantucket so special.
12. Town Meeting voters find themselves torn between what the island needs to retain its character and the near-term prospect of higher household earnings with unfettered growth.
13. Matt left at 11:00 a.m.
14. Commended as future guests to invite were Town Manager Libby Gibson and Land Bank Commission Chair Allen Reinhard.
15. Chair Jay Strauss set the next ACNVT meeting for July 16, 2016.
16. The meeting was adjourned at 11:08 a.m.

Respectfully submitted,

Bill Sherman, Secretary

Draft minutes e-distributed 7/10/16. Minutes adopted 7/16/16,
posted 7/20/16 and hard copy submitted to Town Clerk 7/20/16