



MEETING POSTING

TOWN OF NANTUCKET

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NANTUCKET TOWN CLERK
Posting Number:T 1005

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, NOVEMBER 2, 2021 @ 12:30PM
Location / Address	REMOTE PARTICIPATION <i>VIA ZOOM (See Below)</i> 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	TUCKER HOLLAND MUNICIPAL HOUSING DIRECTOR

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!

NOVEMBER SPECIAL MEETING

AGENDA FOR 11-2-2021

(Subject to change)

www.nantucket-ma.gov

Please click on the following link to join:

<https://us06web.zoom.us/j/86010345090?pwd=cXNnSDdmZmtJaUgwRzhFQW9kbVhidz09>

Meeting ID: 860 1034 5090

Passcode: 185993

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 tholland@nantucket.ma.gov. Please email to request a paper copy and you will be provided a time to retrieve from the Housing Office located in Room 111 at 16 Broad Street between the hours of 8:30 AM and 4:30 PM on weekdays.

Trust Members: Brian Sullivan (Chairman), Brooke S. Mohr (Vice Chair), Penny Dey, Dawn Hill Holdgate, Dave Iverson, Reema Sherry

Staff: Tucker Holland (Housing Director), Ken Beaugrand (Real Estate Director), Allyson Mitchell (Housing & Real Estate Office Manager)

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 Minutes

- June 25, 2021
- July 6, 2021
- July 20, 2021
- October 19, 2021
- *Further minutes for approval will be part of November 16th AHT meeting*

IV. PUBLIC COMMENT for items not otherwise on the agenda

V. Closing Cost Assistance Program Applications

- Grozdanov / Grozdanova – 3 Sandplain Drive, Nantucket. MA 02554

VI. Covenant Formation Assistance Program

- Stover – UPDATE

VII. Nantucket Data Platform – PRESENTATION and DISCUSSION

VIII. Covenant Program Rules & Monitoring – DISCUSSION

- Anne Kuszpa, Executive Director of Housing Nantucket

IX. Clay Street Development Opportunity – DISCUSSION

- Clifford Williams

X. Request from Richmond Meadows Two P2A, LLC for Assent to Land Court Subdivision Plan of Lot 959 on Land Court Plan No. 16514-146

- Request for Approval and Execution of Assent to Land Court Subdivision Plan No. 16514-146 of Lot 959, Wildflower Drive, by Trust as mortgagee to Mortgage, Security Agreement and Assignment of Leases and Rents dated June 11, 2021, filed with Nantucket Registry District of the Land Court as Document No. 169975;
- Authorize Town Counsel to execute the Assent on behalf of the Trust.

XI. Transfer Fee Strategy Funding – DISCUSSION and ACTION

XII. Possible Zoning Articles – DISCUSSION

XIII. 135 + 137 Orange Street – DISCUSSION

XIV. FY23 Budget – DISCUSSION

XV. Other Business

Upcoming Meetings (presently all planned to be conducted via Zoom)

- Special November Meeting #2: Friday, November 5th at 9:00am
- November Meeting: Tuesday, November 16 at 12:30pm
- December Meeting: Tuesday, December 14 at 12:30pm

XVI. BOARD COMMENTS

XVII. 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.

XVIII. Adjourn

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Friday, June 25, 2021

Remote Meeting *via* Zoom – 10:30 am

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, Penny Dey, Reema Sherry, Allyson Mitchell, Dave Iverson

ABSENT: Kristie Ferrantella

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist)

Public Present on Zoom: Kamar & Anna Samuels

I. Call Meeting to Order

Brian SULLIVAN called the meeting to order at 10:33am.

Brain 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

Penny Dey moved to approve the agenda. Brook Mohr seconded the motion.

ROLL CALL of those participating:

- | | |
|---------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Penny Dey | Aye |
| 3. Brooke Mohr | Aye |
| 4. Dave Iverson | Aye |
| 5. Allyson Mitchell | Aye |
| 6. Brian Sullivan | Aye |

Agenda adopted by **UNANIMOUS** consent.

III. CCAP Application – Samuels at 3 Evergreen Way

Tucker HOLLAND notes the Samuels have completed the CCAP application and have certification from Housing Nantucket as well, all has been sent to AHT. Introduces the Samuels on the meeting in case AHT members have any questions. Tucker thanks the AHT members for convening today in a special meeting as the closing will be happening in advance of the next scheduled AHT meeting. Brian SULLIVAN asks if there are any questions for the Samuels family, there are none.

Dave Iverson moved to approve the Samuels family CCAP application. Penny Dey seconded the motion.

ROLL CALL of those participating:

- | | |
|---------------------|-----|
| 1. Reema Sherry | Aye |
| 2. Brooke Mohr | Aye |
| 3. Dave Iverson | Aye |
| 4. Allyson Mitchell | Aye |

5. Penny Dey Aye
6. Brian Sullivan Aye

Motion to Approve adopted by **UNANIMOUS** consent.

DISCUSSION

Samuels Family thanks AHT, says without this or the Covenant program we wouldn't be able to buy a house. Brian SULLIVAN asks the Samuels family to share this news with friends and family so others know about these programs and this support. Dave IVERSON states "The shuffle ends here for you guys".

IV. Other Business

Next Meeting

- June Regular Meeting: Tuesday, July 6, 2021 at 12:30pm

Tucker Holland states our next meeting will be a fairly full meeting, one of the main things to cover is the HPP in its final form and hopefully we'll be ready to adopt it with any final tweaks. From there, the plan goes to the Planning Board on July 12th & the Select Board on July 21st. Tucker reminds AHT members that the latest draft should have been received by all earlier in the week and they are hoping for comments by end of day today, June 25th, but Monday morning is ok as well.

Brian Sullivan comments that another item for next meeting is the AHT's high level goals for next year.

Brooke Mohr noticed that at the Select Board meeting there is a new script for the introduction of Zoom meetings.

Brian Sullivan will reach out to Erika Mooney for a new script and asks if everyone is good moving forward with Zoom meetings through the summer. AHT members show thumbs up in approval.

V. Motion to Adjourn

Penny Dey moved to adjourn the meeting. Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Brooke Mohr Aye
3. Dave Iverson Aye
4. Allyson Mitchell Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

The motion carried unanimously.

VI. Adjourn

Open Session Meeting ended at 10:43am.

Submitted by:
Allyson Mitchell

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, July 6, 2021

Remote Meeting *via* Zoom – 12:30 pm

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

ATTENDING MEMBERS: Brooke Mohr, Reema Sherry, Penny Dey, Dave Iverson, Kristie Ferrantella, Brian Sullivan

ABSENT: Allyson Mitchell

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist)

Public Present on Zoom: Howard Dickler

I. Call Meeting to Order

Tucker HOLLAND called the meeting to order at 12:32pm.

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

Tucker HOLLAND notes that the CCAP application on the agenda will be taken up on July 20th, not today.

Penny Dey moved to approve the agenda with change. Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Brooke Mohr Aye
3. Kristie Ferrantella Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Brooke Mohr moved to approve June 1, 2021 meeting minutes. Penny Dey seconded the motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Brooke Mohr Aye
3. Kristie Ferrantella Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

Motion to Approve adopted by **UNANIMOUS** consent.

IV. CCAP Application for Hafsa Lewis, 45B Beach Grass Road.

Moved to July 20th meeting.

V. Certification of Safe Harbor Update

Brian Sullivan thanks the Trust and the housing office for its hard work and congratulates everyone.

Tucker Holland also congratulates the Board and everyone on the call. We have been working over the last two years to thoughtfully plan to expend taxpayer dollars in the matter it was intended and also such that we would enter a new period of Safe Harbor. We're working closely with DHCD and all departments like the Select Board & Finance Department. We were able to have our new HPP certified on June 11th, which was two days before the expiration of our prior plan. It was not a small undertaking and everyone on the Board played a critical role. It also could not have happened without Ken & Eleanor's significant contributions. Our new period of Safe Harbor began on June 11, 2021 and runs for one year. We are working on the Wildflower project with Richmond to accelerate production, and that will add a second year of Safe Harbor when it is ready, likely within the next 30 to 60 days. As long as it occurs before December 31, 2021 it will extend our period of Safe Harbor to June of 2023. It is also worth mentioning, our official count on the SHI list is 273 units, so we are 5.5% towards reaching the 10% requirement, which is pretty noteworthy given we were less than 2% just two and a half or three years ago. Our efforts are beginning to pay off and we're looking forward to having several of these projects come online over the next 12 months, with the most important goal of all being that year-round residents will be residing in them on a full-time basis.

Penny Dey commends Tucker for explaining something that's terribly complex, and the work that was done by the outreach committee right before town meeting was extremely helpful. Thank you.

VI. Housing Production Plan Review & Recommendation

Tucker Holland introduces Judy Barrett, Jen Goldson & their teams. The current HPP plan expires in October and so we wanted a new plan to guide us through the next 5 years. We wanted a plan in place and approved by DHCD in advance of that expiration date. Judy is here to guide the discussion and take further comment from Board members and the public. The HPP will be ready to go before the Planning Board on July 12th and in front of the Select Board on July 21. It's a requirement that both of these Boards give their approval before we send to DHCD for their final approval.

Judy Barrett, no big presentation today, just looking for a discussion and to find out if there are other comments we have not already heard. Would ask the Trust if a lot of comments come in over the next few weeks, if there are conflicts in the HPP regarding the content of those comments, that the Board needs to vet those and let Judy know how to address them. Beyond that, we've gone with this as far as we can but are always happy to hear additional thoughts, comments, & suggestions.

Brian Sullivan, Dave and Kristie, anything you think can be helpful knowing that your two Boards will be reviewing?

Dave Iverson, there were many suggestions on zoning changes and so the Planning Board might look at those more carefully. The reference to lessen parking numbers is troubling to me, especially in these kinds of development, that's kind of a rough road. We already don't

have enough parking following current zoning, but with the current state of affairs with transportation, I just think taking away parking spaces is a scary space. I'm sure we'll be talking about this and zoning changes at Planning Board and how we can support the effort. Kristie Ferrantella, I don't think there's anything else we can add or do for the Select Board, I think we'll take a lot from the Planning Board suggestions and go from there.

Reema Sherry, asks Tucker if he sent a typo over to Judy over the weekend.

Tucker Holland, the only comment I've gotten in addition to your typo Reema, is that we talk about modular homes in there and it comes across as though it's a novel idea, when in fact we have over 1,000 modular homes already on the island. So I think we just want to massage that a little bit to speak more to working with modular home companies to develop a Nantucket tiny home that meets code and design requirements. But those are the only two changes we've heard from anyone at this point.

Penny Dey, sorry to backtrack to the parking situation, but with the Housing Authority, we had very strict requirements when we allowed Habitat to build on Benjamin Drive, about the parking in particular. It's an ongoing issue, we can have restrictions but they need to be enforced.

Brian Sullivan, were those requirements for more spaces or less space? And a qualification for who got to use the spaces?

Penny Dey, it was controlling the max number that we wanted to allow and having them well demarcated to keep other people from using them. So, control. And the Housing Authority is going to have to be the enforcer.

Brian Sullivan asks for more comments from the Board and public. There are none.

Brooke Mohr moves to approve the draft HPP and to move it forward with the edits as noted to the Planning Board & Select Board for approval. Reema Sherry seconds the motion.

ROLL CALL of those participating:

- | | | |
|------|---------------------|-----|
| I. | Reema Sherry | Aye |
| II. | Brooke Mohr | Aye |
| III. | Dave Iverson | Aye |
| IV. | Penny Dey | Aye |
| V. | Kristie Ferrantella | Aye |
| VI. | Brian Sullivan | Aye |

Motion to Approve adopted by **UNANIMOUS** consent.

Judy Barrett, After the Select Board, we'll put this into a nice package on Desktop Publishing as well as in a Word doc. If anyone has any photos of housing or anything that captures what Nantucket is and what people love about Nantucket, you can email them to Tucker. We think having the benefit of local eyes would be hugely helpful to production.

Anne Kuszpa, Tucker had asked me how many covenant homes we have – we have 98 covenant homes as of today and another scheduled for next week and number 100 is happening really soon, hopefully by the time you do publish your final version we'll have number 100...

Penny Dey, Just say “nearly 100” in the document.

VII. Annual Town Meeting Review - Housing Related Articles

Tucker Holland, This was a holdover from the meeting we could not conduct on June 15th.

Brooke Mohr, The most encouraging take away from Town Meeting is that there is consistent voter support at town meeting and at the ballot for continued Safe Harbor management and production of Chapter 40B units. We all know the need is greater than that, the fact that we consistently see support for that effort is a huge change from when I started on this Board.

VIII. 31 Fairgrounds - Update

Anne Kuzspa, Things are moving along at the site itself. The garage structure has been relocated and recycled, it went to another Coffin household member. The ranch that was once on the property was recently moved to a lot that was approved as a covenant lot. Once it gets slid on to the foundation, it will provide year-round housing at that new spot at 33 South Shore Road. Tonight we are going to the HDC for the first time officially for the new build, reviewing the schematic of the site as well as a couple of the building dimensions. Emeritus Development will be presenting.

Brian Sullivan asks for questions specific to the project.

Reema Sherry, asks about a pile of bricks on the property, can she take a couple for a member of the Coffin family.

Anne Kuzspa, says she will look into it and reminds everyone to follow Housing Nantucket on social media and the Housing Nantucket newsletter for breaking news & updates.

IX. Discussion of Priorities Between Now & Annual Town Meeting 2022

Tucker Holland, The idea that even though we just concluded the 2021 Annual Town Meeting, the 2022 ATM is going to sneak up on us faster than we realize. It looks like May 2, 2022 at 5pm will be the meeting kick off next spring. In order to accomplish what we want to accomplish between now and then, we thought it would be helpful to have a conversation about that the Board does see as priorities for this next year. We're really identified 15 priorities here (page 93 of the agenda) Item 1 is important, finding a new staff member. We are finalizing the job description this week and Human Resources is advertising for it shortly. The Trust has identified that having a Community Land Trust is an important next step in the ownership arena for year rounders. Item 3, in conjunction with the Land Trust, is to develop a down payment program. Item 4, maintaining Safe Harbor on our way to the 10%. Item 5, zoning review, Dave touched on this earlier, in the HPP is identifies opportunities to revise zoning and we probably want to think about any articles we can work on in conjunction with the Planning Board. We're working towards 31 Fairgrounds being open and occupied by next summer with Wildflower Acceleration in that same time frame. We want to assist in the development of 6 Fairgrounds where we can. With the delay due to lawsuits and construction costs, we may need to play a role financially to allow that project to move forward, as even with the tax credits there will be a gap. The properties at 135 &

137 Orange Street it something we might want to have issued an award. Vesper Lane, the UMass property, we want to be working on a plan for that and issuing an RFP at the appropriate juncture as part of our ongoing Safe Harbor plan. In conjunction, we really need to acquire an additional property to pair with the UMass property to get a full year of Safe Harbor. The UMass property could support as many as 19 units, though not sure we would do that many due to parking limitations etc. In any event, we need 24 units for a year of Safe Harbor so we will need additional land to pair with Vesper. Item 13, we've reached out to them before but with a new Director and coming out of town meeting, we're hoping to really find areas to collaborate with the Nantucket Land Bank, much like the housing entities on the Vineyard have been able to do, they have done 14 projects to date with the Vineyard Land Bank. We're going to the Vineyard in a few weeks with Land Bank folks to visit. We also want to explore collaborations with the Nantucket Preservation Trust. They are a relatively small non profit that has been thinking about how they can play a role in housing. And I think that's really tremendous foresight on their part and we welcome the opportunity to work together. Item 15 is to identify in advance, funding opportunities to support everything we've just talked about.

Brian Sullivan, Of the 14 projects that the Vineyard worked on with their Land Bank, do we know the unit count?

Tucker Holland, We'll get that number.

Penny Dey, Quick question, it's fairly likely that we will have a fall town meeting, is there any reason any of these can't come up in the fall?

Tucker Holland, Some could, but I haven't heard about any deadlines for that.

Ken Beaugrand, I have not heard about it being high on the agenda right now. There was a discussion about it but there is nothing "hot on the burner" right now.

Penny Dey, I raise this just because we need to pay attention in case there's anything pressing we want to have addressed.

Ken Beaugrand, And by the way, full disclosure, I am the Chairman of the Board of the Nantucket Preservation Trust.

Brooke Mohr, It just takes 125 signatures to have a town meeting, whenever 125 people decide we need one. And I wanted to talk a little about the zoning review item. There is a narrative in the community that zoning could solve the affordable housing crisis if only we did "x or y in zoning" and I've reached out to Judith Wegner on my own, to see if she was interested in having a conversation about the intersection of affordable housing and zoning by laws. I would love to consider trying to put together a work group of some kind that includes stakeholders, in reviewing the zoning bylaws to analyze opportunities for the zoning bylaw to potentially support affordable housing efforts on island. I think we should pursue that as soon as possible.

Penny Dey, Could you educate everyone on what types of things? Inclusionary zoning?

Brooke Mohr, That's the one people bring up more often. I'm a little cynical of the role of

zoning in solving the affordable housing in Nantucket, we have a very liberal by law when it comes to things like that, but our secondary dwelling bylaw could contribute to year-round housing stock. It probably has to some extent here, but it has also contributed to a lot of units that have done nothing to help year-round housing. There are a lot of questions floating around in the community about the role of zoning to solve affordable housing. I think a thorough analysis would be helpful to the Board and the community. I think that there are a lot of things that seem like a good idea that may never get passed but we should evaluate them and get community input on them.

Brian Sullivan, Question about Andy Lowell's article sent out for continued review, is non-binding. How does that review or conversation continue under this umbrella if it does exist as non-binding?

Dave Iverson, I don't have an answer for that. There are some unintended consequences for an article like that. That's going to come up and have a negative consequence for the building industry, but we need to be careful on what we do. That includes inclusionary zoning but we need to be careful that so many people derive their living from that industry. When it comes to zoning & affordable housing, it comes down to tweaking what we have rather than overhauling what we have. We at the Planning Board will have a town meeting review, once we get through that it's about getting the two Boards together. I can talk to Judith and get the two Boards together.

Kristie Ferrantella, Another comment, the word from town counsel is that the way Andy Lowell's article was written, it wasn't legally enforceable, but it is worth following up with. In terms of the discussion, number 15 touches on funding but having a discussion about long term funding is important. We need a more sustainable funding source. We could also try to do another survey or data report on what the need is on Nantucket...the Data Platform did a lot of work but didn't quite meet the standards of what we need. As the new census comes out and we keep working on projects, the community will start asking questions about the housing needs on the island. We could put out an RFP for a data or survey study for housing needs on the island.

Reema Sherry, Brooke's idea for a work group is good, we should form a small group to go over these things. Also, in MCD, isn't there inclusionary support for housing? Maybe we can tweak that to be for affordable or employee housing or both. That's one area where we have an existing by law. A workgroup probably would be good as well as a site down with Andrew Vorce, that would be a good start. Let's get together and get it moving.

Brooke Mohr, I love the idea of a true needs assessment which is different than the HPP. The need is so enormous and broad, we need to quantify it for the community. We should also quantify how housing is used for the community. Our mandate is affordable housing, but I think something interesting to explore is the idea of market rate, year-round, restricted units. How zoning can be utilized to create a new sector of the market that is deed restricted to year-round occupancy but with no affordability component. Not requiring the deep subsidy but getting more supply of housing out there for year-round occupancy as a sector of the market.

Penny Dey, I'd like to focus again on the Room Occupancy Tax. That had a majority vote at

town meeting and I think it's the perfect vehicle to tie to affordable housing going forward.

Brian Sullivan, I think that's a good vehicle and a good funding amount but kudos to FinCom for getting us to the table in a way that we got funded for this year. Is there another mechanism along those lines of continuous regular funding, and working with them to get it, so that it wasn't tied to the account...we need a regular funding source that is predictable on an annual basis. What's the easiest way to do that? A percentage override that gives us the ability to bond?

Penny Dey, The easiest way to do it is to get someone else to pay for it.

Ken Beaugrand, In a discussion with Rep. Fernandes, there was discussion that at some point in time, looking at a warrant article that looks as a smaller percentage of the Nantucket Land Bank stream is something that should be considered and put forward again for consideration. I think the reaction from the community is that 5 to 10% is considered a reasonable percentage that will not attack the Land Bank but can also help the community.

Brian Sullivan, I think things have become very apparent to the community that weren't apparent at town meeting, such as the shortage of employees and housing that we are now living in. Ken, you bring up a good point with the meeting with Rep. Fernandes. Can we talk about the Housing Bank Bill? What I hear is, the hill is steep and ever climbing and while we may be 10 years into the process, it doesn't seem that there is light on the horizon at the moment...

Brooke Mohr, I would agree. He's trying to remain optimistic and there's a lot of work going on, but the resistance is really strong. Anne Kuzspa and I talked about going the Land Bank route by adding to the Land Bank fee and adding that additional portion to housing, but Fernandes said that would be considered an additional tax and met with resistance.

Dave Iverson, It's just frustrating that the money that was essentially earmarked for affordable housing just goes into a fund that we have to beg for every year. It's beyond reasonable.

Brooke Mohr, Are you talking about the short term rental tax?

Penny Dey, The Room Occupancy Tax. The tax has existed for many years, but just recently the definition was changed to include the short-term rental tax.

Tucker Holland, The key is that we need to connect exactly where would this money be going. The home ownership part of it is a huge component. We can manage Safe Harbor with the monies that we've been getting for the past few years, but if we really want to provide opportunities for year rounders to own homes and stem some of the homes going from year-round to investments or seasonal owners, and keep them in year-round families regardless of income, we need a reliable ongoing funding source. I think this past ATM was an ice breaker and after this summer, we want to have all our ducks in a row and have another conversation next year.

Brooke Mohr, Another thing I would love to do, we had a fair amount of communications success with the webinar that we did with Fairwinds about the social-emotional point of

view. There is an opportunity to have similar conversations about the economic impact of our housing shortage, as evidenced by the lack of most places able to find employees this summer. The underlying problems from “lack of housing” has been evidenced now and experienced by our seasonal visitors. The levels of frustrations this summer, I’ve never seen before with newly trained and young staff. I’ve heard of a few examples of customers being extremely frustrated, staff having things taken out on them while they’re trying really hard. There’s an argument to be made that the brand we’ve done such a huge job mastering, is at risk. I’d like to try to connect those dots for the community as well before we go into ATM.

Brian Sullivan, There is a lot of emotional aspects in that, but there is a huge financial aspect as well. There were restaurants that had to close 28% of their active days by closing two days a week...that is a huge loss into the community’s revenue sources when that happens.

Penny Dey, Part of what’s causing that this year is that the state came out of the Covid restrictions faster than anticipated so it was challenging for business owners to plan for the hiring. Also, nobody is going to Europe and they’re only travelling domestically.

Howard Dickler, Two questions and then I want to float an idea. One question, I’m not clear on what the actual steps required to establish a Land Trust are, a vote at town meeting? And I didn’t see anywhere, the old fire station on the maps, what is the timing on that?

Tucker Holland, The old fire station is not immediately available to us, it’s going to house town offices at least temporarily. That’s been the Town Manager’s plan and its on our radar but not in the next two, three or even four years. We’re really focused on Orange St, Vesper Lane, and another partner parcel for Vesper Lane. The old fire station will in itself allow for 24 units. To your first question, yes. All of these items we have discussed have an incredible amount of work to go into them. For the land trust, we know who to talk to and we are going to visit the Vineyard with the Chair, the Vice Chair, Ken & the Land Bank folks to look into how the Island Housing Trust functions and how they collaborated with the Vineyard Land Bank. The short answers are, a vote at ATM for a land trust depends on how you’re doing it, whether by third party or as a municipality. These are all questions we need to sort out, but we’re putting out the moon shot that by ATM of next year we want this in place. We’ll get into more detail at the July 20th meeting. We should establish a committee much like Neighborhood First, which would be useful looking at both the land trust in conjunction with down payment assistance and a shared equity aspect.

Howard Dickler, The idea I wanted to throw out there, is that rather than asking for money from the Land Bank, that we ask for land from the Land Bank. It’s generally believed that the Land Bank land can not be developed, but a careful reading of the Land Bank act shows that isn’t true. Section 6 prohibits development of Land Bank land but it includes exceptions. These exceptions can be obtained by a request to the commissioner of the environment and one of the legit reasons of an exception is if a plan was made by a governmental body. It would be my contention that a request from the town, to the Land Bank, would likely be approved by the governor. It’s also my contention, that the Land Bank has a lot of parcels that will never be used for recreation or trails or golf courses, but there are ones that would work very well for affordable housing. Take a 10 acre parcel, it would be able to contribute to a significant amount of ownership opportunities on island.

Tucker Holland, Question for the Trust, one of the items on the list is development at 135 & 137 Orange Street. It was acquired with an eye towards our Safe Harbor maintenance. The question really is, we just had the HPP certified for one year and it's likely we'll seek an amendment to have that certification last for two years. That takes us to June of 2023. The question is around when do we want to proceed with development at the Orange Street site. If we want to have housing built as soon as possible, we can be developing the RFP to issue in August and things will take the natural course. It would be likely that if we were moving things forward as quickly as possible, to have the housing built, that it may not jive with a Safe Harbor maintenance plan. It's important for me to know what the Trust's desires are with that location.

Dave Iverson, I think the SHI list maintenance is number one on the list and other opportunities should be 1.5. I don't want to say SHI takes dominance over everything, but I think we need to be smart about Safe Harbor and if that property is part of our next Safe Harbor, we should keep it in our pocket and move forward.

Kristie Ferrantella, I'm wondering about 6 Fairgrounds, will that line up with 2023? And then could Orange St. be used for home ownership or is it subject to SHI because of the funds used?

Tucker Holland, Everything produced there must count on the SHI list because of the nature of the funds.

Brooke Mohr, So some of this will be informed by the revised census because our ultimate end number may change. The timeline may shift a little, depending on when Ticcoma Green gets its financing and its timing. We might pick up that 2023 year as the second year of their 64 units and we get two years from there.

Tucker Holland, If I had to guess, we're going to be in a two year period shortly and Ticcoma Green may get a tax credit award, and when that happens we're going to automatically get a new two year period of Safe Harbor that will cannibalize our current period. We're looking at late 2023, summer 2024 is our next Safe Harbor expiration. In order for Orange St to count for us on our SHI list, I would say that it is approximately a 6-12 month process. That's when we want to think about landing the plane.

Brian Sullivan, So with this much time, do we have an opportunity to swing for the fences for this? Could we go for a deep, low AMI number with a tax subsidy that might take two years? Can we create 30% or 60% units?

Tucker Holland, Yes, we could do that, but as we've seen because of the delay and because housing is the number one national issue – tax credits are very competitive. If we get a tax credit at 6 Fairgrounds, it's like it would take another few years for us to get another from the state.

Brian Sullivan, Yes, do we have time to work towards that?

Ken Beaugrand, We have to be careful because that gives us at least a year of Safe Harbor but if its done when 6 Fairgrounds is providing us two years, we won't get anything out of it. In view of the fact that we might have two or three years when we put this out to bid, that's

probably a time when we're see a shift in the cost of doing this.

Reema Sherry, Is there any advantage to looking at that property for elderly or disabled and maybe there might be more grant opportunities if we went in that direction?

Brian Sullivan, I think that's a tremendous idea and worth investigating. We have time to look at the best opportunities for these properties.

Brooke Mohr, But fundamentally we get back to the question Tucker asked...do we wait until 2024 to develop this property or do we create housing for people sooner? Do we delay putting people into homes in order to protect this march towards 10% and remaining in Safe Harbor? And I really struggle with that, in my heart.

Brian Sullivan, Per Reema's comment, I say if we have a segment of the population that needs this, I saw we move forward and we keep looking for more projects down the road for SHI.

Kristie Ferrantella, I struggle with that too Brooke. I think if 6 Fairgrounds is coming on soon, that provides housing and provides us more time. I wouldn't want to make a decision today, we need to see the new census numbers to see how it changes our Safe Harbor number.

Tucker Holland, I think we want to investigate specialized need if this site would lend itself well to addressing. It's not that we need the RFP at our next meeting, but we continue to discuss this and then depending on when other puzzle pieces fall into place, we can be making a decision at that point as to when we move forward with this. If we are confident that we're going to be in Safe Harbor for the time being, then we may want to be pulling the trigger sooner, but we've got a little time.

X. Other Business

❖ Next Meeting – Tuesday July 20, 2021 at 12:30pm

Tucker Holland, If the Board agrees, I think we'll continue with Zoom meetings through September and then reevaluate.

Brian Sullivan, Multiple head nods and thumbs up. Board comments?

Kristie Ferrantella, Received an email from Habitat Nantucket that they will be opening a lottery for 3 units on Benjamin Drive.

Tucker Holland, Yes those units are also on our SHI list. I will circulate that email.

VII. 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.

VIII. Motion to Adjourn

The **MOTION** was made by Brooke Mohr and seconded by Penny Dey 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. Dave Iverson Aye
3. Penny Dey Aye
4. Kristie Ferrantella Aye
5. Reema Sherry Aye
6. Brian Sullivan Aye

The motion carried unanimously.

IX. Adjourn

Open Session Meeting ended at 1:56pm.

Submitted by:
Allyson Mitchell

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, July 20, 2021

Remote Meeting *via* Zoom – **12:30 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, Penny Dey, Reema Sherry, Dave Iverson, Allyson Mitchell

ABSENT: Kristie Ferrantella

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist);

Public Present on Zoom: Andrew Mulcahy, Dave Armanetti, Billy Cassidy, Juanita & Junior Gil

I. Call Meeting to Order

Brian SULLIVAN called the meeting to order at 12:32 pm

Brain 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

Penny Dey moved to approve the agenda. Dave Iverson seconded the motion.

ROLL CALL of those participating:

- | | |
|---------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Allyson Mitchell | Aye |
| 3. Brooke Mohr | Aye |
| 4. Reema Sherry | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Approval of minutes held to August meeting.

IV. Public Comment (for items not otherwise on the agenda)

Tucker HOLLAND mentioned the passing of Jim Lentowski and wanted to take a moment to remember Jim & his service to the island.

V. Closing Cost Assistance Program (CCAP) Application, 45 Beach Grass Road

Tucker Holland, this application is still missing some pieces and it will likely be on an August agenda.

VI. Covenant Formation Assistance Program (CFAP) Application, 4 Hull Lane

Andrew Mulcahy, introduces Juanita & Junior Gil, says they have gone to the building inspector

and obtained the necessary CO & permit defining the units as needed for the CFAP approval.

Brooke Mohr, states it seems clear that the permit and CO issued have solved the problem for us regarding the units.

Tucker Holland, mentions one small item regarding the motion. When the motion is made, please make sure to include the fee that the Trust pays to Housing Nantucket (\$750 per CFAP application) be augmented to include the recording fee.

Brooke Mohr motioned that the Nantucket Affordable Housing Trust **approves the CFAP application for the Gils at 4 Hull Lane and that the recording fee paid to Housing Nantucket be augmented by the closing costs.** Penny Dey seconded the motion.

ROLL CALL of those participating:

- | | |
|---------------------|-----|
| 1. Dave Iverson | Aye |
| 2. Allyson Mitchell | Aye |
| 3. Brooke Mohr | Aye |
| 4. Reema Sherry | Aye |
| 5. Penny Dey | Aye |
| 6. Brian Sullivan | Aye |

The motion carried unanimously.

VII. Housing Production Plan - Update

Tucker Holland, the Trust approved the plan at the last meeting and it went on to the Planning Board where it was unanimously approved as forwarded. It goes before the Select Board tomorrow evening. Subject to the small revisions we discussed at the meeting earlier this month, it then goes to the State for final approval. On Judy's behalf, would also like to remind everyone if they have any photos that would punctuate the plan, please forward to me.

VIII. 6 Fairgrounds/Ticcoma Green Tax Credit Award

Tucker Holland, since we last met, we received word that 6 Fairgrounds will be receiving a tax credit award. There are still some details to be worked out, since this project began it has been delayed due to the lawsuit and construction costs have gone up considerably. There may ultimately be a gap beyond what the tax credit and other subsidies can cover and the Town and Trust may need to play a role there. The developer had requested \$13 million between state & federal tax credits and we understand the project has been allocated "what it needed". Mass Housing also has been holding \$2.9 million for this project for the past 3 years despite their own program not receiving any additional funding from the state in recent years.

Brooke Mohr, Tucker, can I draft a letter of thanks to someone to go out from this Board?

Tucker Holland, yes, but the question is a little bit about the timing of the thank you. My understanding is that a formal award has not been issued to the developer. The final award is pending resolution on the gap financing. The monies have been reserved & allocated, but everyone has known this season that there likely would need to be some supplemental funds due to fluctuating prices. Right now, the developer is probably putting a very fine point on what the final gap may look like.

IX. 31 Fairgrounds Time Table Review

Anne Kuszpa, We are calling the street Wiggles Way. The special permit was filed December 18, 2020 and we amended it on June 7, 2021 through the Planning Board to change the shape a little, make it a little more rectangular. We have started the HDC process for some buildings. There will be 8 buildings for the 22 units and the review has been submitted for buildings #1, 2, 3 & 8. Beginning on July 6, the review will go in for buildings 6 & 7 on July 12th. We are getting some ADA reviews, which should be ready for submission the first week in August. We hope to have the buildings go through the HDC as fast as possible, the Town has been great about moving them along. We did a “soft order” for the modules already, but we plan to submit the final order around August 15th. The buildings that were on the site have been moved and site work is to begin September 13th. We expect the modular components will arrive the week of October 25th. The construction period itself will begin around September 13th and go through June of 2022. Landscaping will track construction, we’ll be adding a new perimeter privacy fence for neighbors. Anticipated occupancy is July 2022 and it will be a rolling occupancy. We’re not technically accepting applications yet but we are working on a form to get out in August to gather information from interested residents. The affordable units will be chosen via a lottery, which will take place approximately three months before occupancy, so March 2022.

Brooke Mohr, rhetorical question Anne, but hopefully outreach, marketing & these forms will be available in Spanish & Portuguese in addition to English?

Anne Kuzpsa, yes, all of our documents are in both languages and we have a staff member always available to assist.

Billy Cassidy, I would like to add that Building #3 was approved at the HDC last week.

X. Richmond Wildflower Acceleration Time Table Review

Dave Armanetti, We are moving along pretty efficiently. Able to get HDC approval for all buildings in early June, appreciate the leadership on the HDC with that. Vast majority of site work done, construction permitting – we are through the 1st stages of the modular permitting, now in the 3rd party state review with all 3 buildings simultaneously being reviewed. Taking a little longer now due to Covid and the state’s capacity. Probably in that review for another 5 or 6 weeks, meantime have been interacting with the building department. Other long lead time items – been working on ordering. We anticipate starting construction sometime in the end of the 3rd quarter. Buildings will start one at a time, but quite a bit of overlap once we get going. Proactively, we pre-leased one of the only two barges available to bring modular product over. We exclusively control that barge, so we won’t get delayed because they can’t get a barge spot. Financing is progressing, town financing was finalized and we got our first set of funds. Construction mini-perm loan in final stages with Eastern Bank, expect to close that loan in the 2nd or 3rd week of August. Outreach & lottery in will begin in the fall, looking to get buildings built and occupied. The demand for housing is unabated, we are up to a fully vetted waiting list of more than 450 people who could move in tomorrow if we had a place for them, and a list of approximately 1000 pre-vetted applicants. We can’t build or rent them fast enough. Looking ahead, we have another 16 unit component we’ll get to HDC this fall.

Brian Sullivan, One follow up question, there are 450 vetted applications and 1000 total?

Dave Armanetti, The 450 is a more vetted waiting list where we have checked income, employment, and credit, combination of market rate & affordable units. Second tier list hasn't been checked for employment or credit but they are locals that have indicated the need. We anticipate they would qualify for apartments once vetted.

Brooke Mohr, So that 450, that's 450 units that are needed?

Dave Armanetti, Yes, that's 450+ applicants for units, not families of 4 people etc.

Brooke Mohr, Curious, how are you doing with the 175% units? I know there were challenges getting qualified applicants, can you answer that today or answer via email later?

Dave Armanetti, We're doing better, partly due to some additional marketing & attention...talking to Housing Nantucket about collaboration on this too. We're a neighborhood now and people are giving us some more organic attention now that things are being built etc. We have nine 175% homes; we have 3 qualified on deck for some of those units. Two of the units are coming over/being built in the next 4 to 6 months. We're not seeing this same issue with 80% applicants, those are numerous and readily qualifiable. The problem we're getting at with the 175% is that those people are desperate for housing, would love to own a home, can pay the mortgage once they get the mortgage, but they don't have the liquidity once it comes to financing. Local banks are flexible but not enough to get these people over the hump. This is one of our biggest single problems is that so many people – bread & butter of the community – they are getting shut out because they have \$30k to put down for a house, but not \$80k or \$90k and that's what it costs to put down money to buy a 175% unit.

Reema Sherry, Thank you for sharing those numbers, and that information, because it's the real deal and out on the street I hear, "Well they're gonna be empty" but I want to remind people, there are people for them. This goes to show we really do need a down payment assistance program.

Allyson Mitchell, Just if you need a face for exactly what Dave & Reema just said...we're, my family, we're in exactly that boat.

Brooke Mohr, One more question, the 80% units are allocated how? I know there was a lottery at one point, but did that create a waiting list for as they come on line?

Dave Armanetti, Yes, because of the number of units we have and the way they're spread out over time...the first one we had was for the first chunk of 4 or 5 80% units. Those initial applicants qualified, a couple are teed up and waiting for CO's. We have a couple more qualified in the wings and a waiting list now being established. Because of the lag time, people are not as committed to submitting the information to get on the lists, they've basically given their name and number and said, when people can really apply, we'll apply. That works fine in practice, we keep an active rolling list. We have 17 total 80% AMI units in the project, a couple were duplexes. 5 or 6 of those are under construction now, they'll all get rolled out two or three at a time over the course of the next few years. Doing everything we can to expedite those. The pace of the AMI construction will pick up now that we have the rest of the

infrastructure going in. Hopefully just days away from the land court finalizing actions clearing up titles of street & roads with the town, etc so we can get financing in the lots in the northern part of our subdivision. A lot more of that 80% AMI will get on the docket in the next year or two.

Billy Cassidy, Something that Dave just mentioned was startling – the down payment necessary for a 175% AMI home. What is the purchase price?

Dave Armanetti, The pre-Covid max purchase price for 175% AMI under DHCD is \$775,000, too high for buyers to qualify for FHA. The only mortgage programs they can use are the CC5 local no PMI program (10.1% or around \$90k) or come up with 20% conventional down payment with PMI.

XI. Housing & Real Estate Specialist Hire

Tucker Holland, Ken & I have been working with Amanda Perry in Human Resources on job description and we have it ready to roll from our perspective. Amanda is doing her thing with it and the general timetable is anticipate job posting on or around end of July. Generally posted for at least 2 weeks, then there is an interview period. Depending on the candidate themselves, they might need to give notice. It may be mid to late September that we have someone in place in the position.

Ken Beaugrand, Nothing to add, just prayer.

XII. Community Land Trust Discussion

Tucker Holland, This is something we have given some thought to for quite some time...we have had the opportunity over recent years to have informal conversations with the Island Housing Trust on the Vineyard as well as John Davis in Burlington, VT. We think a Land Trust for Nantucket is perhaps the next natural evolution for where we're headed in the year round housing puzzle. A lot of what we've been focused on in recent years is on rentals to get "heads in beds" but in conjunction there is a Safe Harbor management component to that. Now we're really at a point where we want to think about the longevity of folks who are community members who are providing essential services in a variety of capacities – the pandemic has helped redefine what essential services are in any community. At the recent tax credit award event, where the Governor and Lt. Governor were in attendance, ownership has become a major priority for the Governor and part of what he is seeking to do with the ARPA money is to allocate \$300million towards home ownership opportunities. I think we're thinking the right thoughts...the next phase here. There is a group headed to the Vineyard on Friday along with the Land Bank and Libby Gibson the Town Manager. We are meeting over there with Phillip Jordy of the Island Housing Trust and the Vineyard Land Bank to get a better understanding of how the Trust has worked over there, and to look at some examples. Also going to see how they land bank there has played a role in developing year round housing on the Vineyard. Coming back from that, at our August meeting, we are really going to want to elevate this discussion. We've reached out to John Davis at Burlington Associates to give us an idea of what this could really cost, a time table, etc. We want to be thinking about establishing a committee much like we had in the form of the Neighborhood First Advisory Committee where we can benefit from outside perspective both year round and seasonal residents.

Penny Dey, I would hope that we could have very broad representation on that advisory committee. We need more people from the development world going forward. It comes back down to lack of inventory and we need people who are familiar with how to create inventory and how to work within the regulations and collaborate going forward. We need a broader range of perspectives than we had on the Neighborhood First Committee.

Brian Sullivan, How large was Neighborhood First?

Tucker Holland, 11 people

Brian Sullivan, Do you see that as the same target number Penny?

Penny Dey, I served on Neighborhood First and I felt that committee could have been more broadly representative of the community that it was.

Brian Sullivan, My one comment is that banking and finance is going to need to be a critical part of this. I don't know if this is a lender or bank owner....

Brooke Mohr, I agree, I think that there are two paths here...new unit creation and scooping up of existing units. Both could be components of this Community Land Trust. This could be an entity that has a lot of sub targeted programs within it, it has the potential to be something quite transformative for the community. Identifying what constituents need to be in that conversation is important to make sure everything is brought to the table that should.

Penny Dey, Follow up – we need to have knowledge from people who know how to get this stuff done so we're not just talking in a less informed way about what's possible.

Brian Sullivan, Yes, I think that's where we're looking for John Davis in Vermont to help.

Tucker Holland, We have to have attorneys that we'll have to hire in order to create this.

XIII. Community Preservation Committee Application Discussion

Tucker Holland, Note, CPC applications go in around Labor Day Weekend. At the August meeting we'll be taking up the application that we want to submit. Work going on between now and then. We need to think about what we'd like to ask for with funding that we received at the last town meeting. We're in pretty good shape in terms of funding the projects that Housing Nantucket and Habitat have planned coming up here. The CPC money – specifically the \$5 million bonding – we more or less will have exhausted that come this fall and that money has been critical in the acquisition work that we have done in terms of the various sites we have acquired. Having the CPC money gives us greater flexibility. Wanted to frame it today and get thoughts from the Board.

Penny Dey, Were we the only affordable housing that was funded last year?

Ken Beaugrand: Yes

Penny Dey, \$800,000?

Tucker Holland, Yes

Brooke Mohr, So it was \$800k plus the \$350k to support the bonding of \$5 mill. I would be interested in this idea that the use of CPC funds in acquisition for our Safe Harbor has been a really critical element of what we've been able to accomplish. We are now the centralized source of CPC funding for other housing entities and the reason for that is for timeline flexibility. But it also turns out its good for us...the borrowing authorization gives us flexibility to be able to respond to the market. I would be in favor in testing the water with the CPC on an addition bonding authorization of some size, in lieu of a specific request for Housing Nantucket or Habitat which we did last year. Just thinking about that. My other question is, who wants to help with that application from this Board because we have to start work. I'm volunteering if people are willing for me to work on it again.

Penny Dey, I'll work with Brooke on that.

Brian Sullivan, Tucker, previously when you did the 6 Fairgrounds update there was mention of a shortfall. Has the developer indicated any cost...it seems to me that might be an opportunity for the CPC to help us fill that gap.

Tucker Holland, So back in April when costs were on the rise, they had estimated that there might be a \$5 million gap between the available financing would support. My understanding is that construction costs are now moving in a better direction so I'm sure they're working on putting as fine a point as possible on this gap. Order of magnitude, without them making a specific a request, but \$5 millionish is the number.

Brian Sullivan, Other thoughts on this from the group? Carry this to the next meeting.

XIV. Additional Priorities

Brian Sullivan, Last meeting, we went through a list of 12-15 priorities for the next year. Tucker, have more come up since then? Any to revisit or add?

Tucker Holland, Not really, but we can circle back or I can screen share if people want to circle back. I'll mention the finance committee has asked us to attend the meeting on the 27th to give an update to them, how the monies have been spent so far, the time tables for the projects under way, how are we intending to spend the monies awarded and what additional money do we anticipate needing

Reema Sherry, I would like to put the down payment assistance – a pilot program – together and figure out where we can get some money from that. Figure out what the pilot amount would be. Originally I was thinking \$30k but that's probably not enough, maybe \$50k. We need to be figuring that out and how we're going to pay for it. Maybe that's a discussion with FinCom.

Brooke Mohr, Interested in keeping the zoning review on the table and forming a subgroup who want to keep that moving forward and start having conversations with other groups like the planning board. Start doing an assessment process. There may be a fall town meeting, but certainly for next town meeting if there's anything appropriate to bring up like dormitories, that might relieve the housing crisis.

Penny Dey, Amelia Drive lot, should that be on here?

Tucker Holland, We can add that.

Brooke Mohr, Do we know what's happening with the Roland House?

Tucker Holland, It didn't move before the summer, not sure if it will be moving in the fall or what the status of it is.

Brian Sullivan, Anybody else? Other business, next meeting Tues August 17, 12:30. Does that work for everybody? Thumbs up across the board. Any other business not on the agenda? Board comments? None. Look for motion to move to XS.

XV. 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 Penny Dey 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. Dave Iverson | Aye |
| 2. Allyson Mitchell | Aye |
| 3. Penny Dey | Aye |
| 4. Brooke Mohr | Aye |
| 5. Reema Sherry | Aye |
| 6. Brian Sullivan | Aye |

The motion carried unanimously.

XVI. Adjourn

Open Session Meeting ended at 1:36pm

Submitted by:
Allyson Mitchell

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, October 19, 2021

Remote Meeting *via* Zoom – **12:30 pm**

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Dawn Hill Holdgate, Reema Sherry, Dave Iverson

ATTENDING MEMBERS: Brooke Mohr, Penny Dey, Dave Iverson, Reema Sherry, Brian Sullivan, Dawn Hill Holdgate (arrives on at 12:45pm)

ABSENT:

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Allyson Mitchell (Housing & Real Estate Office Manager)

Public Present on Zoom: Andrew Mulcahy, Mark Hess, Kimal McCarthy, Anne Kuszpa, Dave Armanetti, Billy Cassidy, Howard Dickler

I. Call Meeting to Order

Brooke MOHR called the meeting to order at 12:32 pm

Tucker Holland reads Public Participation Guidelines

- Members of the public wishing to participate in the meeting must use their full name for Zoom access. If full names are not used, people will not be allowed to participate in discussion. The Town reserved the right to remove any member of the public from the meeting who doesn't use a full name or acts inappropriately.
- This Open Meeting of the Affordable Housing Trust is being conducted remotely pursuant to Chapter 20 of the Acts of 2021. Ensuring public access does not ensure public participation unless such participation is required by law. This meeting will feature public comment. For this meeting, the Nantucket Affordable Housing Trust is convening by video conference via Zoom App as posted on the Town's Website identifying how the public may join.

II. Approval of Agenda

Brooke Mohr moved to approve the agenda. Reema Sherry seconded the motion.

ROLL CALL of those participating:

1. Brian Sullivan Aye
2. Dave Iverson Aye
3. Penny Dey Aye
4. Reema Sherry Aye
5. Brooke Mohr Aye

Agenda adopted by **UNANIMOUS** consent.

III. Approval of Minutes

Held to meeting on October 26th

IV. Public Comment

Penny Dey wished Ken a happy birthday!

V. Closing Cost Assistance Program Applications

None pending

VI. Covenant Formation Assistance Program

Tucker HOLLAND introduces Andrew Mulcahy & Anne Kuzspa of Housing Nantucket to discuss potentially expanding the “allowable expenses” under the CFAP application.

Andrew Mulcahy, There are current owners looking to complete a CFAP application but are wondering if the funds could be used towards an IA septic system? Could septic expenses be considered “other expenses” as the program is written?

Reema Sherry, says if septic expenses are necessary expenses to create a covenant lot, they should be included as an “allowable expense”.

Brian Sullivan, asks if this is a new septic system or just increasing in size?

Andrew Mulcahy, says it is a new system to accommodate for the new lot.

Brooke Mohr, asks if we should distinguish between septic design and septic installation? Either way, agrees that those costs should be allowable.

Dave Iverson also agrees.

Brian Sullivan, asks the Board, is this for this once instance or are we discussing to allow septic expenses forever?

Andrew Mulcahy, clarifies there is no application complete yet, the owners are simply wondering.

Brian Sullivan, says we should include septic expenses and sewer connection expenses, as there are always concerns about shared septic systems between lots and how bedroom allocations would be allotted in deeds & titles.

Reema Sherry, asks if there is a Select Board policy for discounted fees for sewer connections for affordable houses?

Andrew Mulcahy, says yes, they can ask the Select Board to waive connection fees in these instances.

Brian Sullivan, reminds everyone to remember engineering expenses when it comes to sewer connections.

Brooke Mohr, agrees and says design work and permitting fees should be included. Also agrees with Brian Sullivan about concerns over shared septic systems and that we need to work that out.

Penny Dey, says there is usually an agreement in a shared septic situation that goes on record that clarifies terms of use and future use or changes. She also agrees that this is a relevant cost to creating ownership opportunities.

Anne Kuszpa, says that when secondary lots are created, they can share wells & septic systems.

Tucker Holland asks if we can move on for now.

Brian Sullivan says we will put it on a future agenda.

VII. Housing & Real Estate Office Manager

Welcome Allyson Mitchell, moving from her spot as an At-Large Member on the Trust to the new Housing & Real Estate Office Manager.

VIII. Project Updates

▪ 31 Fairgrounds Road (Wiggles Way Affordable Rentals)

Anne Kuszpa says things are moving along. Eight building designs have been approved by the HDC and she thanks the HDC for their work. Designs are with the modular company who is drawing plans up, then they will go to the engineer for their drawings and mark ups. Finally plans will then go to the state for approval. There will be 22 building permits pulled by December 15, 2021 for the units and the first boxes are expected to arrive on island in early January. Occupancy is still predicted by July 2022 to August 2022, with the landscape work buttoned up in the fall of 2022.

▪ Wildflower Acceleration Update

Dave Armanetti, unfortunately there have been delays with the 3rd party review at the state level but he is hoping for the BBMS number any day. Infrastructure for 8 units should be online by November 8th with the boxes on island around January 4th. The next two buildings should follow 30 days later. Occupancy for the first building is anticipated for early March. The second building for April and the third for around May 15th. All the market rate units have been committed to and the lottery for the AMI units is coming shortly. Site work is finishing up now via CC Construction. The PLUS department is working to expedite Foundation-Only permits in order to get the process moving. In terms of financing, we just had the last draw down from the money from the Trust and we are ready to sign loan documents with Eastern Bank. The Bank needed more information from the Town/Trust, but Tucker, Ken & Vicki Marsh are on it. Looks like the timing will mean they won't get caught in supply chain problems, because of the way their construction company has set up pre-purchase rights on materials.

▪ 6 Fairgrounds Update

Mark Hess, updating on the process and construction start at Ticcoma Green. Unfortunately the project entered “unchartered waters” in terms of construction pricing and they are working with the Town to solve the increased project estimations. There is an approximately \$7 million

dollar gap in funding. The project is still working with the same contractors but the original pricing still can't be reached, though we know the number that does work to complete the project.

IX. Principles of Diversity, Equity & Inclusion Presentation

Brian Sullivan welcomes Kimal McCarthy, the Diversity, Equity & Inclusion Director for the Town of Nantucket.

Kimal McCarthy, shares screen & presents his Basic Principles of Diversity, Equity & Inclusion Power Point. *see content of the presentation as an amendment to these minutes*

Reema Sherry, at the conclusion of the presentation, asks, what sorts of things do you see the Trust doing to promote this?

Kimal McCarthy, notes that it's important that having conversations about equity in housing can be a help. Documenting personal stories & sharing with others is a great start.

Brooke Mohr, elaborates to answer Reema's question, that one way is to hold place in the units we create for those with disabilities, the elderly, and for those in different cultures. The goal being to create a diverse access point to housing for our community.

X. Housing Production Plan Update

Tucker Holland, the plan has been submitted and Phil DiMartino has received it. Everything looks good so far, a new member of the staff at DHDC is doing the review. We anticipate that we will hear back favorably once the review is finished. Also notes that the relevant date for our SHI status is the date we submitted the HPP, not the date it is approved.

XI. Community Land Trust - Update

Tucker Holland, notes that Penny Dey & Brooke Mohr are on a steering committee to work on the Land Trust along with others in the community. There are a number of areas to be addressed in the formulation of such a Trust. The steering committee will be reaching out for input over the coming weeks.

XII. Community Preservation Committee Application - Update

Ken Beaugrand, the Community Preservation Trust has held their deliberations and their vote. The committee voted to approve an allocation of \$350k to a new \$5 million dollar Trust bond and a separate warrant article to request that the town create & fund a new \$5 million bond for the AHT. So the one key request that resulted in two separate warrant articles were approved and are in the process of getting all signatures gathered to be filed by the November 15th date.

XIII. FY23 Budget Discussion

Tucker Holland, notes this item on the agenda is a place holder and we will get into the discussion in greater depth at the next meeting, but we need to start thinking about what we

may be seeking for FY23 now that we know what the CPC vote approved. Reminder that there is no complete picture for Ticcoma Green yet and that we'll need to have more discussion about Orange Street. There is also an opportunity we'll be hearing about from Cliff Williams regarding land for year-round homes/residents.

XIV. Other Business

Upcoming Meetings: Tuesday October 26th, 2021

Tucker Holland states that the Transfer Bill will be taken up at the State House on October 26th and likely during our scheduled Trust meeting. Ken & Tucker may need to testify and would then have to step out of the Trust meeting.

Penny Dey asked if we needed to hold the October 26th meeting.

Tucker Holland says we have lots to cover between October 26 & November 2nd meetings.

XV. Board Comments

Tucker Holland, encourages the Trust to think of people who can replace Allyson Mitchell as an At-Large Member on the Trust.

Penny Dey asks what the term is to be filled?

Brooke Mohr, answers the remainder of Allyson's two year seat, so through June of 2022.

Brian Sullivan asks for timeline for the new appointment...no clear answer but Allyson's resignation will be submitted to the Select Board for their October 27th meeting.

XVI. 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 Penny Dey and seconded by Dave Iverson 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. Reema Sherry Aye
2. Penny Dey Aye
3. Dave Iverson Aye
4. Brooke Mohr Aye
5. Brian Sullivan Aye

The motion carried unanimously.

XVII. Adjourn

Open Session Meeting ended at 1:37pm

Submitted by:
Allyson Mitchell

DRAFT

From: Anne Kuszpa

Sent: Friday, October 29, 2021 3:20 PM

To: Brian Sullivan

Cc: Tucker Holland; Anne Kuszpa; Brooke Mohr; Ken Beaugrand; Allyson Mitchell

Subject: Re: Tuesday Trust meeting

Here are my notes, with links to the relevant regulations and deed restriction.

Tightening up Covenant Regulations

[General Regulations](#)

[Secondary Lot Regulations](#)

[Condominium Regulations](#)

[Covenant Deed Restriction](#)

Issues

Qualifying Purchasers (before the transaction)

- Ownership of property off-island (optics has been questioned)
- Single person households who qualify but they are engaged or plan to marry soon

Qualified Sellers (before the transaction)

- 23 Bartlett - Covenant was recorded, market rate sold, covenant unit never transacted
 - How did Covenant get recorded without our knowledge?
- Qualified Family Member
 - Ownership by minors

Ownership

- Several Covenant owners have asked if they could transfer the deed into LLCs or trusts for estate planning purposes
- Current Regulations allow Owner not having to live there if household members live there
 - Definition of household member, is it at the time of the application? Or is it people who are reported as household members on the residency verification?
- How do we ensure air b n b rentals are not happening ie unit rented as whole?
 - Is there a 'bot service we could contract that would scour the sites for covenant and 40B addresses?
- Fair rent when you have lodgers?
- Owner occupancy enforcement
 - Some owners do not reply after numerous attempts to contact them for residency verification
 - Several months of vacationing per year, how to detect this?
 - Lodgers remain at house when owner is away
 - No way to know if the homeowner is lying since its an affidavit
- Adding people to the deed without our knowledge or authorization
 - How can we get notified?
- When building new construction on land, if a separate dwelling unit was created with separate entrance, unable to monitor that unit

- Some Covenant homeowners believe they can create a tertiary unit or garage apartment on their secondary lot, and some may create illegal apartments

Enforcement

- Most violations are reported by neighbors
- Is there a way to get calls from the Registry of Deeds or another entity prior to recording related to Covenant houses?

Pricing

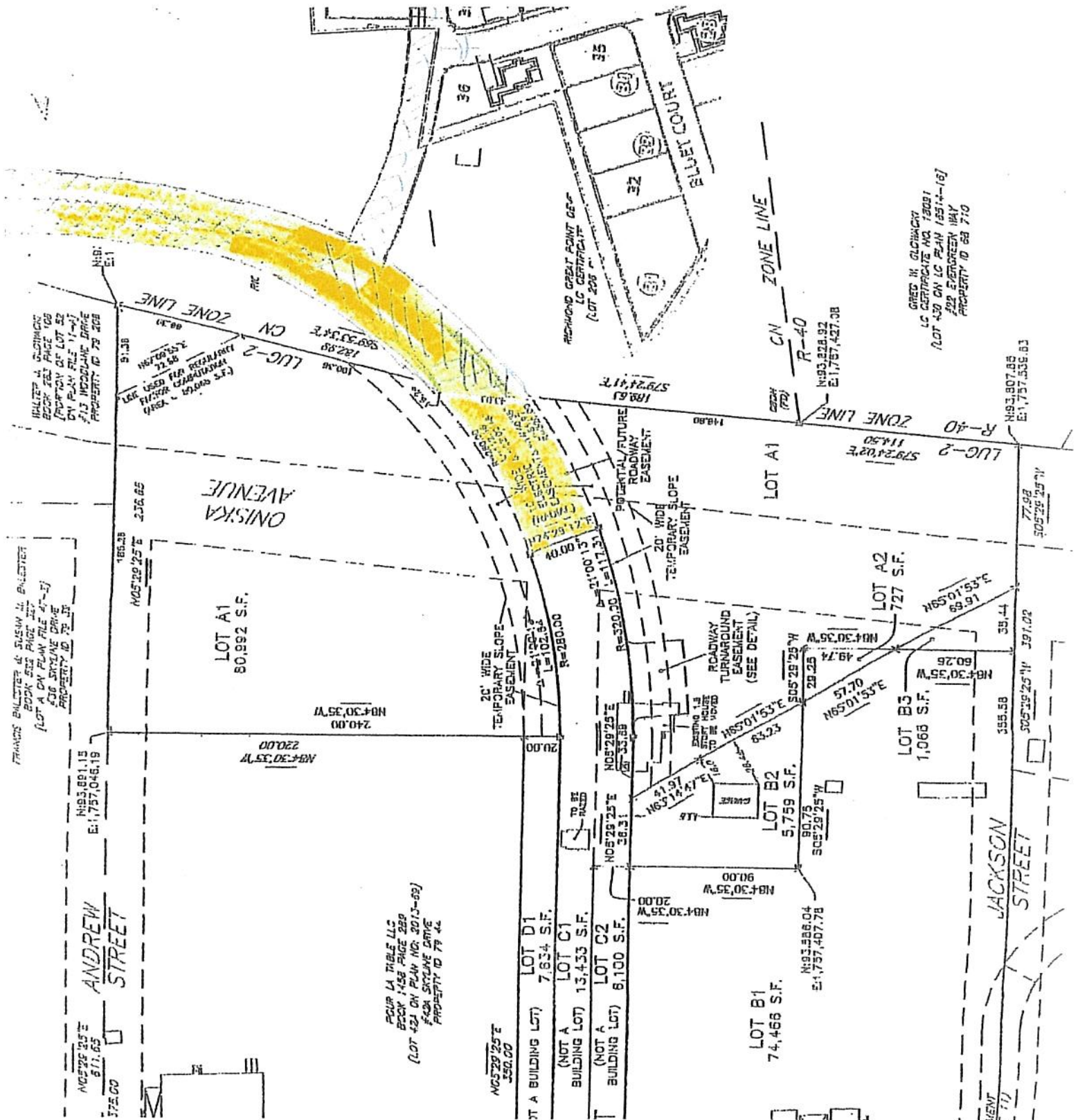
- Max Sales Price - getting too high? Should the amount that it can rise or fall be capped at a certain percentage? For example, can only raise or fall 10% in one year.

~~~~~

Anne Kuszpa, Executive Director  
Housing Nantucket  
75 Old South Road  
PO Box 3149  
Nantucket, MA 02554  
Office: (508)228-4422

[www.HousingNantucket.org](http://www.HousingNantucket.org)

## Clay Street Development



## Clay Street Development, Nantucket, MA

### Table of Contents

- Project Synopsis

- Applicant Information

  - App Back Ground

  - Project Scope

  - As Built

- Resume

  - Silver Creek Development

## CLAY STREET DEVELOPMENT

### Project synopsis

Project Title

Clay Street Development, AKA: 44 Skyline Dr. Nantucket MA

Name of Organization

Clay St. Development LLC

Funding Request

\$ 950,000.00 (Nine Hundred, Fifty Thousand)

Synopsis of Project

Clay Street Development is a 2.33 acre piece of land at 44 Skyline Drive. It was part of the original plan developed by the Richmond Great Point Development prior to 2016. This portion was cut off and sold as a separate piece, but still has an easement, to benefit the Town and County of Nantucket. Clay Street was approved on December 6, 2016 and has since been completed. The Street will be gifted in fee and single ownership, any time prior to the seventh anniversary of the approval (December 6, 2023). This funding would include planning, design and construction of roads and utilities to support 12 to 14 houses.

I purchased 44 Skyline in July of 2021 with the vision of developing 100 % affordable year round SHI Units. I have been in contact with Tucker Holland and look forward to designing and developing 12 to 14 lots of affordable homes to rent and purchase. Due to the fact I just purchased the property, that was once part of the Richmond Group, I don't have a completed subdivision plan or town meeting approval, but hope to work with the AHTF to develop one to meet their housing needs.

By changing the zoning to at least 5000 sqft lots and adding the property to the sewer district plan, at the next Annual Town Meeting, I should be able to break ground in the Spring of 2022. I also anticipate town water to be extended from KimDave Lane, through Clay St. to Skyline Drive this coming Fall, as a result of the PFAS problem around the airport.

CLAY ST. DEVELOPMENT LLC  
44 Skyline Dr. Nantucket, Ma 02554

Applicant Information:

Project Title: Clay Street Development (44 Skyline Dr. Nantucket, Ma 02554)

Name of Organization & Contact information:

Clay Street Development LLC  
Clifford J. Williams, Member/Manager, 18 Williams St. Nantucket, Ma 02554  
Mailing Address: P.O. Box 3842 Nantucket, Ma 02584.

Deed Reference: 44 Skyline Dr. Nantucket, Ma 02554  
Book 1611, Page 312, Lot A1 & A2 on Plan No. 2017-80

Phone: 508 360 5165  
E-Mail: [CliffACK@Yahoo.com](mailto:CliffACK@Yahoo.com)  
Tax I.D. : 87-1791505

App Back Ground: Clifford J Williams, Member/ Manager

Ian James LLC, Strafford, NH 03884

I built 3000ft of road and 20 houses in Barrington

NH. It was funded by Primary Bank of Bedford NH, which was established in 2015,  
I was their first commercial loan of \$ 9,700,000.00 of road and house construction.

Curtis Commons LLC, Milford, NH 03055

I am 50% owner and we built 2000 ft of road and 28 houses, it was just completed in  
September of 2021 and Funded by Eastern Bank of Bedford NH, ranging from  
12 to 13 million in construction

I have been working with Silver Creek Development for the past two years in NH.  
We are in the first stage of constructing a road and eight houses on Coolidge Ave  
In Manchester NH. Silver Creek is a licensed Contractor in MA.

Earney and Shelly Mayo, Member / Manager

Silver Creek Development LLC, Concord, NH 03301

Completed 500 + building construction projects, 5,000 + HVAC installation projects  
and 20,000 + cell tower installations and upgrades.

Project Scope: (Public, Private, Partnership)

ARTICLE \_\_

**(Zoning Map Change: LUG2 to R-5 - 44 Skyline Dr. )**

To see if the Town will vote to amend the Zoning Map of the Town of Nantucket by placing the following properties currently located in the LUG2 district:

| MAP | LOT | NUMBER | STREET      |
|-----|-----|--------|-------------|
| 79  | 990 | 44     | Skyline Dr. |

As shown on a map entitled "2022 Annual Town Meeting Warrant Article LUG2 to R-5" dated October 2021 and filed herewith at the Office of the Town Clerk.

Or to take any other action related thereto.

*(Select Board for Planning Board)*

ARTICLE \_\_\_\_

**(Bylaw Amendment: Board of Sewer Commissioners/Sewer District Map Changes)**

To see if the Town will vote to amend Chapter 41 (Board of Sewer Commissioners), section 41-3A (Town Sewer District) of the Code of the Town of Nantucket by adding the following parcels to the Town Sewer District:

| <u>Map</u> | <u>Lot</u> | <u>Street</u>  |
|------------|------------|----------------|
| 79         | 990        | 44 Skyline Dr. |

Or to take any other action related thereto.

*(Board of Selectmen)*



## Property Information

Property ID 79 990  
 Location 44 SKYLINE DR  
 Owner KYBURG PETER D TR

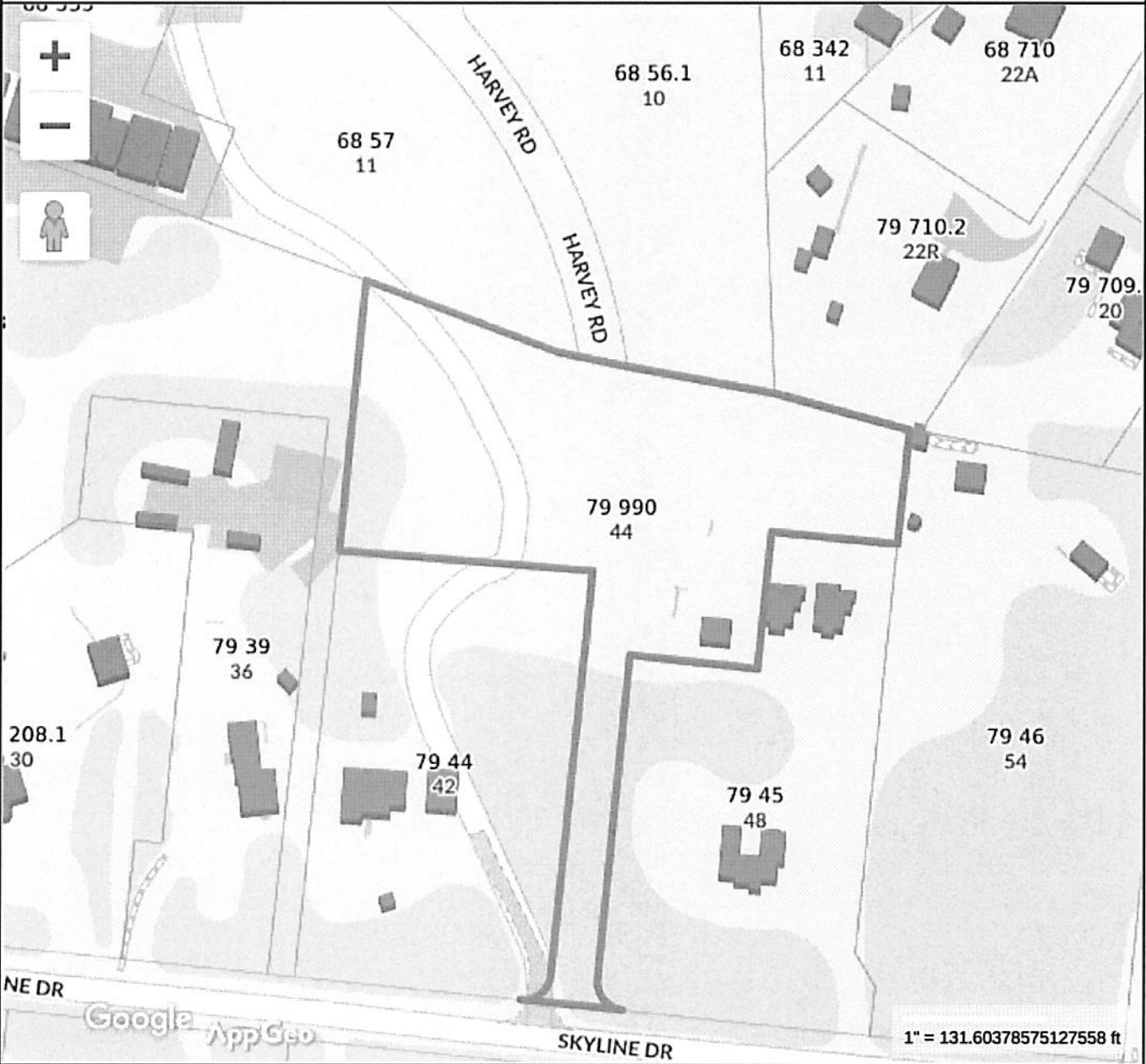


MAP FOR REFERENCE ONLY  
 NOT A LEGAL DOCUMENT

Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/29/2021  
 Data updated Jan. 2021

Print map scale is approximate.  
 Critical layout or measurement  
 activities should not be done using  
 this resource.



|                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                            |                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|
| <p>Property Information</p> <p><b>Property ID</b> 79 990<br/><b>Location</b> 44 SKYLINE DR<br/><b>Owner</b> KYBURG PETER D TR</p> | <div data-bbox="750 1503 862 1612"></div> <p>MAP FOR REFERENCE ONLY<br/>NOT A LEGAL DOCUMENT</p> <p>Town and County of Nantucket, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.</p> <p>Geometry updated 07/29/2021<br/>Data updated Jan. 2021</p> | <p>Print map scale is approximate.<br/>Critical layout or measurement activities should not be done using this resource.</p> |
|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|

## ASSENT

Re: Subdivision of Part of Lot 183 on Land Court Plan 16514-Z; Lot 917 on Land Court Plan 16514-117; Lot 959 on Land Court Plan 16514-118; Lots 985, 986 & 987 on Land Court Plan 16514-125; Lots 991 & 992 on Land Court Plan 16514-126; Lot 1024 on Land Court Plan 16514-133; Lot 1049 on Land Court Plan 16514-144

Case / Plan: 16514-146

Petitioner: Richmond Great Point Development, LLC and Richmond Meadows Two P2A, LLC

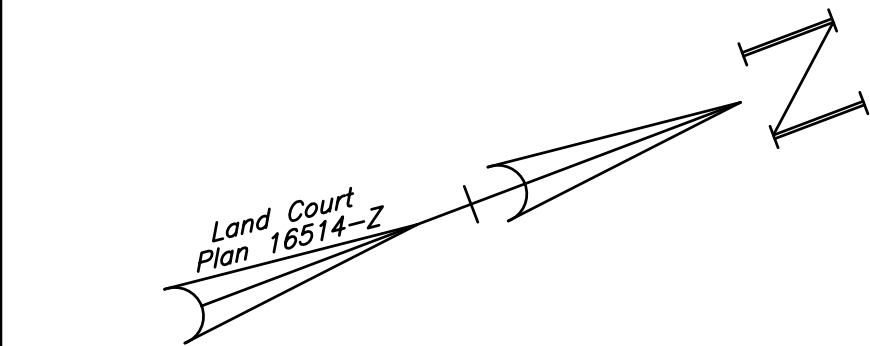
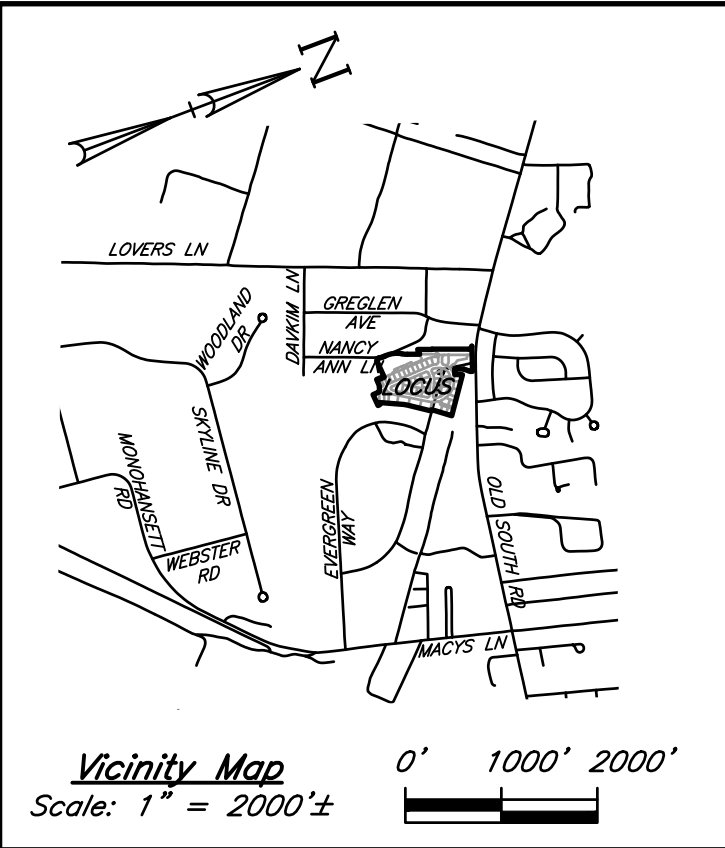
The undersigned, being the mortgagee of record of a Mortgage, Security Agreement and Assignment of Leases and Rents dated June 11, 2021, filed with Nantucket Registry District of the Land Court as Document No. 169975, on the property shown as Lot 959 on Land Court Plan 16514-118, being known as Wildflower Drive, Nantucket, Massachusetts, acknowledges receipt of the above-referenced Plan and hereby assents to the allowance thereof without further notice to it.

Dated: \_\_\_\_\_

THE TOWN OF NANTUCKET  
AFFORDABLE HOUSING TRUST  
FUND

By its attorney,  
KP Law, P.C.

By: \_\_\_\_\_  
Vicki S. Marsh, Esq. (BBO# 307040)  
101 Arch Street  
Boston, MA 02110  
(617) 556-0007



#### Coordinate System

N 92,823.98  
E 1,761,414.97  
Massachusetts State Plane  
Coordinates, Island Zone in  
US Survey feet based upon  
Nantucket Primary Airport  
Control Station designation  
ACK ARP (PID - AB3245)  
NAD 83(2011) position.

**NOTE:** THE ZONING FOR THIS  
PROJECT IS BASED ON CHAPTER  
139-B RESIDENTIAL DEVELOPMENT  
OPTIONS, SECTION D. SECTION D  
IDENTIFIES ZONING STANDARDS FOR  
WORKFORCE HOMEOWNERSHIP HOUSING  
AND WORKFORCE RENTAL COMMUNITIES.  
THE FOLLOWING ARE STANDARD ZONE  
TABLES WHICH ARE SUPERCEDED.

#### ZONE: R-5

MINIMUM LOT AREA = 5,000 S.F.  
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS  
FRONT = 10 FEET  
SIDE = 10 FEET ON ONE SIDE,  
5 FEET THEREAFTER  
REAR = 5 FEET

ALLOWABLE GROUND COVER % = 40%

REGULARITY FACTOR (Rf) SHALL NOT  
BE LESS THAN 0.55

#### ZONE: CN

MINIMUM LOT AREA = 7,500 S.F.  
MINIMUM LOT FRONTAGE = 50 FEET

MINIMUM YARD SETBACKS  
FRONT = 10 FEET  
SIDE = 5 FEET  
REAR = 10 FEET

ALLOWABLE GROUND COVER % = 40%

## Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Part of Lot 183 on Land Court Plan 16514-2;  
Lot 917 on Land Court Plan 16514-117; Lot 959 on Land Court Plan  
16514-118; Lots 985, 986 & 987 on Land Court Plan 16514-125;  
Lots 991 & 992 on Land Court Plan 16514-126; Lot 1024 on Land  
Court Plan 16514-133; Lot 1049 on Land Court Plan 16514-144

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

Scale: 1" = 80'



May 11, 2021

#### LEGEND

CBDH - CONCRETE BOUND WITH DRILL HOLE

(FD) - FOUND

LC - LAND COURT

(NF) - NOT FOUND

PROP ID - PROPERTY ID

Rf - REGULARITY FACTOR

SSM - REBAR WITH CAP

(4-15-2021) - DATE STATUS DETERMINED

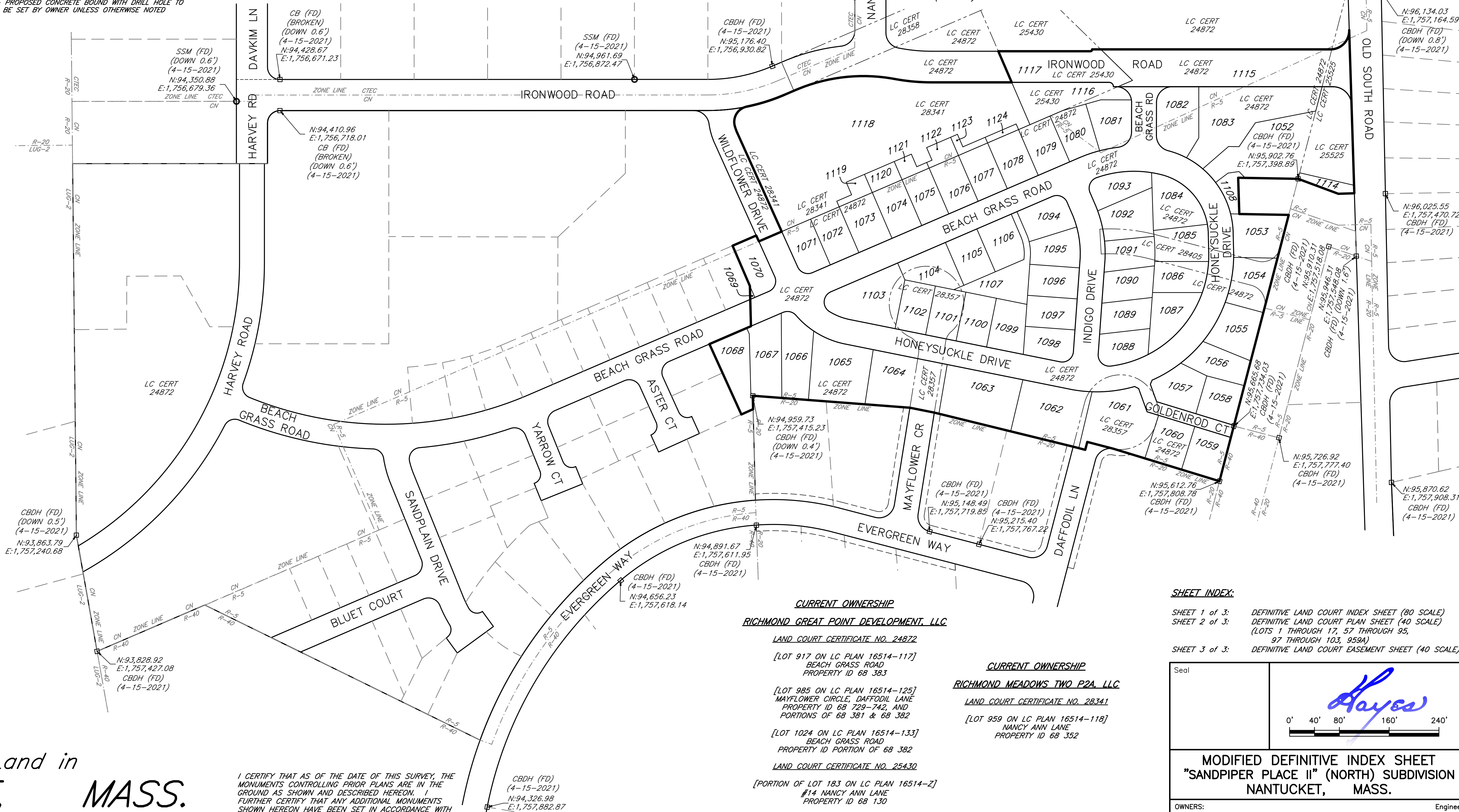
□ - PROPOSED CONCRETE BOUND WITH DRILL HOLE TO  
BE SET BY OWNER UNLESS OTHERWISE NOTED

#### NOTES:

1. THE PLANNING BOARD DETERMINES THAT LOTS 1052 THROUGH 1124 DO NOT CONTAIN AREAS  
SUBJECT TO PROTECTION UNDER THE MASSACHUSETTS PROTECTION ACT WHICH ARE REQUIRED TO BE  
EXCLUDED FROM LOT AREA UNDER THE NANTUCKET ZONING BY-LAW, BUT STILL MAY BE SUBJECT TO  
PROTECTION UNDER STATE AND LOCAL WETLAND BYLAWS. DETERMINATION MAY BE OBTAINED THROUGH  
APPLICATION TO THE CONSERVATION COMMISSION.
2. SEE SPECIAL PERMIT DECISION FOR THE "SANDPIPER PLACE II" (NORTH) SUBDIVISION RECORDED AS  
DOCUMENT NO. 155432 AT THE NANTUCKET COUNTY LAND COURT REGISTRY DISTRICT.
3. LOT 1069, AND LOTS 1107 THROUGH 1114 ARE NOT BUILDING LOTS.
4. THIS PLAN IS A MODIFICATION OF THE NANTUCKET PLANNING BOARD APPROVAL OF A DEFINITIVE  
SUBDIVISION PLAN (AR), "SANDPIPER PLACE II" (NORTH) SUBDIVISION WORKFORCE HOMEOWNERSHIP  
DEVELOPMENT PROJECT DATED MARCH 9, 2017.

#### NOTE:

- LOTS 1073 & 1119 ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN  
COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 5,924 S.F.) (H=0.820).
- LOTS 1074 & 1120 ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN  
COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 5,824 S.F.) (H=0.866).
- LOTS 1075 & 1121 ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN  
COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 4,920 S.F.) (H=0.775).
- LOTS 1076 & 1122 ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN  
COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 5,544 S.F.) (H=0.831).
- LOTS 1077 & 1123 ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN  
COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 4,854 S.F.) (H=0.731).
- LOTS 1078 & 1124 ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN  
COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 4,875 S.F.) (H=0.938).
- LOTS 1116 & 1118 ARE NOT TO BE CONSIDERED SEPARATE BUILDING LOTS BUT ARE TO BE HELD IN  
COMMON OWNERSHIP TO FORM ONE BUILDING LOT (TOTAL AREA = 70,496 S.F., OR 1.6183 ACRES)  
(H=1.000).



#### CURRENT OWNERSHIP

##### RICHMOND GREAT POINT DEVELOPMENT, LLC

###### LAND COURT CERTIFICATE NO. 24872

[LOT 917 ON LC PLAN 16514-117]  
BEACH GRASS ROAD  
PROPERTY ID 68 383

[LOT 985 ON LC PLAN 16514-125]  
MAYFLOWER CIRCLE, DAFFODIL LANE  
PROPERTY ID 68 729-742, AND  
PORTIONS OF 68 381 & 68 382

[LOT 1024 ON LC PLAN 16514-133]  
BEACH GRASS ROAD  
PROPERTY ID PORTION OF 68 382

###### LAND COURT CERTIFICATE NO. 25430

[PORTION OF LOT 183 ON LC PLAN 16514-2]  
#14 NANCY ANN LANE  
PROPERTY ID 68 130

###### LAND COURT CERTIFICATE NOS. 24872 & 25525

[LOT 992 & PORTION OF LOT 991  
ON LC PLAN 16514-126]  
#71 OLD SOUTH ROAD & #73 OLD SOUTH ROAD  
PROPERTY ID 68 999.2 & PROPERTY ID 68 129

###### LAND COURT CERTIFICATE NO. 28357

[LOTS 986 & 987 ON LC PLAN 16514-125]  
PORTION OF MAYFLOWER CIRCLE & DAFFODIL LANE

###### LAND COURT CERTIFICATE NO. 28405

[LOT 1049 ON LC PLAN 16514-144]  
WAY ON LC PLAN 16514-6

#### CURRENT OWNERSHIP

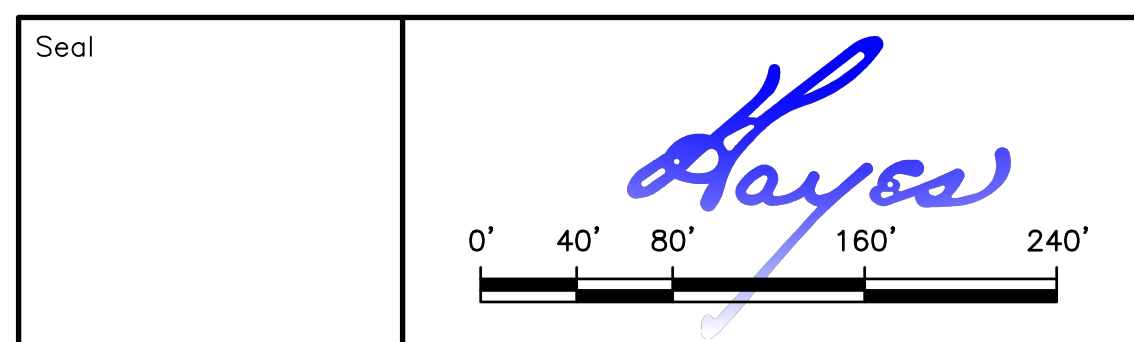
##### RICHMOND MEADOWS TWO P2A, LLC

###### LAND COURT CERTIFICATE NO. 28341

[LOT 959 ON LC PLAN 16514-118]  
NANCY ANN LANE  
PROPERTY ID 68 352

#### SHEET INDEX:

SHEET 1 of 3: DEFINITIVE LAND COURT INDEX SHEET (80 SCALE)  
SHEET 2 of 3: DEFINITIVE LAND COURT PLAN SHEET (40 SCALE)  
(LOTS 1 THROUGH 17, 57 THROUGH 95,  
97 THROUGH 103, 999A)  
SHEET 3 of 3: DEFINITIVE LAND COURT EASEMENT SHEET (40 SCALE)



### MODIFIED DEFINITIVE INDEX SHEET "SANDPIPER PLACE II" (NORTH) SUBDIVISION NANTUCKET, MASS.

OWNERS: RICHMOND GREAT POINT DEVELOPMENT, LLC  
603 Salem Street  
Wilmington, MA 01887

Engineer

Hayes Engineering, Inc.  
603 Salem Street  
Wakefield, Mass. 01880  
www.hayeseng.com

Scale: 1"=80'

May 11, 2021

NANTUCKET  
PLANNING BOARD

Application Filed: \_\_\_\_\_  
Final Plan Filed: \_\_\_\_\_  
Hearing Date: \_\_\_\_\_  
Plan Approved: \_\_\_\_\_  
Plan Signed: \_\_\_\_\_

INDEX SHEET

SHEET 1 OF 3

Draft copy  
for review only

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE  
MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE  
GROUND AS SHOWN AND DESCRIBED HEREON. I  
FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS  
SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH  
THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE  
DATE OF THIS SURVEY.

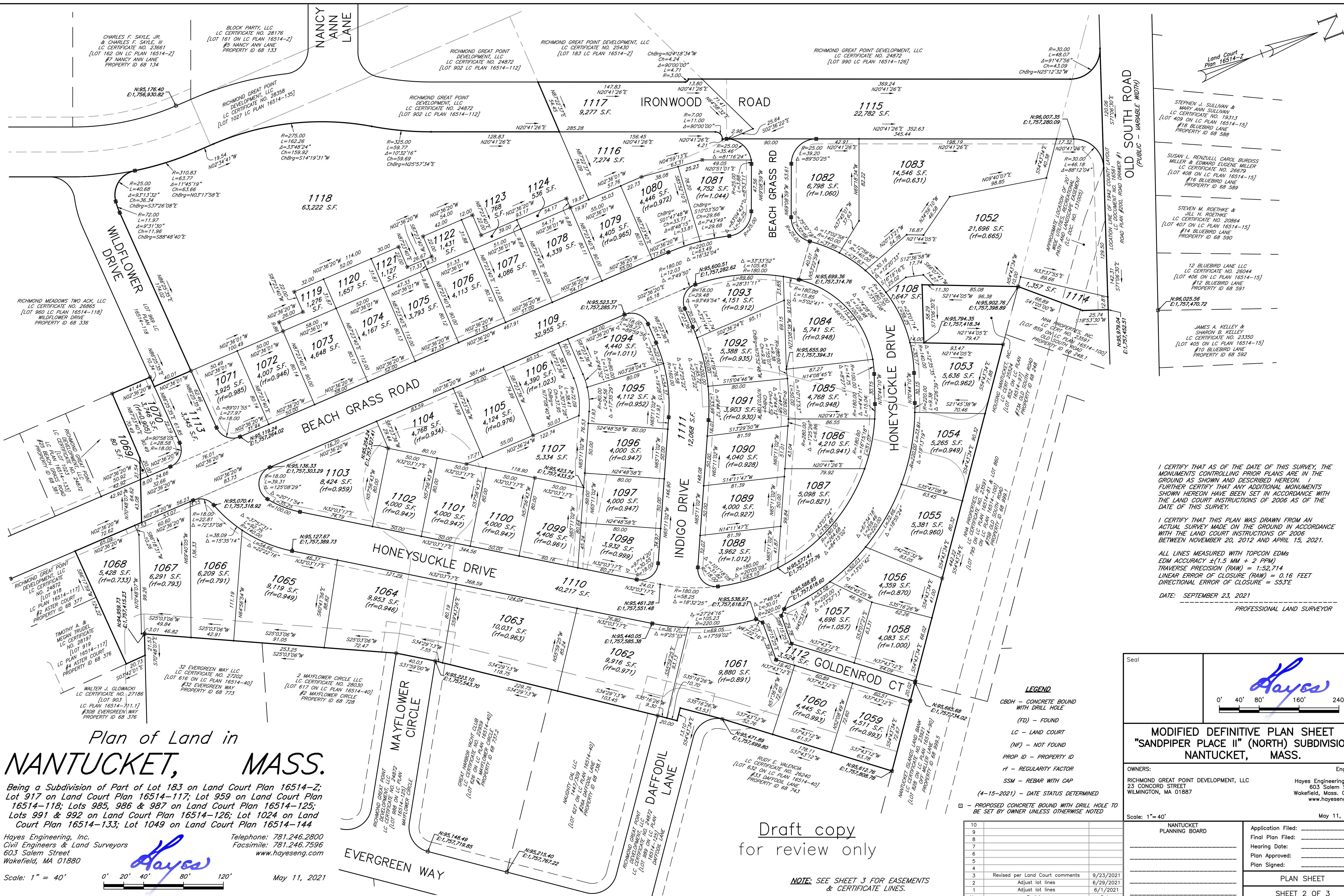
I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN  
ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE  
WITH THE LAND COURT INSTRUCTIONS OF 2006  
BETWEEN NOVEMBER 20, 2012 AND APRIL 15, 2021.

ALL LINES MEASURED WITH TOPCON EDMs  
EDM ACCURACY ±(1.5 MM + 2 PPM)  
TRAVERSE PRECISION (RAW) = 1:52,714  
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET  
DIRECTIONAL ERROR OF CLOSURE = 55.3°

DATE: SEPTEMBER 23, 2021

PROFESSIONAL LAND SURVEYOR

|     |                                 |           |
|-----|---------------------------------|-----------|
| 10  |                                 |           |
| 9   |                                 |           |
| 8   |                                 |           |
| 7   |                                 |           |
| 6   |                                 |           |
| 5   |                                 |           |
| 4   |                                 |           |
| 3   | Revised per Land Court comments | 9/23/2021 |
| 2   | Adjust lot lines                | 6/29/2021 |
| 1   | Adjust lot lines                | 6/11/2021 |
| No. | Revision                        | Date      |



# Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Part of Lot 183 on Land Court Plan 16514-Z; Lot 917 on Land Court Plan 16514-117; Lot 959 on Land Court Plan 16514-118; Lots 985, 986 & 987 on Land Court Plan 16514-125; Lots 991 & 992 on Land Court Plan 16514-126; Lot 1024 on Land Court Plan 16514-133; Lot 1049 on Land Court Plan 16514-144

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
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Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

Scale: 1" = 40'

Draft copy  
for review only

NOTE: SEE SHEET 3 FOR EASEMENTS  
& CERTIFICATE LINES.

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 BETWEEN NOVEMBER 20, 2012 AND APRIL 15, 2021.

ALL LINES MEASURED WITH TOPCON EDMs  
EDM ACCURACY ±(1.5 MM + 2 PPM)  
TRAVERSE PRECISION (RAW) = 1:52,714  
LINEAR ERROR OF CLOSURE (RAW) = 0.16 FEET  
DIRECTIONAL ERROR OF CLOSURE = S53°E

DATE: SEPTEMBER 23, 2021  
PROFESSIONAL LAND SURVEYOR

Seal  
0' 40' 80' 160' 240'

MODIFIED DEFINITIVE PLAN SHEET  
"SANDPIPER PLACE II" (NORTH) SUBDIVISION  
NANTUCKET, MASS.

OWNERS:  
RICHMOND GREAT POINT DEVELOPMENT, LLC  
23 CONCORD STREET  
WILMINGTON, MA 01887

Engineer  
Hayes Engineering, Inc.  
603 Salem Street  
Wakefield, Mass. 01880  
www.hayeseng.com

Scale: 1"=40' May 11, 2021

|     |                                 |           |
|-----|---------------------------------|-----------|
| 10  |                                 |           |
| 9   |                                 |           |
| 8   |                                 |           |
| 7   |                                 |           |
| 6   |                                 |           |
| 5   |                                 |           |
| 4   |                                 |           |
| 3   | Revised per Land Court comments | 9/23/2021 |
| 2   | Adjust lot lines                | 6/29/2021 |
| 1   | Adjust lot lines                | 6/1/2021  |
| No. | Revision                        | Date      |

PLAN SHEET  
SHEET 2 OF 3

# Plan of Land in NANTUCKET, MASS.

Being a Subdivision of Part of Lot 183 on Land Court Plan 16514-Z;  
Lot 917 on Land Court Plan 16514-117; Lot 959 on Land Court Plan  
16514-118; Lots 985, 986 & 987 on Land Court Plan 16514-125;  
Lots 991 & 992 on Land Court Plan 16514-126; Lot 1024 on Land  
Court Plan 16514-133; Lot 1049 on Land Court Plan 16514-144

Hayes Engineering, Inc.  
Civil Engineers & Land Surveyors  
603 Salem Street  
Wakefield, MA 01880

Telephone: 781.246.2800  
Facsimile: 781.246.7596  
www.hayeseng.com

Scale: 1" = 40'

0' 20' 40' 80' 120'

May 11, 2021

Draft copy  
for review only

## LEGEND

CBDH - CONCRETE BOUND  
WITH DRILL HOLE

(FD) - FOUND

LC - LAND COURT

(NF) - NOT FOUND

PROP ID - PROPERTY ID

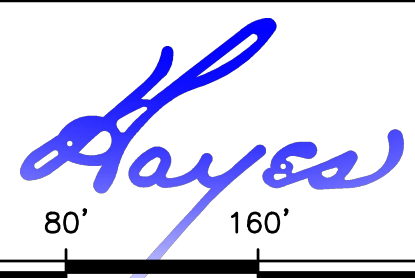
rt - REGULARITY FACTOR

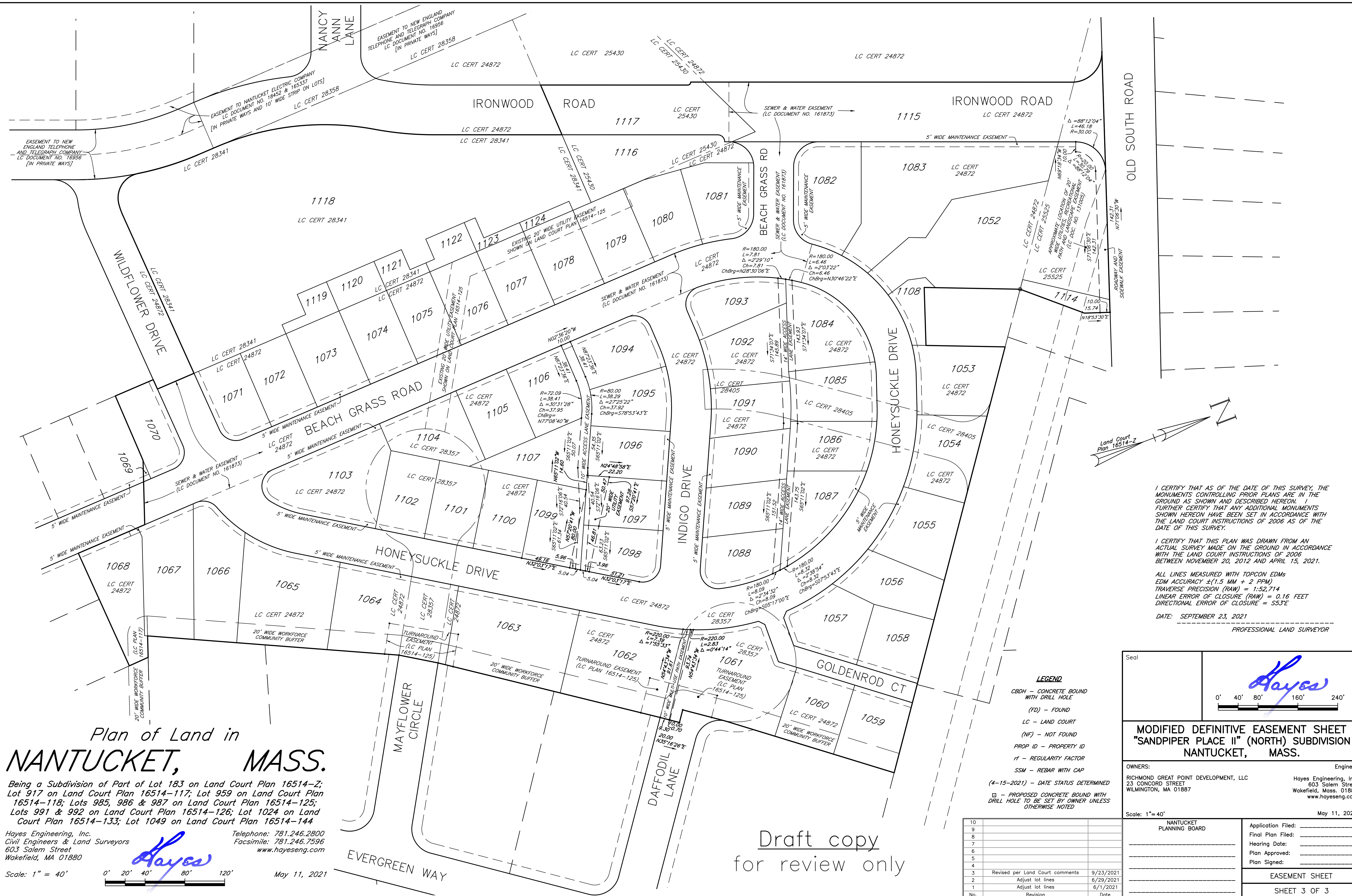
SSM - REBAR WITH CAP

(4-15-2021) - DATE STATUS DETERMINED

□ - PROPOSED CONCRETE BOUND WITH  
DRILL HOLE TO BE SET BY OWNER UNLESS  
OTHERWISE NOTED

|     |                                 |           |
|-----|---------------------------------|-----------|
| 10  |                                 |           |
| 9   |                                 |           |
| 8   |                                 |           |
| 7   |                                 |           |
| 6   |                                 |           |
| 5   |                                 |           |
| 4   |                                 |           |
| 3   | Revised per Land Court comments | 9/23/2021 |
| 2   | Adjust lot lines                | 6/29/2021 |
| 1   | Adjust lot lines                | 6/1/2021  |
| No. | Revision                        | Date      |

|                                                                                                             |                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| Seal                                                                                                        |                                     |
| 0' 40' 80' 160' 240'                                                                                        |                                                                                                                          |
| <b>MODIFIED DEFINITIVE EASEMENT SHEET<br/>"SANDPIPER PLACE II" (NORTH) SUBDIVISION<br/>NANTUCKET, MASS.</b> |                                                                                                                          |
| OWNERS:<br>RICHMOND GREAT POINT DEVELOPMENT, LLC<br>23 CONCORD STREET<br>WILMINGTON, MA 01887               | Engineer<br>Hayes Engineering, Inc.<br>603 Salem Street<br>Wakefield, Mass. 01880<br>www.hayeseng.com                    |
| Scale: 1" = 40'                                                                                             | May 11, 2021                                                                                                             |
| NANTUCKET<br>PLANNING BOARD                                                                                 | Application Filed: _____<br>Final Plan Filed: _____<br>Hearing Date: _____<br>Plan Approved: _____<br>Plan Signed: _____ |
| EASEMENT SHEET                                                                                              |                                                                                                                          |
| SHEET 3 OF 3                                                                                                |                                                                                                                          |



Nantucket Affordable Housing Trust

Sources and Uses - September 2021



|                                                         | Debt<br>Exclusion<br>Bonding | ToN (one-<br>time \$1M) | ToN (annual<br>funding) | CPC<br>(\$5M<br>bonding) | CPC<br>(annual<br>funding) | NCH<br>CHIP<br>(grant) | Totals        |
|---------------------------------------------------------|------------------------------|-------------------------|-------------------------|--------------------------|----------------------------|------------------------|---------------|
| AMI Restriction Level                                   | 200%                         | 175%                    | 175%                    | 100%                     | 100%                       | 150%                   |               |
| Select Board Authorization Level                        | \$1                          | \$1                     | \$100K                  | \$100K                   | \$100K                     | \$100K                 |               |
| Sources                                                 |                              |                         |                         |                          |                            |                        |               |
| Starting Balance                                        |                              |                         | \$ 296,788              |                          |                            |                        | \$ 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    |
| 2021 ATM - Articles 8 & 10 (ToN annual budget)          |                              |                         | \$ 7,985,000            |                          |                            |                        | \$ 7,985,000  |
| 2021 ATM - Article 24 (\$7.5 million debt exclusion)    | \$ 7,500,000                 |                         |                         |                          |                            |                        | \$ 7,500,000  |
| 2021 ATM - Article 32 (\$800k CPC annual appropriation) |                              |                         |                         |                          | \$ 800,000                 |                        | \$ 800,000    |
| FY23 CPC request (additional \$5,000,000 in bonding)    |                              |                         |                         | \$ 5,000,000             |                            |                        | \$ 5,000,000  |
| Totals =                                                | \$ 27,500,000                | \$ 1,000,000            | \$ 9,331,788            | \$ 10,000,000            | \$ 2,500,000               | \$ 150,000             | \$ 50,481,788 |

Nantucket Affordable Housing Trust

Sources and Uses - September 2021



|                                                          | NF<br>(\$20M<br>bonding) | ToN (one<br>time \$1M) | ToN (annual<br>funding) | CPC<br>(\$5M<br>bonding) | CPC<br>(annual<br>funding) | NCH<br>CHIP<br>(grant) | Totals        |
|----------------------------------------------------------|--------------------------|------------------------|-------------------------|--------------------------|----------------------------|------------------------|---------------|
| AMI Restriction Level                                    | 200%                     | 175%                   | 175%                    | 100%                     | 100%                       | 150%                   |               |
| Select Board Authorization Level                         | \$1                      | \$1                    | \$100K                  | \$100K                   | \$100K                     | \$100K                 |               |
| Uses - Expended, Committed & Planned                     |                          |                        |                         |                          |                            |                        |               |
| Operational                                              |                          |                        |                         |                          |                            |                        |               |
| Consulting                                               | \$ 300,000               |                        | \$ 166,685              |                          |                            |                        | \$ 466,685    |
| Housing + RE Office Manager (salary and benefits)        |                          |                        | \$ 102,000              |                          |                            |                        | \$ 102,000    |
| Legal                                                    | \$ 145,000               |                        | \$ 45,953               |                          |                            |                        | \$ 190,953    |
| Marketing / Public Outreach / Advertising                |                          |                        | \$ 126,299              |                          |                            |                        | \$ 126,299    |
| Education / Training / Travel / Supplies                 |                          |                        | \$ 19,163               |                          |                            |                        | \$ 19,163     |
| Sub-totals =                                             | \$ 445,000               | \$ -                   | \$ 460,100              | \$ -                     | \$ -                       | \$ -                   | \$ 905,100    |
| Programs                                                 |                          |                        |                         |                          |                            |                        |               |
| Unit Creation                                            |                          |                        |                         |                          |                            |                        |               |
| Habitat for Humanity                                     |                          | \$ 150,000             | \$ 85,000               | \$ 835,000               | \$ 975,000                 |                        | \$ 2,045,000  |
| FY23 plans (2 units)                                     |                          |                        |                         | \$ 650,000               |                            |                        | \$ 650,000    |
| Housing Nantucket                                        |                          | \$ 150,000             | \$ 457,583              |                          | \$ 667,417                 |                        | \$ 1,275,000  |
| Financial Support to Allow 7 Surfside to go on SHI       |                          |                        |                         |                          | \$ 8,000                   |                        | \$ 8,000      |
| FY23 plans (2 units)                                     |                          |                        |                         | \$ 700,000               |                            |                        | \$ 700,000    |
| Waitt Drive Infrastructure Contribution                  |                          | \$ 400,000             |                         |                          |                            |                        | \$ 400,000    |
| 6 Fairgrounds / Ticcoma Green Financing* (64 units)      |                          |                        | \$ 6,500,000            |                          |                            |                        | \$ 6,500,000  |
| 7 Amelia Drive property (land acquisition + development) | \$ 1,482,000             | \$ 300,000             |                         |                          | \$ 300,000                 |                        | \$ 2,082,000  |
| 135 Orange Street (land acquisition)                     | \$ 1,068,565             |                        |                         | \$ 356,188               |                            |                        | \$ 1,424,753  |
| 137 Orange Street (land acquisition)                     | \$ 1,462,465             |                        |                         | \$ 487,488               |                            |                        | \$ 1,949,953  |
| Orange Street Subsidy (24 units)                         | \$ 7,500,000             |                        |                         | \$ 2,500,000             |                            |                        | \$ 10,000,000 |
| 31 Fairgrounds Road (land + construction)** (22 units)   | \$ 9,262,500             |                        |                         | \$ 1,087,500             |                            |                        | \$ 10,350,000 |
| UMass (property acquisition) (14 units)                  | \$ 2,625,000             |                        |                         | \$ 875,000               |                            |                        | \$ 3,500,000  |
| Companion property (Safe Harbor) acquisition (12 units)  | \$ 687,500               |                        | \$ 1,375,000            | \$ 687,500               |                            |                        | \$ 2,750,000  |
| Ownership opportunity (land acquisition) (4-6 units)     | \$ 900,000               |                        |                         | \$ 300,000               |                            |                        | \$ 1,200,000  |
| Wildflower Acceleration (buy-down / dev)*** (24 units)   | \$ 1,950,000             |                        |                         | \$ 650,000               |                            |                        | \$ 2,600,000  |
| Sub-totals =                                             | \$ 26,938,030            | \$ 1,000,000           | \$ 8,417,583            | \$ 9,128,676             | \$ 1,950,417               | \$ -                   | \$ 47,434,706 |
| Closing Cost Assistance Program (CCAP)                   |                          |                        |                         |                          |                            |                        |               |
| 80% AMI + 100% AMI                                       |                          |                        |                         |                          | \$ 408,407                 |                        | \$ 408,407    |
| 150% AMI + 175% AMI                                      |                          |                        | \$ 190,233              |                          |                            | \$ 150,000             | \$ 340,233    |
| Sub-totals =                                             | \$ -                     | \$ -                   | \$ 190,233              | \$ -                     | \$ 408,407                 | \$ 150,000             | \$ 748,640    |
| Covenant Formation Assistance Program                    |                          |                        |                         |                          |                            |                        |               |
| CFAP                                                     |                          |                        | \$ 110,000              |                          |                            |                        | \$ 110,000    |
| Total Uses =                                             | \$ 27,383,030            | \$ 1,000,000           | \$ 9,177,916            | \$ 9,128,676             | \$ 2,358,824               | \$ 150,000             | \$ 49,198,446 |
| Net Balance Available =                                  | \$ 116,970               | \$ -                   | \$ 153,872              | \$ 871,324               | \$ 141,176                 | \$ -                   | \$ 1,283,342  |

Note 1: through utilizing a combination of the three strategies recommended by the Neighborhood First Advisory Committee, the \$20 million will facilitate the creation of 97+ units, 4x the original intent; the three strategies are Pocket Development, Dispersed Site Purchase & Development, and Buy-Down

Note 2: with the approaches above regarding 6 FG / Ticcoma Green, 31 Fairgrounds and Wildflower, \$14.925 million (plus modest interest) will be returned to the Trust to be redeployed over the long-term