

ADVISORY COMMITTEE OF NONVOTING TAXPAYERS
Notes of meeting 10 A.M., SATURDAY, September 3, 2022 via Zoom

1. Attending members: Kathy Baird, Gary Beller, Don Greene, Peter Halle, and Peter Kahn. Members absent: Lou Bassano, Bill Gardner and Bill Sherman. Members of the public included William Cohan, Evan Jones, Franci Neely and Ken Roman. Guest Speaker - Brooke Mohr, Select Board.
2. Chair Peter Halle opened the meeting at 10:02 a.m., read the script for Zoom meetings provided by the town and with a quorum present, the agenda for today's meeting and draft minutes for the August 20, 2022 meeting were both approved by roll call vote.
3. Peter welcomed guest speaker, Brooke Mohr who opened her remarks on the topic of affordable housing, sharing the link to a recent Affordable Housing workshop:
<https://www.youtube.com/watch?v=UeKd0NvDyfw>
and a link to the presentation made at that workshop:
<https://nantucket-ma.gov/DocumentCenter/View/43022/State-of-Housing-Presentation---August-23-2022-PDF>
4. Brooke provided an overview of progress, currently focused on rentals to achieve Safe Harbor with 10% of all owner occupied year round housing required to be affordable (approximately 490 more are needed for the current target). Brooke noted that the next target will be based on the 2020 census which will be released in the spring. There is concern that the count of year round homes may have been skewed by the pandemic. Initial funding of \$70M in funding was focused on acquiring land to build affordable housing but delays approval processes have extended completion dates and added millions to the construction costs of some projects. To address home ownership, Brooke noted the formation of a Community Land Trust to buy land, lease it to year round owners, lowering costs to build homes on the land, ensuring the land and the house remain reserved for year rounder residents.
5. Peter opened the floor to members with affordable housing questions (possible over or under-counting on wait lists, zoning restrictions on affordable housing (none), cost-effectivity of mid-island due to lower land prices as well as town-provided water and sewer and public transportation). Members also discussed the impact of land conservation and visual impact of some the recent build-out. Brooke noted that the conversation around affordable housing has shifted and property owners are now coming forward

offering to sell to the town before putting their property on the open market.

6. Brooke shared the link to the Short Term Rental Work Group web page on the town's website: <https://www.nantucket-ma.gov/2486/Short-term-Rental-Work-Group>, providing an overview of the process and answered questions from members.
7. Brooke provided insight into upcoming town activities this fall on budget and warrant article review process and timeline.
8. Gary encouraged the Select Board to re-constitute the Town Government Study Group and requested that Brooke follow up on the status of bylaws passed at last year's annual town meeting, regarding their consideration by the State Attorney General.
9. A brief discussion regarding hybrid and fully virtual meetings going forward concluded with an agreement to invite Alan Worden of the Nantucket Data Platform to be our next speaker on Saturday September 17th at 10AM with subsequent meetings to be held once the Short Term Rental Workgroup (STRWG) has published their meeting schedule.
10. Future guest speakers under consideration include representatives from the Finance Committee, Steamship Authority, Lauren Sinatra (Energy Office) and the Planning Board.
11. Public comment took place with requests to open public comment during the guest speaker portion of the meeting and a discussion on the STRWG process to be followed by ACNVT, which will be continued at our next meeting.
12. There was a motion, seconded and approved by roll call to adjourn the meeting. The meeting was adjourned at 12:03 p.m.

Respectfully submitted,

Kathy Baird, Secretary

The following link represents the recording of this meeting located on the Town of Nantucket YouTube website.

<https://www.youtube.com/watch?v=cIOtQkP7rmk>