

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS
Minutes of meeting 10 A.M., SATURDAY, July 29, 2017, at
4 Fairgrounds Road

1. Attending: Gary Beller, Don Green, Peter Halle, Bill Sherman, and Jay Strauss, and guest Town Housing Specialist Tucker Holland and, after 10:48 a.m., selectman Matt Fee. Members absent: Lou Bassano, Howard Blitman, Peter Kahn, Sue Matloff and Barbara Matteucci.
2. Our Chair Jay Strauss called the meeting to order at 10:08 a.m. and declared a quorum not present.
3. Our guest Tucker Holland opened by noting the Town's recent acceptance of HallKeen Management's bid (jointly with Williams Building Company) on development of the Town's property at 6 Fairgrounds Road. In keeping with bid terms, the Town will retain ownership of the land and negotiate a long-term lease for construction and operation of the desired mix of rental housing. In vetting potential bidders, Tucker visited earlier HallKeen projects, talked with tenants and otherwise found assurance that HallKeen was a qualified builder and that management of the 6 FG housing could be expected to meet Town requirements.
4. HallKeen currently manages Academy Hill elder housing rentals, a mix of 14 market and 12 affordable units. Where currently an off-island property manager commits 20% of his time to Academy Hill, with completion of 6 FG a full-time, on-island manager is envisioned for the two properties.
5. The Town's housing experience, e.g., with Sachem Path, lends assurance that tenants qualifying for 6 FG will be (mostly) islanders.
6. A requirement of 6 FG housing is that housing not be distinguishable according its market or level of affordability status. Some units will be set aside for Town employees to assure that availability of housing enables needed staffing.
7. Responding to a question about the Town's efforts to meet the level of affordable housing set under the state's 40B zoning-override program, Tucker explained that the Town's target was 490 affordable units: 10% of total year-round housing units reckoned at 4910. With 6 FG and other projects underway including the Old South Road development by the Richmond Group, that target was reachable. Unfortunately as Matt Fee noted, the Town's avoidance of 40B (in favor of local zoning equivalent) means that the full

count of affordable units awaits issuance of certificates of occupancy. Under the state's 40B program, affordable units are counted against the 10% target as soon as a 40B special permit is issued allowing construction. The total of year-round housing can increase in the future but some is meanwhile being lost to seasonal buyers, even in the traditionally year-round area of Hooper Farm Road.

8. Tucker offered to keep ACNVT posted as H.2794, voted out of the Revenue Committee will soon to be taken up by another committee. Opposition to the legislation has come from the state real estate association, not specific to Nantucket but on the principle that any legislation that can burden real estate transactions is opposed as an unwanted precedent.
9. Whether the 0.5% transfer fee proposed in H.2794 is burdensome can be answered by compiling statistics on typical gains realized in selling properties over \$2 million, looking at date and cost of purchase, time held before sale, price asked and closing price. The BOS is expecting better statistics on that and on island incomes and demographics. Meanwhile the general view is that 0.5% is modest in relation to gains realized. Seasonal residents, more likely subject to a transfer fee on sales over \$2 million, have a high stake in Nantucketers with all the many needed skills finding housing enabling them to remain here as part of the workforce.
10. Answering a concern of Don Green, Tucker assured that performance bonds would be required for 6 FG.
11. Don also said that he would be seeking data on how the Town provides health benefits. Matt noted that the Town effectively self-insures and has sought lowered costs.
12. Distributed were copies of a draft letter recommending H.2794 for ACNVT Chair's signature in conformity with its July 16, 2016 vote; also draft ACNVT FY 2017 Annual Report for our Chair's signature.
13. Proposed as our guest for our next meeting was new DPW Director Rob McNeil. (See <http://www.ack.net/news/20170224/town-hires-new-dpw-director>) [Rob will come.] For our September 2 meeting Airport Manager Tom Rafter will be invited [and will come].
14. The meeting was adjourned at 11:32 a.m., the next meeting being set for Saturday August 19, 2017 at 10 a.m. in the PSF Training Room.
15. Respectfully submitted,

Bill Sherman, Secretary

Draft minutes e-distributed 8/9/17. Minutes adopted 8/19/17,
posted 8/21/17 and hard copy submitted to Town Clerk 8/21/17