

6 Fairgrounds Road Community Housing

Public Information Forum

October 30, 2017

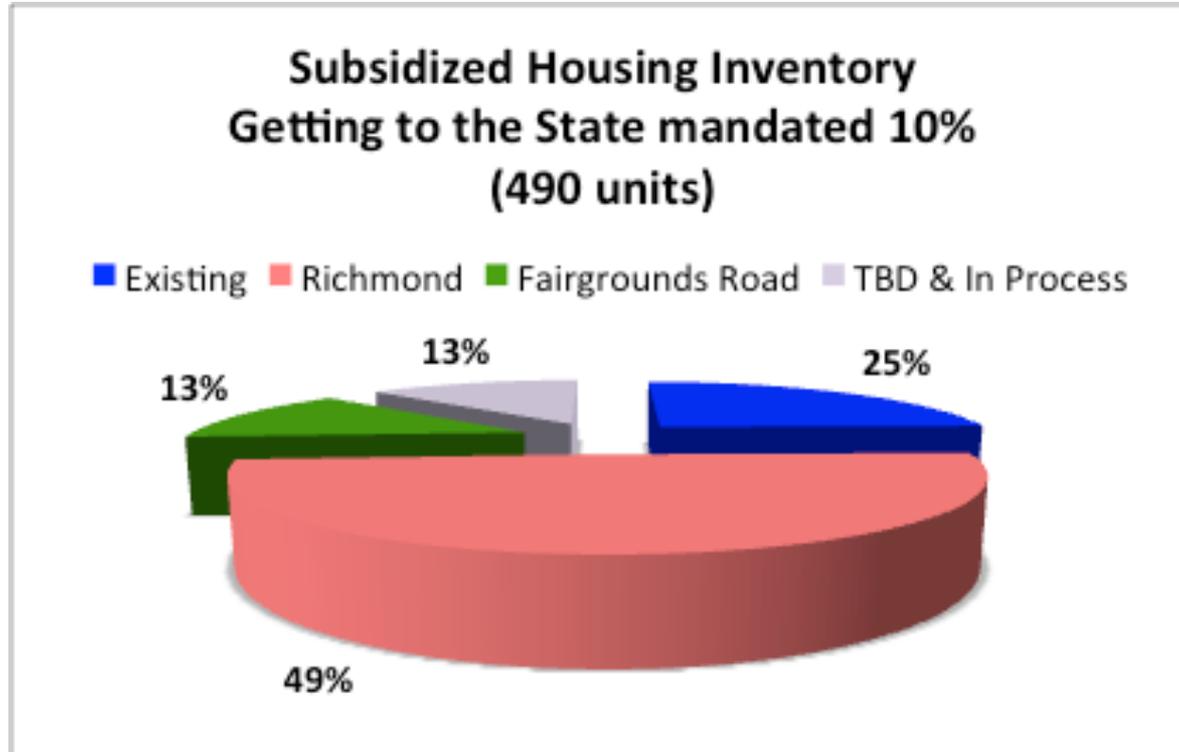
5:30pm

Community Room @ 4 Fairgrounds Road

Need

- Workforce Housing Needs Assessment (2015)
 - “Nantucket has an undeniable shortage of price-appropriate housing for people who work on Nantucket throughout the year. Half of all year-round households are housing-cost burdened.”
- Housing Production Plan (2016)
 - Implementation Strategies: Appropriate Locations for Higher Density Housing
 - Strategy: Affordable Housing on Town-Owned Land / Fairgrounds Road
 - “Principle: For developments on its own land, the Town should maximize the number of affordable housing units; create affordability at multiple levels, from incomes below 50% AMI up to 150% AMI....”
- For the past three years, housing has been at the top of the list of challenges facing our community (Community Foundation for Nantucket)
- “Every year, affordable housing for Nantucket’s workforce becomes harder and harder to find, and the definition of what is affordable keeps climbing the scale.” – I&M (10/19/17 editorial)

Subsidized Housing Inventory



Timeline

- ATM and STM articles
 - 2004 ATM Article 77 – Real Estate Acquisition: 2 Fairgrounds Road
 - Passed by Hand Count YES- 353; NO – 7 (2/3 majority = 238)
 - 2009 ATM Article 98 – Real Estate Disposition: Ticcoma Way
 - Passed unanimously
 - 2014 ATM Article 101 – Real Estate Disposition: Ticcoma Way
 - Passed unanimously
 - 2015 ATM Article 99 – Real Estate Disposition: Long Term Lease Authorization for Town-owned portions of 16 Vincent Circle and Ticcoma Way aka 2 Fairgrounds Road
 - *“...for the purposes of conveyance or lease, and further to authorize the Board of Selectmen to use or convey, lease or otherwise dispose of all or any portions of the property for affordable housing purposes or municipal sponsored housing of any kind including but not limited to housing for seasonal and / or permanent employees of the Town or County of Nantucket, and for roadway, access, and utility purposes to serve said housing and any surrounding property including but not limited to 2 and 4 Fairgrounds Road, subject to Chapter 30B of the Massachusetts General Laws.”*
 - Passed unanimously

Timeline

- 2015 STM Article 2 – Zoning By-Law Amendment: Workforce Housing
 - Passed by 2/3 majority voice vote
- 2016 ATM Article 39 – Zoning Map Change: RC-2 to CN and R-5 Fairgrounds Road, Vincent Circle and Ticcoma Way
 - Passed unanimously

Timeline (cont'd)

- BOS agendas where housing at 6 FG was an agenda item
 - August 2015, February 2016, April 2016, June 2016, November 2016, January 2017
- RFP development
 - Workgroup
 - Town Manager, Director of Planning, BOS Chair & Vice Chair, Independent Housing Consultant
 - Ed Marchant, consultant, housing expert
 - Laura Shufelt, Assistant Director of Community Assistance at Massachusetts Housing Partnership
 - BOS direction to Town Counsel at December 2016 BOS meeting
 - Unanimously approved by BOS at January 18th, 2017 Workshop

Timeline (cont'd)

- Review Committee members
 - Dawn Hill Holdgate, Board of Selectmen (Chair)
 - Matt Fee, Board of Selectmen (Vice Chair)
 - Libby Gibson, Town Manager
 - Andrew Vorce, Director of Planning
 - Joe Topham, local architectural designer
 - David Worth, Finance Committee (Chair)
 - Doug Abbey, seasonal resident, extensive experience in community / workforce housing on West Coast
- Review Committee
 - Public Presentations: June 21st, 2017
 - Deliberation: June 27th, 2017
 - Deliberation: July 11th, 2017

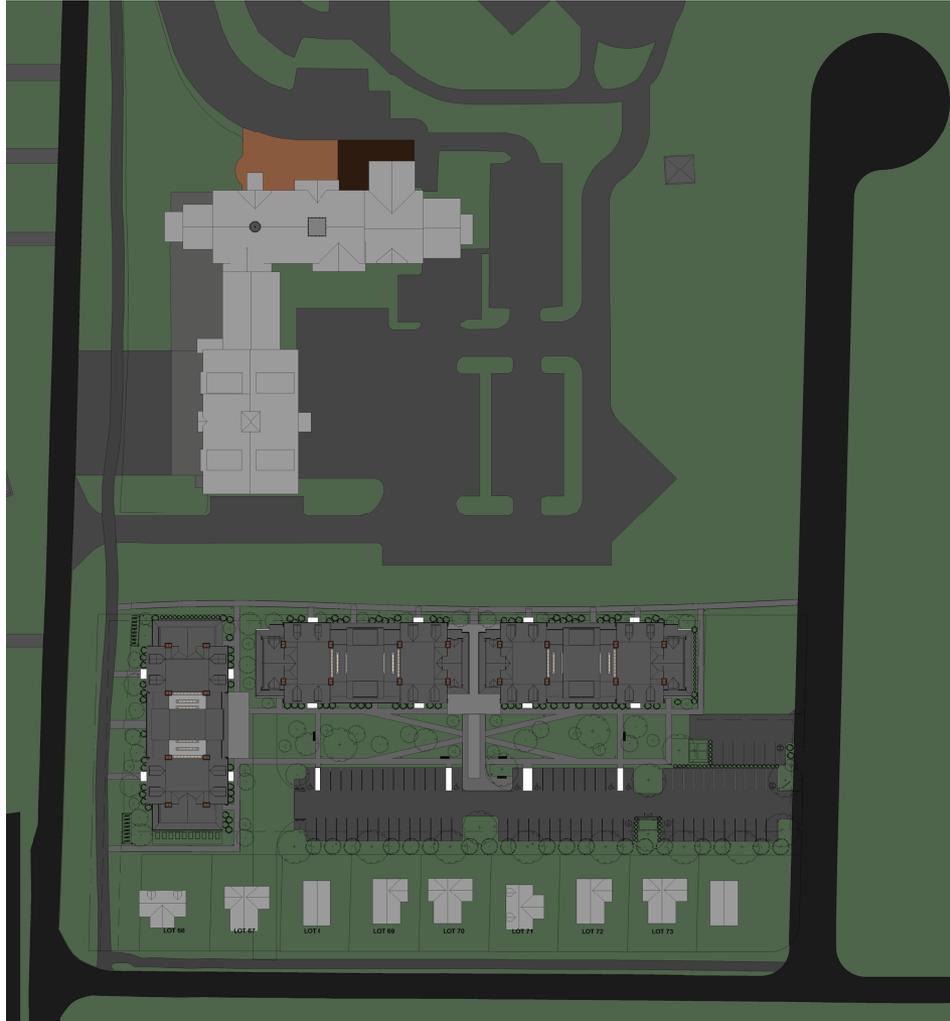
Timeline (cont'd)

- Award of bid – BOS July 19th, 2017 meeting
 - Unanimous votes of Review Committee and BOS
 - HallKeen / Williams credentials
- Additional public exposure:
 - Multiple AHTF agendas where the Housing Production Plan was an agenda item
 - Housing Production plan adopted by BOS in October 2016; certified by the state in November 2016
 - Inquirer & Mirror articles

Description of the Project

- 64 rental units
 - 12 Studio
 - 14 One-bedroom
 - 26 Two-bedroom
 - 12 Three-bedroom
- 80% Income-restricted
 - 3 @30% AMI
 - 19 @60% AMI
 - 29 @ 120% AMI
 - 13 @ Market
- All count on Subsidized Housing Inventory list

Location



Site Plan



Renderings



Renderings



Renderings



Description of Project (cont'd)

- Town plans for Waitt Drive
 - 45 on-street parking spaces
- Balance of parking and green space

Project Affordability

Appx. Income*	<u>30%</u> <u>AMI</u>	<u>60%</u> <u>AMI</u>	<u>120%</u> <u>AMI</u>	<u>Market</u>
Studio		34k-42k	72k-84k	
1 Br		36k-48k	77k-96k	89k+
2 Br	<27k	44k-54k	92k-108k	107k+
3 Br	<30k	50k-60k	106k-119k	113k+

* at move-in

Appx Max. Rent:	<u>30%</u> <u>AMI**</u>	<u>60%</u> <u>AMI</u>	<u>120%</u> <u>AMI</u>	<u>Market</u>
Studio		990	2,090	
1 Br		1,060	2,240	2,610
2 Br	590	1,270	2,690	3,130
3 Br	680	1,450	3,100	3,300

** tenant share

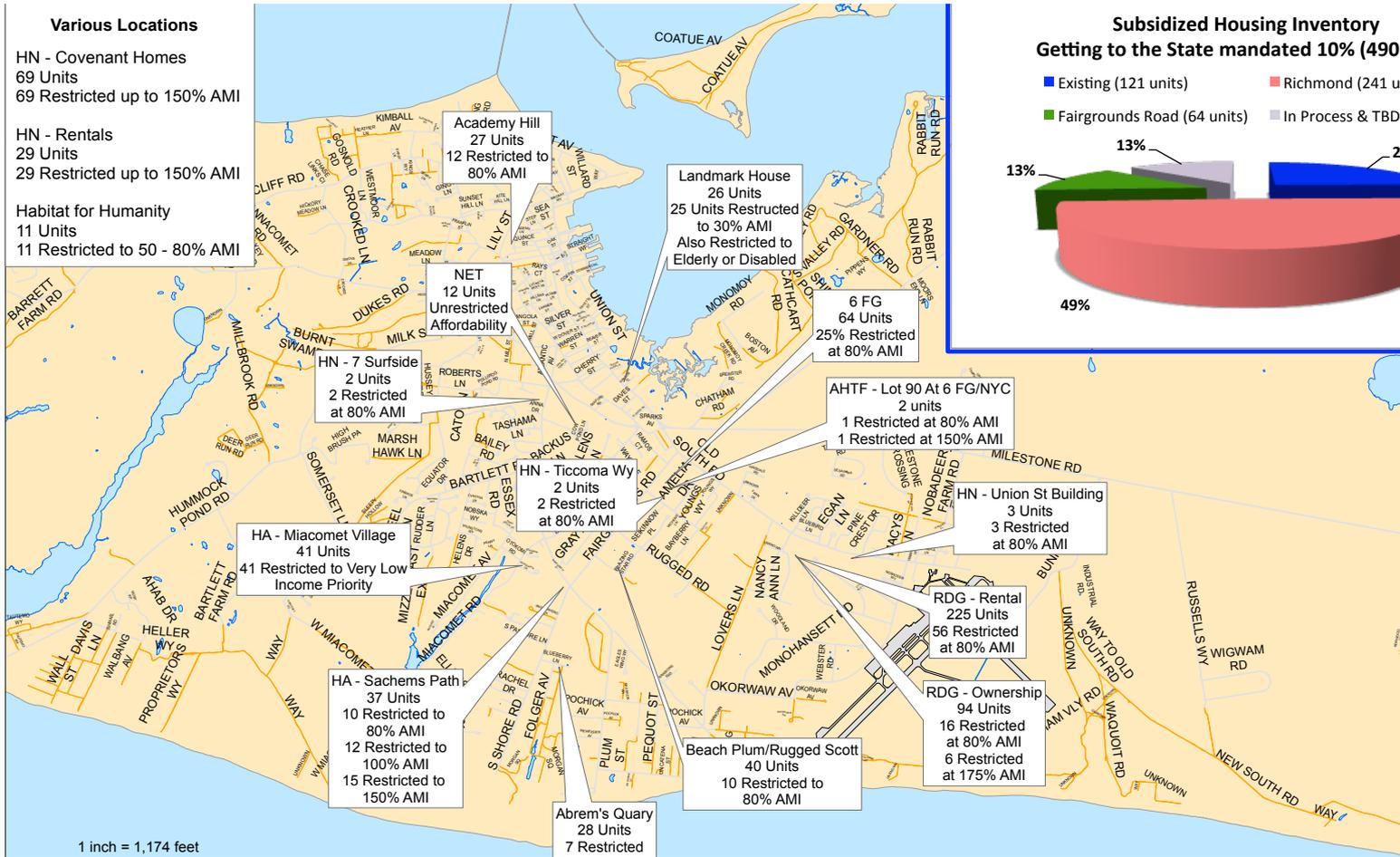
Island Affordability

Various Locations

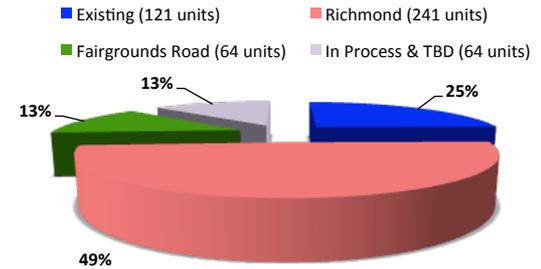
HN - Covenant Homes
69 Units
69 Restricted up to 150% AMI

HN - Rentals
29 Units
29 Restricted up to 150% AMI

Habitat for Humanity
11 Units
11 Restricted to 50 - 80% AMI



Subsidized Housing Inventory Getting to the State mandated 10% (490 units)



Legend

Please send identification of any errors and corresponding corrections to: GIS Coordinator, Town of Nantucket

Next Steps

- Financing submission timeline
 - Pre-application due late November
- Planning Board
 - *Special Permit and major site plan review*
 - Sketch Plan Review –August 14th 2017
 - Notifications mailed certified mail w/o August 21st
 - Ad in I&M for 2 consecutive weeks
 - Opening of public hearing on September 14th, 2017
 - 2nd meeting (public hearing) on October 12th, 2017
 - Next hearing on November 13th or 16th

Next Steps (cont'd)

- HDC
 - *Permit for architectural appropriateness and hardscaping*
 - Preliminary review on August 31, 2017
 - Opening of public hearing on September 26th, 2017
 - 2nd meeting (public hearing) on October 17th, 2017
 - Next meeting November 14th