Affordable Housing Trust Meeting

Packet

Thursday

February 18, 2021

3:30pm

via Zoom[1]

[1] *ZOOM MEETING INFORMATION* –

Link:
https://zoom.us/j/92007951462?pwd=NVJvdlZKcXovakFmS1RPSHAxTGZ4dz09
Meeting ID: 920 0795 1462 Passcode: 232350

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TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting notices and agenda must be filed and time stamped with the Town Clerk's Office and posted at least 48 hours prior to the meeting (excluding Saturdays, Sundays and Holidays)

Committee/Board/s	**AFFORDABLE HOUSING TRUST**
Day, Date, and Time	**THURSDAY, FEBRUARY 18, 2021 3:30PM**
Location / Address	**REMOTE PARTICIPATION *VIA* ZOOM (*See Below*)** Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached). **THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA**
Signature of Chair or Authorized Person	**ELEANOR W. ANTONIETTI LAND USE SPECIALIST**
WARNING:	**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!**

AGENDA FOR 2-18-2021

(**Subject to change**)

www.nantucket-ma.gov

JOIN ZOOM MEETING:

Link: https://zoom.us/j/92007951462?pwd=NVJvdlZKcXovakFmS1RPSHAxTGZ4dz09
Meeting ID: 920 0795 1462
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Purpose: To discuss business as noted below. Electronic copies of the complete text, plans, application, or other material relative to each agenda item are available per request by email to eantonietti@nantucket.ma.gov. Please email to request a paper copy and you will be given a time to retrieve from a Drop Box outside the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM. Access to the Planning Office is not permitted until Governor Baker's order is lifted to allow the office to be open to the public.

Trust Members: Brian Sullivan (Chairman), Brooke S. Mohr (Vice Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Allyson Mitchell, Dave Iverson

PLEASE LIST BELOW THE TOPICS THE CHAIR
REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING

I. **CONVENE in Open Session** via **Zoom**

II. **APPROVAL of Agenda**

III. **APPROVAL of the Minutes**

- February 11, 2021

IV. **Covenant Formation Assistance Program Application (CFAP)**

- **4 Hull Lane – Juanita Vernal & Junior GIL** *(continued to March 16, 2021)*

- **Mortgage for CCAP Application –** 22A Evergreen Way - post closing
  - o Approve subordination of the mortgage from Lee-Jay Hurley to the Nantucket Affordable Housing Trust Fund, registered as Document No. 163718 in favor of the mortgage from Lee-Jay Hurley to The Cape Cod Five Cents Savings Bank dated February 24, 2021
  - o Authorize the Chair to sign documents related to subordination on behalf of Trust

V. **31 Fairgrounds Road UPDATE**

- Request from NHA Properties Inc. for closing cost grant of $28,063.75

VI. **Housing Bank bill update following call w/ Rep. Fernandes**

VII. **Housing Production Plan – UPDATE**

- Session w/ HPP Consults – Tuesday, March 9th 1:00pm
- Webinar #2 – Tuesday, March 23rd 4:00 – 6:00pm

VIII. **Land Bank Donation of Rowland Building & 7 Amelia Drive Discussion**

IX. **Financial Discussion**

X. **Communications Subcommittee UPDATE**

XI. **Other Business**

- **Next Meetings**
- ➢ Special March meeting: Tuesday, March 9, 2021 at 1:00pm
- ➢ Regular March meeting: Tuesday, March 16, 2021 at 1:00pm

XII. **PUBLIC COMMENT** (for items not otherwise on the agenda)

XIII. BOARD COMMENTS

XIV. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

XV. Adjourn

OFFICE OF THE GOVERNOR
COMMONWEALTH OF MASSACHUSETTS
STATE HOUSE • BOSTON, MA 02133
(617) 725-4000

CHARLES D. BAKER
GOVERNOR

KARYN E. POLITO
LIEUTENANT GOVERNOR

ORDER SUSPENDING CERTAIN PROVISIONS OF THE OPEN MEETING LAW, G. L. c. 30A, § 20

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by "public bodies," as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and the Massachusetts Department of Public Health ("DPH") have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 8:40 PM this 12th day of March, two thousand and twenty.

Charles D. Baker

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts

NAHT MEETING

2/18/2021

AGENDA ITEM III.

DRAFT MINUTES for Meeting on:

- *February 11, 2021*

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~
Thursday, February 11, 2021
Remote Meeting *via* Zoom – **3:30 pm**

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Kristie Ferrantella, Reema Sherry, Dave Iverson, Allyson Mitchell

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Reema Sherry, Kristie Ferrantella, Allyson Mitchell
ABSENT: Penny Dey, Dave Iverson
STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist); Vicki Marsh (Town Counsel)
Public Present on Zoom: Anne Kuszpa (Housing Nantucket); Keith Berman; Robert Liddle; Pete Kaizer; Arthur Reade; Billy Cassidy; Howard Dickler; Dave Armanetti (Richmond Great Point); Jerry Vigil; Bo Sasomsin; Susan Campese (NILB)

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 3:37 pm
Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, consistent with Governor Baker's Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the "COVID-19 Virus."

II. Approval of Agenda

Brooke Mohr **moved to approve the agenda**. Kristie Ferrantella seconded the motion.
ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Kristie Ferrantella Aye
3. Reema Sherry Aye
4. Allyson Mitchell Aye
5. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of the Minutes

- **February 2, 2021**

Reema Sherry moved to approve the Minutes as amended for the meeting on February 2, 2021. Brooke Mohr seconded the motion.
ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Kristie Ferrantella Aye
4. Allyson Mitchell Aye
5. Brian Sullivan Aye

Minutes adopted by unanimous consent.

IV. Request from NHA Properties Inc. regarding 31 Fairgrounds Road

Tucker Holland explains that 31 Fairgrounds Road is the first project that we are able to bring forward with regard to the $25 million. Gives overview of project. This project will exclusively serve the year round ("YR") community. We are partnering with Housing Nantucket on the project. All units will be income restricted at tiered income levels. It is important that it serve a mixed income range of YR residents between 30-200% AMI (Area Median Income). Other important considerations are that this will count on our SHI (Subsidized Housing Inventory) list and potentially contribute to our Safe Harbor period.

Brian Sullivan clarifies that this is the second deployment of the $20 million, the first being Orange Street.

Tucker Holland yes and there are other projects in the works.

Anne Kuszpa thrilled to have this opportunity to partner with the Trust and the local developer, Billy Cassidy. This is a rental housing project with 22 units at the tiered income levels, 100% deed restricted, and 100% for YR residents. Affordable rents will be calculated based on income levels and bedroom size. There will be mix of 1 to 3-bedroom units.

Billy Cassidy this has been great collaboration. Andrew Vorce helped tremendously navigate the process of how to do a flex development. Emily Molden at the Nantucket Land Council has also been very instrumental.

Vicki Marsh Deed will run to NHA Properties. We have had a title exam and title insurance commitments have been issued for the transaction. We have agreements with NHA Properties and Billy Cassidy's LLC to be able to develop the property. Gives overview of closing documents. Few minor tweaks have been made to documents since posting but nothing substantive.

Brooke Mohr asks Tucker to explain the structural components of the transaction to explain how this was put together so public can understand.

Tucker Holland There is in total $10.35 million associated with this project. $3.6 m. is a grant to Housing Nantucket ("HN") for the acquisition of the property. $6,750,000 is a long term loan with 50-year maturity and nominal interest to be used for the construction of the housing. All parties want to make this a big success and the numbers need to work for that. We have worked closely with HN and Mr. Cassidy.

Brooke Mohr Important detail is that our subsidy is $3.6 m. and the remainder is a loan to be returned back to the Trust so that about 2/3 of the total project cost will be available in future reinvestment in affordable housing efforts.

Tucker Holland The work of the Neighborhood First Advisory Committee ("NFAC") was focused on the need to optimize the $25 m to create affordable housing for the YR community. This collaboration with HN and Mr. Cassidy will result in something good and significant with the NFAC and CPC (Community Preservation Committee) funds and the majority of those funds will be available again to create more affordable housing.

Brian Sullivan per unit cost going into the deal is $470,000, but at the time the loan is paid off, the per unit cost will decrease to $163,000**.** This is a low figure in looking at long terms solutions.

Tucker Holland We appreciate the role of the Land Bank ("NILB") in agreeing to hold the Conservation Restriction which is a requirement for doing a flex development.

Kristie Ferrantella this is a win-win for affordable housing and for the community.

Brooke Mohr appreciates the vision of the Planning Board in approving this flex development.

Howard Dickler acknowledges hard work of Staff in putting this project together.

Jerry Vigil asks how this development aligns with the Mission Statement of the Trust.

Brian Sullivan the mission is the creation of affordable housing units with affordability restrictions, whether newly constructed, existing, or to be developed.

Jerry Vigil there is about $20 m. allocated to the Trust of which it appears that you are going to take about ½ for this project. Wouldn't it more appropriate to allocate funds for the purchase of the property and have the developer self-fund the work so you could use the funds to buy other properties such as the Orange St.?
Brian Sullivan the Orange St. property is a project that will have an RFP issued for the development. This project uses $3.6 m. as a grant and the remainder is a loan to be paid back over time.
Jerry Vigil does that loan tax the Trust Fund?
Brian Sullivan in the near term yes.
Jerry Vigil how can you move forward with other developments if you vastly diminish the fund
Brian we are continuously looking for future funding opportunities. There are multiple funding articles at the 2021 Annual Town Meeting ("ATM").
Jerry Vigil you are depending on ATM to approve future funding.
Brian our funding will obtained from Town budget and additional funding mechanisms going before ATM.
Jerry Vigil how do you guarantee long term commitment of the LLC?
Vicki Marsh NHA Properties LLC has agreed to sign a Promissory Note and we have security on the property in the form of a mortgage. If, for unforeseen reasons, the project is not realized, the money loaned is protected and the grant of the money is an investment that will remain. The value of the property is protected. There is also a grant and a loan agreement signed by NHA. The Town will get an affordable housing restriction in perpetuity. This property can never be developed for other purposes which is of great value to the Town.
Jerry Vigil How does this activity with the Trust affect future decisions of other agencies?
Vicki Marsh NHA has agreed to assign a Promissory Note for the loan. We also have security with the mortgage. This project will also be reviewed by DHCD to make sure it meets all affordability requirements. The project will have a lot of review and a lot of approvals are needed. It is being reviewed by other state and local entities.
Jerry Vigil if there are significant changes, how would that effect this agreement today? For instance, if HDC says they need a complete re-design, how would that affect the loan and grant agreements? Who has oversight regarding further disbursements?
Vicki Marsh it will not be constructed until approved. There is an initial disbursement, but the remaining disbursements will not take place until the needed approvals are granted. These funds are to be disbursed by the Trust. The Land Development Agreement has a disbursement schedule attached to it. The builder will have to meet certain milestones such as construction of the units or plumbing. As the project progresses, the disbursements are made.
Jerry Vigil your organization is the clerk of the works?
Vicki Marsh no. The disbursement schedule governs this. We have to make sure that the work is done in compliance with Town requirements.
Anne Kuszpa thanks Mr. Vigil for giving a lot of thought to the project. If there are cost over-runs, we have an agreement with the Developer. We have a fixed price. It is a turn-key development.
Jerry Vigil as these are public funds, the construction would have to abide by public bidding laws.
Vicki Marsh this project is not being constructed by the Town or the Trust. This project has been designed between the builder and NHA Properties. We are supporting the project with funding.
Jerry Vigil feels that since public funds are being used, it would be appropriate that prevailing wages govern. He will email Tucker and Vicki with follow-up questions.
Kristie Ferrantella acknowledges that it helps to have public engagement. In terms of how this relates to our mission, part of this funding comes from Neighborhood First designed to get a year of Safe Harbor. We are meeting our fiduciary responsibility in terms of getting as many affordable units as possible toward that goal.

Jerry Vigil if you build, they will come. With reconstruction of the Bourne and Sagamore Bridges, more people will come. We need to preserve the fragility of the island. Our water is being attacked. He is a concerned citizen who is unofficial spokesperson for his neighbors.
Brian Sullivan explains that we are updating our Housing Production Plan ("HPP"). Asks Tucker if we can include Mr. Vigil in upcoming focus group sessions.
Tucker Holland unfortunately, the remaining focus groups are full. He will inform consultants and see if they can outreach to him. He will send him the survey once he receives email from Mr. Vigil. There is a lot of sensitivity to some of his remarks. We are working on projects that fit within existing zoning. This is one of the projects that does so. We are very conscious of doing things that fit into character of surrounding neighborhood which is a principle of NF.
Jerry Vigil points out that the Orange St. project was known as a car-free project. Traffic and parking should be a big point. Everyone has a car.
Robert Liddle as a member of Housing Nantucket Board, he is thrilled with this. Board of Directors met today with unanimous support. There has been remarkable collaborative spirit. Commends open and honest work with Billy Cassidy in working on the details. Thanks everyone for this opportunity for our YR community.

Brook Mohr **moved that we authorize and approve of the expenditure of a sum of money not to exceed $10,350,000.00 of the Town of Nantucket Affordable Housing Trust funds appropriated by the Votes of Article 28 and Article 37 at the 2019 Annual Town Meeting, as follows: a grant of $3,600,000.00 for the purchase of the land at 31 Fairgrounds Road, Nantucket by NHA Properties, Inc., and a loan of no more than $6,750,000.00 to be secured by a mortgage granted by NHA Properties, Inc. to the Town of Nantucket Affordable Housing Trust Fund on said property for the construction of affordable housing units eligible for the Town of Nantucket's Subsidized Housing Inventory in exchange for a perpetual affordable housing restriction on said property to be held by the Town of Nantucket; and further to execute any documents necessary to effectuate the funding for the acquisition of said property and the construction and use of the housing units for affordable housing purposes and any closing documents as may be required for said property acquisition; and further to authorize Brian Sullivan, the Chair and Brooke S. Mohr, the Vice-Chair to execute on behalf of the Board of Trustees any and all documents as authorized herein**. Reema Sherry seconded the motion.

ROLL CALL

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Kristie Ferrantella Aye
4. Allyson Mitchell Aye
5. Brian Sullivan Aye

The MOTION carried UNANIMOUSLY.

V. Financial Discussion

Tucker Holland brief update following planned discussion of Housing Articles at Select Board ("SB") meeting last night. They did not go too deep into the housing discussion, but they did end up voting on the inclusion on the warrant of the $475,000 operating budget as well as the $7.5 m. debt exclusion toward Safe Harbor maintenance. They will have a more thorough discussion about all of the different housing articles at a future meeting, and we will be returning to discuss and present.
Kristie Ferrantella SB supported 3 to 1 the $475,000 budget line in the General Fund and the $7.5m

debt exclusion to be on the warrant. Hope to have Tucker and Brooke return to talk about all of the different funding streams that may be available.
Brian Sullivan would make sense to have a comparable presentation meeting here.
Tucker Holland points out that SB had only 4 members at 9:30pm when this was discussed. All 4 approved the $475,000, but the vote was 3 to 1 in favor of the $7.5 m. debt exclusion.

VI. Other Business

- **Next Meeting**
  - Regular February meeting: Tuesday, February 16, 2021 at 1:00 pm

Tucker Holland The Housing Consultants have requested to meet with the Trust on March 9th. We will meet then rather than meet on March 2nd.
Brian Sullivan on that agenda we can go through various funding articles.

VII. PUBLIC COMMENT (for items not otherwise on the agenda)

NONE

VIII. BOARD COMMENTS

Brian Sullivan thanks everyone for years of hard work to get us to this exciting day.
Tucker Holland it has been a great collaboration with all involved parties. We are off to a good start.
Brooke Mohr acknowledge 18-mo.s of work by NFAC to interpret the warrant articles and to determine the strategies and priorities for the expenditure of the $20 m. which has been pivotal in guiding us to this project. A high priority determined by NFAC is to keep us in Safe Harbor. This project satisfies that.
Ken Beaugrand this is a situation where a family that has owned the property for many generations is excited about we are going to do with this in terms of shaping it to serve affordable housing needs of YR community.
Anne Kuszpa encourages public to follow Housing Nantucket on social media throughout the roll out of the project.

IX. Executive Session, Pursuant to MGL C. 30A § 21(A)

- Purpose 6: To consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

Specific matter requires confidentiality.

The **MOTION** was made by Brooke Mohr and seconded by Allyson Mitchel to **go into executive session** to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Kristie Ferrantella Aye
4. Allyson Mitchell Aye

5. Brian Sullivan Aye

The motion carried unanimously.

X. Adjourn

Open Session Meeting ended at 4:37 pm

Submitted by:
Eleanor W. Antonietti

AHT Meeting

2/18/2021

Agenda Item IV

POST CLOSING Mortgage - CCAP Application

22A Evergreen Way

TOWN OF NANTUCKET
AFFORDABLE HOUSING TRUST FUND
AHTF

On February _______, 2021, the Affordable Housing Trust Fund, as holders of a mortgage from Lee-Jay Hurley, dated November 15, 2019 and registered as Document No. 163718 at the Nantucket Registry District for the Land Court, voted to Subordinate said Mortgage, and all obligations secured thereby, to that mortgage from Lee-Jay Hurley to The Cape Cod Five Cents Savings Bank, dated February 24, 2021 and registered as Document No. ______________ at said Registry District and authorized the chairman to sign the Subordination Agreement. The Trustees present at the meeting were:

____

____

The motion was as follows:

A motion was made by _________________ and duly seconded by ____________________, to subordinate the mortgage from Lee-Jay Hurley to the AHTF, registered as Document No. 163718 in favor of the mortgage from Lee-Jay Hurley to The Cape Cod Five Cents Savings Bank, registered as Document No. ___________ and to authorize the chairman to sign the documents on the Trust's behalf.

The vote was unanimous.

____

_________________________, Chairman

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NANTUCKET, SS

On this _______ day of February, 2021, before me, the undersigned notary public, personally appeared ____________________________, as Chairman of the Nantucket Affordable Housing Trust Fund, and proved to me through satisfactory evidence of identification, which is _______________________ to be the person whose name is signed on the Subordination and acknowledged to me that he signed it voluntarily for its stated purpose on his own behalf and as his free act and deed.

____
Notary Public
My Commission Expires:

SUBORDINATION OF MORTGAGE

NANTUCKET AFFORDABLE HOUSING TRUST FUND, holder of a mortgage from LEE-JAY HURLEY, dated November 15, 2019 and registered as Document No. 163718 at the Nantucket Registry District for the Land Court (Subordinated Mortgage) hereby agrees that said mortgage and the obligations secured thereby shall be and hereby are subordinate and junior in right to a mortgage given by LEE-JAY HURLEY to THE CAPE COD FIVE CENTS SAVINGS BANK in the original principal amount of $696,725.00 dated February 24, 2021 registered as Document No. _____________ at said Registry District, and to future advances thereunder, to same extent as if the latter mortgage had been executed and recorded and all advances made thereunder prior in time to the execution and recording of the subordinated mortgage.

This Subordination of Mortgage is signed pursuant to that Certificate of Vote from the Nantucket Affordable Housing Trust Fund, registered as Document No. ____________ with the Nantucket Registry District for the Land Court, authorizing the chairman to sign said document on the Trust's behalf.

Executed as a sealed instrument this _________ day of February 2021.

NANTUCKET AFFORDABLE HOUSING TRUST FUND by:

____

____________________, Chairman

COMMONWEALTH OF MASSACHUSETTS
NANTUCKET COUNTY, SS

On this _______ day of February, 2021, before me, the undersigned notary public, personally appeared ____________________________, as Chairman of the Nantucket Affordable Housing Trust Fund, and proved to me through satisfactory evidence of identification, which is _______________________ to be the person whose name is signed on the Subordination and acknowledged to me that he signed it voluntarily for its stated purpose on his own behalf and as his free act and deed.

____
Notary Public
My commission expires:

AHT Meeting

2/18/2021

Agenda Item V

31 Fairgrounds Road UPDATE

- Request from NHA Properties Inc. for closing cost grant of $28,063.75

HOUSING NANTUCKET

75 Old South Road • P.O. Box 3149 • Nantucket, MA 02554 • Tel: 508.228.4422

February 10, 2021

Town of Nantucket Affordable Housing Trust
c/o Planning and Land Use Services
2 Fairgrounds Road
Nantucket, Massachusetts 02554

Re: Grant for Closing Costs associated with purchasing 31 Fairgrounds Road

Dear Members of the Affordable Housing Trust,

Thank you for considering our request to purchase the 31 Fairgrounds Road property. We are excited for the opportunity to partner with you to develop this site with 22 units of SHI-eligible rental housing for year-round residents of the island.

Along these lines, we are writing to request a grant to cover closing costs of $28,063.75 associated with purchasing the property.

Please let me know if I can provide any further information, and thank you again for considering our request. I look forward to discussing with you at your meeting tomorrow.

Sincerely,

Anne Kuszpa
Executive Director

AHT Meeting

2/18/2021

Agenda Item VIII

Land bank donation of Rowland Building & 7 Amelia Drive – Discussion

From: Kristie Ferrantella
Sent: Tuesday, February 09, 2021 2:54 PM
To: Meghan Perry <mpeventing@me.com>
Cc: Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>; Libby Gibson <LGibson@nantucket-ma.gov>
Subject: Re: Rowland House

Hi Meghan,

Thanks for your note below. I understand that you are planning to participate in the Housing Production Plan focus groups, which is terrific.

I have had the chance to review your letter with the Municipal Housing Director and the Real Estate Specialist. There are a few points that I believe are important to clarify:

- The Land Bank acquired 15 Commercial Wharf at the end of October 2020.
- In early November, Jesse Bell may have mentioned in conversation that the Land Bank had one or more houses on multiple properties it had recently acquired that NLB was interested in finding a home for.
- On November 10th, Mr. Holland reached out directly to Ms. Bell to inquire whether NLB had houses still available as Mr. Holland had been approached by a business owner who was looking to create year-round housing on land they owned. Mr. Holland introduced the business owner to Ms. Bell the same day via e-mail.
- On December 2nd, Mr. Holland reached out to Ms. Bell to inquire as to whether the Rowland building had found a home or whether it was still available. Ms. Bell indicated it was still available. Initially, it was discussed that NLB might handle the actual move. (It was later retracted in favor of a financial contribution.)
- Mr. Holland first asked if Mr. Rowland might be available to help with the project, knowing the building intimately, and design a foundation, etc., for the 7 Amelia site. Ms. Bell inquired on several occasions yet received no response from Mr. Rowland.
- Ms. Bell organized a walk-through of the building for Mr. Holland and Mr. Beaugrand on December 23rd. A "hard" date for the building to be moved was not discussed.
- Over the next few weeks NLB looked into the cost to move versus demolish and weighed whether to offer the demo cost to the Trust or the move cost.
- On January 20th, Ms. Bell forwarded a draft Intermunicipal Agreement where the proposal that the building needed to be moved by June 15th and the funding offered by the Land Bank to move the building goes away as of that date.
- Mr. Holland immediately inquired as to the importance of the building being moved by that date, as the Trust has to go through a process and does not want to interfere with any plans NLB might have for doing work on Petrel Landing this summer or similar. Ms. Bell indicated she would check with Mr. Savetsky.
- Having not heard back ~a week later, Mr. Holland inquired again.
- On February 2nd, the below was sent to Ms. Bell and her replies were provided in red that same day.

- As you can see, NLB is offering the house to the Trust to take before or after the summer, yet the offer to provide a financial contribution goes away as of June 15.

Investigation is underway, and issues relative to use / funding restrictions, procurement, ultimate management of a building and travel along Old South Road are considerations. There is a meeting with the Town's on-call OPM this Thursday (which had to be rescheduled from its original date of last week) to discuss some of this. I believe everyone would like to see a collaborative project work out where more year-round housing can result. During a pandemic and an exceedingly busy construction environment, it may end up being that the June 15th date is too aggressive to be able to commit to with 100% certainty.

Mr. Holland is in regular communication with NLB. We all want to arrive at a joint decision shortly.

The $20 million for Neighborhood First and $5 million CPC funds have been used to secure properties and create year-round homes in line with the recommendations from the Neighborhood First Advisory Committee. The attached file, which has been shared at AHT meetings and at last weeks' Select Board meeting, gives an overview of the planned use of the majority $25 million dollars. Funds have been used to acquire 135 and 137 Orange Street, with remaining funds being proposed for use for NFAC recommended strategies of mini pocket developments and dispersed site purchases, as well as 7 Amelia. While many of these are discussed in executive session now, they are about to be able to be discussed more publicly. The AHTF is doing its due diligence to use funds in a manner that respects equally the need for year-round inventory, the taxpayer, and the goal of keeping us in safe harbor.

I hope this is helpful.

Best,

Kristie

____

From: Jesse Bell <jbell@nantucketlandbank.org>
Sent: Tuesday, February 02, 2021 11:02 AM
To: Tucker Holland <tholland@nantucket-ma.gov>
Cc: Ken Beaugrand <kbeaugrand@nantucket-ma.gov>; Eric Savetsky <esavetsky@nantucketlandbank.org>
Subject: RE: Rowland building

Hi THi Tucker,

See See our answers in red.

1. In Paragraph 2 of the Agreement, the Trust is not permitted to reasonably interfere with the use of the NILB Property by NILB or any other NILB Property easement holder. I recommend that NILB disclose who are the other easement holders to the NILB Property, if any, in order that the Trust can be aware of their rights so as to not interfere with their easement rights in the NILB Property. To the best of my knowledge there are no easements which would conflict with or impede the Trust's removal of the building on this property.

2. In Paragraph 4,confirm that the amount of the payment to the Trust for the removal is correct. Yes. Also the NILB is not obligated to pay for the removal of the building until the Project is complete. Did the Trust agree to payment upon completion of the Project? The Agreement provides that the transfer must be completed by June 15, 2021. Will the Trust be able to remove the building and relocate and then restore the NILB Property by that date? According to the agreement the Trust is not obligated to restore the NILB property. If the Trust is unable to complete the transfer by that date, is NILB willing to extend the date? The grant funding is contingent upon the Trust moving the building June 15. If they fail to remove it by June 15, the NILB is still willing to donate the house but the grant funding will not be provided.

3. In Paragraph 5, the Trust is obligated to restore the NILB Property to the condition that existed prior to undertaking the Project. I do not read Paragraph 5 this way. The condition of the Property with a building is different from the condition without a building on it. Are they expecting any foundations, if any to be removed, any holes to be filled, land graded and re-seeded, etc.? There is no foundation under this building. We do not expect the property to be restored to its natural condition but do expect that the property will generally be left clean of any debris associated with the house removal.

Jesse

Tucker Holland
Municipal Housing Director

<image001.png>

m: Town Administration Building, 16 Broad Street -- Office 111, Nantucket, MA 02554
e: tholland@nantucket-ma.gov
p: 508-228-7200 ext. 7023
c: 802-233-3177

From: Meghan Perry <mpeventing@me.com>
Sent: Monday, February 8, 2021 4:47 AM
To: Eleanor Antonietti; Dawn Hill Holdgate; Jason M. Bridges; Kristie Ferrantella; Melissa B. Murphy; Matt Fee; Eric Savetsky; Jesse Bell
Subject: Rowland House

Dear Members of the Affordable Housing Trust, the Selectboard and the Land Bank,

I am writing with respect to the Affordable Housing Trust and the Rowland house that the Land Bank has offered to donate to the Trust including the expenses of moving the Rowland house to a site of the Trust's choosing (permitting as well). Its time to make a decision.

The Land Bank purchased the Rowland property in 2020 for a reduced price of $2.95 million. In early November of 2020, even though there was ample interest from local community members to purchase the house from the Land Bank, the Land Bank decided to offer the house first to affordable housing interest groups- Housing Nantucket and the Affordable Housing Trust each dismissing the offer without viewing the house. The Affordable House Trust was offered the house at no purchase cost and including the cost ($86,000) to relocate the house with the condition that this take place before June 15, 2021. On December 2, 2020, the Municipal Housing Director reached out to the Land Bank with an renewed interest in the house. On December 23, 2020, Mr. Holland as Municipal Housing Director and Mr. Beaugrand Real Estate Specialist, on behalf of the Affordable Housing Trust, took a site visit and expressed interest in the Rowland house. In January 2021, the Land Bank received through bidding process, the demolishing ($74,000) and move off ($86,000) quotes from Toscana, with approval from Land Bank Commission HDC approval of move off was filed and gained, explored procurement process with Town counsel leading to inter-municipal agreement. The Land Bank is currently preparing the move off filing (2/18) for the Conservation Commission meeting on March 3, 2021.

The Rowland house has been a discussion on the Affordable Housing Trust radar since November 2020. Yet the Trust still seems to be chasing its tail as to wether the Trust would like to receive the gift of the house and cost to relocate. It is now February and the window to move a house on island is closing yet the Trust is still trying to determine if the Trust would like the gift of the house and moving expenses.

I am troubled by the suggestion that the Land Bank is not being understanding in requesting an answer from the Affordable Housing Trust as to whether they will take this building. In the meeting Trust vice chairman Brooke Mohr stated that the Affordable Housing Trust has a fiduciary obligation to do more financial analysis. Again, the building was first offered in November. Since then, the Land Bank has sought estimates on demolition and moving costs, gotten HDC approval for the move-off, worked with Town counsel to draft an inter-municipalagreement for the house and grant donation, and is in the process of filing for the house removal with the Conservation Commission. Having laid out nearly $3 million for this property, the Land Bank has its own fiduciary responsibility to open up the downtown waterfront for public use this summer. Yet the Land Bank is left in limbo while the Trust has yet to make a decision. After four months of flip-flopping on this generous offer from the Land Back and now the Trust is looking at their fiduciary duty on a free home? That is concerning, never mind the Trust has $25 million taxpayers dollars with no substantive plans for moving forward. As a community member I feel this does not bode well for future transactions and the Trust's ability to work towards its goal of obtaining affordable housing for the community.

It's time to fish or cut bait. The Trust should not be holding up the Land Bank or any other potentially interested parties any longer.

Sincerely,

Meghan Perry

Sent from my iPhone please excuse any mistakes.

AHT Meeting

2/18/2021

Agenda Item IX

Financial Discussion

Affordable Housing Trust - Funding

Discussion Document - *19 January 2021*

	Totals	Neighborhood First ($20M bonding)	Town of Nantucket (one-time $1M)	Town of Nantucket (annual funding)	CPC ($5M bonding)	CPC (annual funding)	Short Term Rental Tax %	Housing Bank (RE transfer fee)	NCH CHIP (grant)
AMI Restriction Level		200%	175%	175%	200%	100%	175%	175%	150%
Select Board Authorization Level		$1	$1	$100K	$100K	$100K	$100K	$100K	$100K
Sources									
Starting Balance				$ 296,788					
2016 ATM - Article 10 ($1M one-time kick-start)	$ 1,000,000		$ 1,000,000						
2017 ATM - Article 26 ($500k general appropriation)	$ 500,000			$ 500,000					
2017 ATM - Article 37 ($400k CPC annual appropriation)	$ 400,000					$ 400,000			
2017 CHIP Grant (for CCAP - 150% AMI)	$ 75,000								$ 75,000
2018 ATM - Article 27 ($300k general appropriation)	$ 300,000			$ 300,000					
2018 ATM - Article 34 ($400k CPC annual appropriation)	$ 400,000					$ 400,000			
2018 CHIP Grant (for CCAP - 150% AMI)	$ 50,000								$ 50,000
2019 ATM - Article 28 ($5M CPC bonding)	$ 5,000,000				$ 5,000,000				
2019 ATM - Article 32 ($750k CPC annual appropriation)	$ 750,000					$ 750,000			
2019 ATM - Article 37 ($20M bonding)	$ 20,000,000	$ 20,000,000							
2019 CHIP Grant (for CCAP - 150% AMI)	$ 25,000								$ 25,000
2019 - Proceeds from closing on 47 Fairgrounds lot	$ 250,000			$ 250,000					
2020 ATM - Article 32 ($150k CPC annual appropriation)	$ 150,000					$ 150,000			
Article 32 also provides for $350k toward the $5M bonding in FY21	$ -								
2021 ATM - CPC Recommended Funding	$ 800,000					$ 800,000			
Total =	$ 29,996,788	$ 20,000,000	$ 1,000,000	$ 1,346,788	$ 5,000,000	$ 2,500,000	$ -	$ -	$ 150,000
								Grand Total Sources =	$ 29,996,788
Uses									
Operational									
Expended									
Consultants	$ 71,685			$ 71,685					
Legal	$ 15,953			$ 15,953					
Other Professional Services	$ 91,299			$ 91,299					
Travel / Education / Training / Supplies	$ 4,163			$ 4,163					
To Be Expended in FY21 (estimated)									
Consultants	$ 395,000	$ 300,000		$ 95,000					
Legal	$ 175,000	$ 145,000		$ 30,000					
Other Professional Services	$ 35,000			$ 35,000					
Travel / Education / Training / Supplies	$ 15,000			$ 15,000					
Programs									
Closing Cost Assistance Program (CCAP)									
Expended									
80% AMI + 100% AMI	$ 213,407					$ 213,407			
150% AMI	$ 220,233			$ 70,233					$ 150,000
To Be Expended									
80% AMI + 100% AMI	$ 195,000					$ 195,000			
150% AMI	$ 120,000			$ 120,000					
Town / Trust sponsored Projects									
Expended									
Infrastructure (Waitt Drive contribution)	$ 400,000		$ 400,000						
7 Amelia Drive property (land acquisition)	$ 600,000		$ 300,000			$ 300,000			
135 Orange Street (NFAC Pocket Development Strategy) - land	$ 1,424,753	$ 1,068,565			$ 356,188				
137 Orange Street (NFAC Pocket Development Strategy) - land	$ 1,949,953	$ 1,462,465			$ 487,488				

Affordable Housing Trust - Funding

Discussion Document - *19 January 2021*

	Totals	Neighborhood First ($20M bonding)	Town of Nantucket (one-time $1M)	Town of Nantucket (annual funding)	CPC ($5M bonding)	CPC (annual funding)	Short Term Rental Tax %	Housing Bank (RE transfer fee)	NCH CHIP (grant)
AMI Restriction Level		200%	175%	175%	200%	100%	175%	175%	150%
Select Board Authorization Level		$1	$1	$100K	$100K	$100K	$100K	$100K	$100K
To Be Expended									
NFAC Pocket Development Strategy - #2 - land	$ 3,500,000	$ 2,625,000			$ 733,824	$ 141,176			
NFAC Pocket Development Strategy - #2 - development	$ -								
NFAC Pocket Development Strategy - #3 - land + development	$ 10,350,000	$ 7,762,500			$ 2,587,500				
NFAC Pocket Development Strategy - #4 - land	$ -	$ -							
NFAC Pocket Development Strategy - #4 - development	$ 2,600,000	$ 2,600,000							
135 + 137 Orange Street - development	$ -								
NFAC Dispersed Site Purch & Develop Strategy - #1 - 1 Hatch Circle - land	$ 550,000	$ 550,000							
NFAC Dispersed Site Purch & Develop Strategy - #1 - 1 Hatch Circle - develop	$ -								
NFAC Dispersed Site Purch & Develop Strategy - #2 - property	$ -								
NFAC Dispersed Site Purch & Develop Strategy - #3 - property	$ -								
7 Amelia Drive - development	$ 1,482,000	$ 1,482,000							
NFAC Buy Down Strategy - #1	$ -								
Habitat for Humanity									
Expended									
Waitt Drive home (construction)	$ 150,000		$ 150,000						
31 Beach Grass Road (land acquisition)	$ 375,000				$ 375,000				
31 Beach Grass Duplex (construction)	$ 545,000			$ 85,000	$ 460,000				
To Be Expended									
Benjamin Drive (3 units - Duplex and Single Family -SHI eligible)	$ 975,000					$ 975,000			
Housing Nantucket									
Expended									
18 Ticcoma Way (2nd dwelling construction)	$ 225,000					$ 225,000			
Financial Support to Allow 7 Surfside to go on SHI	$ 8,000					$ 8,000			
Covenant Formation Assistance Program	$ 20,000			$ 20,000					
To Be Expended									
Covenant Formation Assistance Program	$ 90,000			$ 90,000					
Fall 2020 House Move Project - 46 Okorwaw	$ 350,000			$ 107,583		$ 242,417			
Richmond Lot - Duplex (SHI-eligible)	$ 700,000		$ 150,000	$ 350,000		$ 200,000			
Total Uses =	$ 27,846,445	$ 17,995,530	$ 1,000,000	$ 1,200,915	$ 5,000,000	$ 2,500,000	$ -	$ -	$ 150,000
Net Balance Available =	$ 2,150,343	$ 2,004,470	$ -	$ 145,873	$ -	$ 0	$ -	$ -	$ -

Grand Total Uses =	$ 27,846,445
Grand Total Uncommitted=	$ 2,150,343

Anticipated Needs

Discussion Document - *19 January 2021*

Safe Harbor Maintenance

	Period & Additional Requirement									
	2021		2022		2023		2024		2025	
135 + 137 Orange Street (~24 units)			$ 6,849,657							
NFAC Pocket Development Strategy #2 (~20 units)					$ 7,500,000					
Old Fire Station - (~32 units w/ LIHTC)							$ 5,200,000			
Totals =	$ -	$ -	$ 6,849,657	$ -	$ 7,500,000	$ -	$ 5,200,000	$ -	$ -	$ -
									Total =	$ 19,549,657

Operations & Other Projects / Programs

	2021		2022		2023		2024		2025	
Habitat unit creation			$ 721,000		$ 735,420		$ 750,128		$ 765,130.97	
Housing Nantucket unit creation			$ 721,000		$ 735,420		$ 750,128		$ 765,130.97	
Closing Cost Assistance			$ 150,000		$ 150,000		$ 150,000		$ 150,000	
Shared Equity / Downpayment Assistance					$ 7,500,000				$ -	
Professional Services			$ 150,000		$ 150,000		$ 150,000		$ 150,000	
Marketing / Public Outreach / Advertising			$ 25,000		$ 25,500		$ 26,010		$ 26,530	
Education / Training / Travel / Supplies			$ 20,000		$ 20,000		$ 20,000		$ 20,000	
Administrative Assistant (salary + benefits)			$ 75,000		$ 77,250		$ 79,568		$ 81,955	
Office Space			$ 50,000		$ 51,500		$ 53,045		$ 54,636	
Totals =	$ -	$ -	$ 1,912,000	$ -	$ 9,445,090	$ -	$ 1,978,879	$ -	$ 2,013,383	$ -
									Total =	$ 15,349,352

	2021		2022		2023		2024		2025	
Combined Totals =	$ -	$ -	$ 8,761,657	$ -	$ 16,945,090	$ -	$ 7,178,879	$ -	$ 2,013,383	$ -
									Grand Total =	$ 34,899,009

Potential Sources

	2021		2022		2023		2024		2025		Totals
CPC - New Bonding	$ -	$ -	$ 3,154,414	$ -	$ 3,345,840	$ -	$ 2,800,257	$ -	$ 1,530,262	$ -	$ 10,830,773
Town Budget - Annual Allocation	$ -	$ -	$ 470,000	$ -	$ 474,250	$ -	$ 478,623	$ -	$ 483,121	$ -	$ 1,905,994
Override Article #1 - Safe Harbor Maintenance	$ -	$ -	$ 5,137,242	$ -	$ 5,625,000	$ -	$ 3,900,000	$ -	$ -	$ -	$ 14,662,242
Override Article #2 - Shared Equity Pilot	$ -	$ -	$ -	$ -	$ 7,500,000	$ -	$ -	$ -	$ -	$ -	$ 7,500,000

Subsidized Housing Inventory & Safe Harbor

Current Safe Harbor Requirements

- State 10% requirement for Nantucket = 490 SHI-eligible units; will be reset following 2020 Census result
- Nantucket SHI list presently reflects 199 units (4%)
- Approved Housing Production Plan – Nantucket has a DHCD approved plan which runs to October 2021
    - Affordable Housing Trust is the midst of updating the HPP with Judi Barrett and Jenn Goldson
- For one-year certification, production progress of **24 units**; for two-year certification, production progress of **49 units**

Current and Projected Toward Our Present 490 Unit Requirement

Estimated SHI List Count	2021	2022	2023	2024	2025
Starting balance	***199***	***365***	***395***	***458***	***515***
Meadows II (Richmond) [R]	90	24	33	30	
Sandpiper I & II (Richmond) [O]		3	3	3	3
Ticcoma Green (6 Fairgrounds Road) [R]	64				
Scattered rentals (Housing Nantucket) [R]	2	1	1	1	1
Scattered ownership (Habitat for Humanity) [O]	3	2	2	2	2
7 Amelia Drive [R]		4			
Surfside Crossing [O]*	-15				
31 Fairgrounds Road [R]	22				
135 + 137 Orange Street [R]			24		
UMass / Old Fire Station [R]				21	
Subtotal net additional units =	*166*	*30*	*63*	*57*	*6*
Ending balance	365	395	458	515	521
Units potentially eligible to count toward Safe Harbor =	115	7	27	24	3
Minimum Safe Harbor deficit =		0	0	0	0

[R] denotes Rental units; [O] denotes Ownership units
Notes: If Surfside Crossing is ultimately permitted at 156 units, it will as a future point add 39 units to our SHI list, 24 of which may be eligible toward a future Safe Harbor period.

AHT Meeting

2/18/2021

Agenda Item X

Communications Subcommittee – UPDATE

Housing Bank Transfer Fee

Passed at the "   " Annual Town Meeting and brought to the Massachusetts State Legislation each year by Representative Dylan Fernandes & Senator Julian Cyr, this home rule petition would create a real estate transfer fee equal to .5% of the purchase price. This fee will be the liability of the seller to pay. The fee would be paid to the Town of Nantucket and spending of these fees would fall under the responsibility of the Affordable Housing Trust.

Earliest Implementation	Unknown
Estimated Annual Revenue	$2,500,000
Duration of Policy	10 years (with option to renew for another 10 years)
Total Revenue Over Life of Policy	$25,000,000
Approval Process	Voted in at Annual Town Meeting, then must be approved by State Legislature
Income Limits for Usage	Funds can be used for programs that assist income levels up to 175% AMI ($204,400 for a family of 4)
Pros	*Funds would be easily accessible for use by the Affordable Housing Trust Fund. *There would be no effect on Nantucket's annual town budget to tax payers. *This revenue would be able to be depended on for the long-term.
Cons	*Requires passage at the state level within a piece of legislature, which is out of our community's hands and ultimately at the will of the state representatives & senators. *This proposal has been rejected by the legislature 4 times
Notes	*Representative Fernandes and others have a broader, statewide Housing Bank Transfer Fee bill in progress that would provide towns with the flexibility to institute their own fees. It is similar to the home rule petition Nantucket passed.

Private Citizens' Land Bank Fee Article

Introduced as a private citizen's warrant article for the 2021 Annual Town Meeting, this article would divert .5% of the current Land Bank transfer fees (which is 2% of a home's sale price, responsibility of the buyer) to the Affordable Housing Trust to use in its programs to maintain Safe Harbor and institute other Affordable Housing programs.	
Earliest Implementation	January 1, 2022
Estimated Annual Revenue	$5,000,000
Duration of Policy	20 years
Total Revenue Over Life of Policy	$100,000,000
Approval Process	Voted in at Annual Town Meeting, then the change to the Land Bank's Charter must be approved by the state legislature.
Income Limits for Usage	Funds can be used for programs that assist income levels up to 200% AMI ($233,600 for a family of 4)
Pros	*Funds would be easily accessible for use by the Affordable Housing Trust Fund. *There would be no effect on Nantucket's annual town budget or tax payers. *This revenue would be able to be depended on for the long-term.
Cons	*This would divert a small percentage of current Land Bank revenues to a cause other than land conservation. *Would require approval at state legislature, though the Land Bank Charter has been changed and approved a number of times, so should not be as challenging as passing *new* legislation.
Notes	*The Land Bank's revenue for 2020 was $37,504,959, a result of $1.75 billion dollars in home sales.

Private Citizen's Short Term Rental/Stabilization Fund Article

Introduced as a private citizen's warrant article for the 2021 Annual Town Meeting, this article moves to allocate 2/3 of the local option rooms excise tax to the Affordable Housing Trust for use to maintain Safe Harbor and institute other Affordable Housing programs.	
Earliest Implementation	July 1, 2021
Estimated Annual Revenue	$4,749,370
Duration of Policy	Must stay in place for 3 years then subject to potential revision by the Select Board
Total Revenue Over Life of Policy	$14,248,110
Approval Process	Voted in at Annual Town Meeting, needs 2/3 approval vote at meeting.
Income Limits for Usage	Funds can be used for programs that assist income levels up to 200% AMI ($233,600 for a family of 4)
Pros	*Easy approval process, just requires 2/3 vote at Annual Town Meeting. *Must stay in place for 3 years
Cons	*Would effect the Town Budget and the General Fund, where these monies currently go. *Funds would need to sit in a Stabilization Fund, which would require a majority vote at town meeting each year in order to move any funds from the Fund to the Affordable Housing Trust for use in its programs. *Subject to amendment by the SelectBoard after 3 years, so not as reliable as smoother options
Notes	*It's important to note, success of this funding would be entirely dependent on the success of the seasonal rental and tourism business on Nantucket.

Debt Exclusion as Proposed as a Warrant by the Select Board at the 2021 ATM

Earliest Implementation	July 1, 2021
Estimated Annual Revenue	$7,500,000
Duration of Policy	One time Exclusion
Total Revenue Over Life of Policy	$7,500,000
Approval Process	Voted in at Annual Town Meeting and then goes to the ballot, requires majority approval.
Income Limits for Usage	Funds can be used for programs that assist income levels up to 200% AMI ($233,600 for a family of 4)
Pros	*Local control of implementation *Addresses funding for one additional year of Safe Harbor SHI listed housing units
Cons	*Not a long-term funding solution *Will increase property tax rate
Notes	

END

OF

PACKET

February 18, 2021