

AFFORDABLE HOUSING TRUST FUND

Tuesday, July 16th, 2019

1:00pm

**4 Fairgrounds Rd
Community Room**

Adopted August 13, 2019

Board Members Present: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Reema Sherry, Rita Higgins, Charity-Grace Mofsen, Penny Dey(1:05PM), Dave Iverson

Board Members Not Present: NONE

Others Present: Tucker Holland (staff), Megan Trudel (staff), Ken Beaugrand (staff)

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:02pm

II. Approval of Agenda

Reema Sherry motioned to approve the agenda. Brooke Mohr seconded the motion. Motion carried unanimously.

III. Approval of Minutes

- **May 21, 2019**
- **June 18, 2019**
- **June 25, 2019**

Rita Higgins motioned to approve the minutes from May 21, 2019; June 18, 2019; and June 25, 2019. Brooke Mohr seconded the motion. Motion carried unanimously.

IV. Public Comment

NONE

V. CCAP Applications

- **3 Hull Ln-Millington**
- **22A Evergreen Way**

Reema Sherry motioned to approve the application for closing cost assistance for 3 Hull Ln up to \$15,000. Rita Higgins seconded the motion. The motion carried unanimously.

Brooke Mohr moved to approve for closing cost assistance for 22A Evergreen Way up to \$15,000 pending the lot completes the Planning Board and Housing Nantucket

processes for covenant lot creation. Rita Higgins seconded the motion. The motion carried unanimously.

VI. Update on 47 Fairgrounds Road- Covenant Lot

Rita Higgins to set a meeting with the current owner and bring back as an agenda item for the August meeting.

VII. Discussion of Draft Down Payment Assistance Program for 150% AMI buyers

Tucker Holland to bring to August meeting as a two-part agenda item with Covenant Lot Creation

VIII. Update on Neighborhood First Advisory Committee

Tucker Holland provided the Trust with an updated version of the “Neighborhood First Advisory Committee Discussion Document”

Neighborhood First Advisory Committee – Discussion Document

The Committee

Select Board rep – Kristie Ferrantella kferrantella@nantucket-ma.gov Town Administration rep – Brian Turbitt bturbitt@nantucket-ma.gov NP&EDC rep – Dave Iverson d.m.iverson@comcast.net Land Bank rep – Eric Savetsky esavetsky@nantucketlandbank.org AHT reps – Penny Dey penny@nantucketrealestate.com Brooke Mohr ackmohr@gmail.com Year-round at-large reps – Peter Hoey phoey63@comcast.net Howard Dickler hdickler@yahoo.com Seasonal at-large reps – Doug Abbey Abbey@swiftrp.com Posie Constable posieconstable@gmail.com FinCom rep – TBD

Staff

Eleanor Antonietti, Zoning Administrator, eantonietti@nantucket-ma.gov Ken Beaugrand, Real Estate Specialist, kbeaugrand@nantucket-ma.gov Tucker Holland, Housing Specialist, tholland@nantucket-ma.gov

Background

Today Nantucket faces a dual housing crisis.

1. For decades, Nantucket has been out of compliance with Massachusetts 40B legislation which states that if municipalities do not have 10% of their year round housing inventory available for low- and moderate-income households, developers can bypass local zoning and planning regulatory processes and, if necessary, appeal to a state board to gain approval for projects that

will deliver affordability in at least 25% of the units. The state typically looks favorably on such housing proposals. Such projects can be highly controversial and may not adhere to good planning principals in terms of appropriate density, access to town services, and proximity to employment and public transportation. The state regulations do provide for periods of “Safe Harbor” from unfriendly 40b proposals if the municipality can demonstrate good faith progress (in Nantucket’s case, creating 24 units of compliant housing within one year).

2. The community faces a critical shortage of housing for its year-round workforce. This causes the following: a) Increasing rents and housing prices placing decent and affordable shelter out of reach for many year-round residents; b) Overcrowding and unsafe living conditions; c) Low- and moderate-income households spending a large share of their income on rent making it difficult to afford necessities; d) A threat to the local economy due to the difficulty in attracting and retaining a talented workforce.

In this context the Nantucket Affordable Housing Trust (“NAHT”) was established in 2009, then reconstituted in 2014, to assist the town in addressing these challenges. We believe it is useful to set forth the goals of this program so that we can most effectively achieve the community’s goals and concurrently efficiently use its financial resources.

Goals

1) The principal goal of the Trust is assist the Township in taking control of the delivery of housing to provide critically needed units for the Nantucket workforce and to come into compliance with state 40b regulations by exceeding the minimum 10% threshold on permanent basis, meeting Safe Harbor provisions all along the way. In recent years the town has been in and out of compliance permitting controversial projects to be proposed.

2) Priority should be placed on delivering new housing units that are appropriate for workforce housing based upon the following sound planning principals. a. Housing that is proximate to transit, employment and services b. Housing that is adjacent to sewer, water, roads and other utilities to insure efficient use of the Town’s infrastructure. c. Use of multifamily and attached housing typology to increase the supply of housing. This approach achieves the following objectives: i. reduces the per unit cost which permits more units to be added to the supply of housing and thereby reduce the pressure on rents and home prices. ii. permits the township to pursue significant sources of federal and state funds to share in the cost of producing the housing. iii. leverages the town’s financial resources by maximizing the number of units produced.

3) Address a range of housing needs for year-round residents with income levels ranging from as low as 30% to as high as 175% of the AMI (Area Median Income).

4) Accomplish the above through multiple sites.

Proposed Meeting Schedule

It is proposed that the Neighborhood First Advisory Committee meet on the following dates from 1:00 – 3:00pm in the Community Room at 4 Fairgrounds Road (PSB):

Monday, August 26th Monday, September 23rd Monday, October 28th Monday, November 25th Monday, December 16th Monday, January 27th Monday, February 10th

The Advisory Committee routinely reports progress to NAHT. Any documentation the NFAC would like to share with the NAHT should be received by the second Tuesday of the month (one week prior to NAHT meetings).

Deliverables

On or before February 15th, the Advisory Committee will deliver its recommendations for program implementation of Neighborhood First which will address the following:

- Defined program(s) for use of the up-to-\$20 million bonding authorization in accordance with the parameters of the warrant article and the ballot measure
- Criteria for RFP(s) seeking properties for acquisition under the program(s)
- Criteria for evaluation of properties sought through RFP(s)
- Criteria for RFP(s) seeking development and/or ongoing management of properties acquired
- Demonstration of how the program(s) jibe with Safe Harbor management

Considerations

- Location: sewer/water access; transportation, shopping, etc.
 - Number of potential units
 - Lot size and zoning
 - Age and condition
 - Checklist to rate relative desirability
 - Cost per unit
 - Displacement of year-round renters/prevention of loss of year-round homes to seasonal use
 - Inspection and estimate of improvement costs
 - Natural resources/conservation issues
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Brian Sullivan asked Tucker Holland to send the Neighborhood First members the Housing Production Plan, Select Board Goals and the AHT's Strategic Plan

Reema Sherry suggested also forwarding the link to the handbook and manual.

IX. Budget Discussion

Discussion regarding potential line items and budgetary requests for FY21:

- Movement toward staffing
- Marketing expenses
- Grant request
- Continued and consistence funding source
- Continued program funding for the 150% AMI level of Down Payment Assistance Program and Closing Cost Assistance Program
- Less restrictive funding
- Habitat grants

-Ongoing maintenance of data projects

X. Expense Approvals

Brian Sullivan asked for this to also be included as a line item request for the AHT FY 21 Budget

Penny Dey moved to approve any trust related business expenses for Trustees and Staff retroactively to June 1, 2019. Reema Sherry seconded the motion. The motion carried unanimously.

XI. Board Comments

Brooke Mohr stated that the Community Development Partnership from the Cape will be attending the August meeting.

Rita Higgins suggested looking into Rent 360

Brian Sullivan wants to research HAC's program to see if it should be plugged into the AHT budget. Additionally, looking into an education marketing opportunity to show the value of doing a year-round rental vs. a short term/seasonal rental.

XII. Other Business

Tucker Holland mentioned Dr. Tiffany Manuel, the keynote speaker from the Mass Housing Partnership Housing Institute.

Brian Sullivan suggested it might be good to try and coordinate a visit nearer to the subcommittee's third meeting.

XIII. Executive Session, Pursuant to MGL C. 30A § 21(A)-Not to Return to Open Session

XIV. Adjourn

Meeting adjourned at 2:59pm

Submitted by:
Megan Trudel