



MEETING POSTING TOWN OF NANTUCKET

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

RECEIVED

2024 APR 11 AM 09:29
NANTUCKET TOWN CLERK
Posting Number:T 336

Committee / Board

AFFORDABLE HOUSING TRUST

Day, Date, and Time

TUESDAY, April 16th, 2024 @ 12:30 PM

Location / Address

REMOTE PARTICIPATION VIA ZOOM (See Below)
THE MEETING WILL BE AIRED AT A LATER TIME ON THE
TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>

Signature of Chair or
Authorized Person

Ellis Ramos
Housing & Real Estate Office Manager

WARNING:

**IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF
MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML
STATUTE, NO MEETING MAY BE HELD!**

AGENDA FOR 04-16-24

Please list below the topics the chair
reasonably anticipates will be discussed at
the meeting.

PLEASE CLICK ON FOLLOWING LINK TO JOIN ZOOM MEETING:

Join Zoom Meeting

<https://us06web.zoom.us/j/89074589017?pwd=38P10GohDOzZXsIFOUuNuY87g5d7hfG.1>

Meeting ID: 890 7458 9017

Passcode: 976312

I. Call to Order

II. Approval of Agenda – ACTION

III. Approval of Minutes – ACTION

- January 9th , 2024
- February 6th , 2024
- February 13th , 2024
- February 20th , 2024
- March 19th , 2024

IV. Announcements

- Land Bank Community Garden Lottery Applications are live until April 30th.

V. Public Comments

VI. CCAP Application – ACTION

- Manolo Hernandez -- 10 Field Ave
- Sasha Barham Elliott – 21 Beachgrass Rd

VII. Approval of Consent for 52 Skyline Drive – REVIEW/ ACTION

VIII. Review and Approve loan documents to Richmond Great Point Development LLC for construction of 7 units at Sandpiper I and Sandpiper II. – ACTION

IX. Annual Town Meeting Housing Articles – REVIEW

X. Select Board Quarterly Report – January through March 2024 – DISCUSSION

XI. Housing Nantucket Request for Funding for a House Move to 66 Pochick Ave – DISCUSSION/ ACTION

XII. Dr. Howard Dickler Housing Advocate Award – DISCUSSION

XIII. Other Business

- Schedule for Affordable Housing Trust meetings for 2024 – ACTION
- Next Meeting:
 - April 30, 2024, at 12:30pm
 - May 21, 2024, at 12:30pm

XIV. Board Comments

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.
 - i. 113 Pleasant St
 - ii. Richmond Meadows II
 - iii. 44 Miacomet Rd
 - iv. 21 Woodland Dr

XVI. Adjourn



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

APPROVAL OF MINUTES

- JANUARY 9TH, 2024 – No Tom Dixon .
- FEBRUARY 6th, 2024 – Reema, Meg , Shantaw and Brian .
- FEBRUARY 13TH, 2024 – Dave, Reema , Shantaw and Brian .
- FEBRUARY 20th, 2024 – All Trust members were present.
- MARCH 19th , 2024 – All Trust members were present.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, January 9th , 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Dave Iverson, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy.

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel)

SPEAKER IN ATTENDANCE: Dave Armanetti, Katherine Fosso and Andrew Burek (Richmond Company), Judi Barret (Barrett Consulting LLC).

I. Call to Order

Brian Sullivan called this meeting to order at 12:35pm

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda as presented. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Reema Sherry Aye
3. Penny Dey Aye
4. Shantaw Bloise-Murphy Aye
5. Meg Browers Aye
6. Brian Sullivan Aye

III. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

- August 22nd , 2023
- August 29th , 2023
- September 5th , 2023
- September 19th , 2023
- October 3rd, 2023

AFTH Meeting on January 9th ,2024 at 12:30pm

- October 10th , 2023

Penny Dey made a MOTION to move the minutes from October 3rd and October 10th meetings to a future meeting to give the Trust members more time to review them. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Reema Sherry Aye
3. Penny Dey Aye
4. Shantaw Bloise-Murphy Aye
5. Meg Browers Aye
6. Brian Sullivan Aye

- **August 22nd , 2023**

Penny Dey made a MOTION to approve the minutes for the August 22nd meeting. Reema Sherri seconded this motion.

ROLL CALL of those participating:

1. Reema Sherri Aye
2. Penny Dey Aye
3. Shantaw Bloise-Murphy Aye
4. Meg Browers Aye
5. Brian Sullivan Aye

- **August 29th , 2023**

Penny Dey made a MOTION to approve the minutes for the August 29th meeting. Reema Sherri seconded this motion.

ROLL CALL of those participating:

1. Reema Sherri Aye
2. Penny Dey Aye
3. Shantaw Bloise-Murphy Aye
4. Meg Browers Aye
5. Brian Sullivan

- **September 5th , 2023**

Penny Dey made a MOTION to approve the minutes for the September 5th meeting. Reema Sherri seconded this motion.

AFTH Meeting on January 9th ,2024 at 12:30pm

ROLL CALL of those participating:

- 1.Reema Sherri Aye
- 2.Penny Dey Aye
- 3.Shantaw Bloise-Murphy Aye
- 4.Meg Browsers Aye
- 5.Brian Sullivan Aye

• **September 19th , 2023**

Penny Dey made a MOTION to approve the minutes for the September 19th meeting. Reema Sherri seconded this motion.

ROLL CALL of those participating:

- 1.Reema Sherri Aye
- 2.Penny Dey Aye
- 3.Shantaw Bloise-Murphy Aye
- 4.Meg Browsers Aye
- 5.Brian Sullivan Aye

IV. Public Comment

No Public comments

V. Year-Round Deed Restriction – ACTION

- Up to 240% AMI Deed Restriction Program- Review
- Year-Round Deed Restriction Legislation- Review

Vicki March said that the Year-Round Deed Restriction Home Rule Petition is similar to what she had drafted for Provincetown, except that Nantucket has 10 months rather than 11 months for the period of time that is considered year-round, otherwise is remarkably similar to what is already in the legislature with the Town of Provincetown.

Brian Sullivan asked Vicki Marsh where the Provincetown Home Rule Petition stands, if it has been voted on, approved, and waiting for the Attorney General.

Vicki Marsh said the Provincetown Home Rule Petition is still in the committee process.

Reema Sherri said that when she read the Home Rule Petition, she noticed that in the language they did not talk about either paying for the restrictions nor about offering some kind of incentive. She asked if they could do that outside the original Home Rule Petition.

Vicki Marsh said yes, what has been done is that the terms of whatever you decide to do whether it is through payments, incentives, whatever they decide they can do that with policy or an agreement that

AFTH Meeting on January 9th ,2024 at 12:30pm

they are going to have with individuals. She said this Home Rule Petition is just to authorize the Year-round Deed restriction and to define it and then to be able to acquire the restrictions.

Some discussion followed.

VI. Home-rule Petition for the Transfer Fee Language – Review

Kristie Ferrantella said that this Home Rule Petition is the same or similar to what has been passed at Town Meeting for the past seven years. She said that the Governor has introduced The Affordable Homes Act which also has a statewide Transfer Fee that they would be able to opt into if it passes. Even though that is in the Governor's Bill and its going to the process, she thinks it is really important to also continue to have the Home Rule Petition to show the legislators that they are still interested in it and want to see it move forward. She said the only thing that the Trust needs to do now is to review the Home Rule Petition to make sure that there is language to opt into if the Affordable Homes Act passes.

Vicki Marsh said just to clarify, she has looked into the Governor's Bill and the Home Rule Petition that they presently have on the warrant and they both required to have legislative vote. She said she found nothing on the Governor's Bill that authorizes the Select Board to be able to have a vote and opt into the Bill, in fact it specifically says that they need majority of votes at Town Meeting. She said if they would be able to opt in by vote at Town Meeting if the bills were consistent with each other.

Some discussion followed.

VII. Proposal from The Richmond Company Regarding Acceleration of 80% AMI Homeownership Construction – REVIEW & ACTION

Kristie Ferrantella said that they received a proposal from the Richmond company for a short-term loan of 3.1 million to help with the acceleration of the Development of homeownership opportunities in the Richmond Development area. She said they were looking at ideas and went back and forth with the Finance Director about his opinion on this short-term loan and she wanted to circle it back to the Affordable Housing Trust to see where they stand. She said that the discussion with the Finance Director was that this ask could not be bonded, so the funds would have to come from the 6.5 million dollars that was appropriated at the last Annual Town Meeting.

Some discussion followed.

VIII. 135 and 137 Orange Street RFP Review Committee UPDATE

Kristie Ferrantella said that there has been some questions that they were getting back to the proposers, so this is still going through the Procurement Office and they will be scheduling another

AFTH Meeting on January 9th, 2024 at 12:30pm

meeting to discuss the RPF shortly.

Some discussion followed.

IX. Other Business

Next Meeting:

January 11th at 11am Strategic Planning

January 16th at 12:30pm Regular meeting

X. Board Comments

Brian Sullivan said that he received a copy of the Covenant program updated max price for this year, and that made him wonder how the AHTF can stimulate the creation of more covenant lots and houses.

XI. 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.
 - i. Richmond Meadows II buy-down program
 - ii. 18, 18A, 20, 22, 24 and 26 Sparks Avenue
 - iii. 44 Miacomet Road

Meg Browsers made a MOTION to close public session to move to Executive session, not to return to public session or the purpose 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. This motion was seconded by Penny Dey.

XII. Adjourn

This meeting was adjourned at 1:30pm.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, February 6th , 2024.

Remote Meeting via Zoom– 1:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Dave Iverson ,Meg Browers, Reema Sherry, Shantaw Bloise-Murphy

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager).

SPEAKER IN ATTENDANCE:

I. Call to Order

Reema Sherri called the meeting to order at 1:30pm.

II. Approval of Agenda – ACTION

Dave Iverson made a MOTION to approve the Agenda as written. Meg Browers seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Meg Browers Aye
3. Shantaw Bloise-Murphy Aye
4. Reema Sherri Aye

III. Public Comment

No Public comments

IV. Other Business

Next Meeting: February 20th at 12:30pm

V. Board Comments

No Board comments.

VI. 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.

- i. 121 Orange Street

AFTH Meeting on February 6th ,2024 at 1:30pm

Meg Browers made a MOTION to close public session to move to Executive session, not to return to public session in pursuant to MGL C. 30A § 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. This motion was seconded by Dave Iverson.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Meg Browers Aye
3. Shantaw Bloise-Murphy Aye
4. Reema Sherri Aye

VII. Adjourn

This meeting was adjourned at 1:45pm

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, February 13th, 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy.

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Vicki Marsh (Town Counsel)

SPEAKER IN ATTENDANCE:

I. Call to Order

Brian Sullivan called the meeting to order at 12:30pm.

II. Approval of Agenda – ACTION

Reema Sherri made a MOTION to approve the agenda as written. Penny Dey seconded this motion.

ROLL CALL of those participating:

1. Reema Sherri Aye
2. Penny Dey Aye
3. Shantaw Bloise-Murphy Aye
4. Brian Sullivan Aye

III. Public Comment

No Public comments.

IV. Amendment to the Declaration of Trust (Article 78 from 2023 ATM)— ACTION

Penny Dey made a MOTION to adopt the Second Amendment to the Affordable Housing Trust Fund as Authorized on Article 78 of the 2023 Annual Town Meeting. Reema Sherri seconded this motion.

ROLL CALL of those participating:

1. Reema Sherri Aye

AFTH Meeting on February 13th ,2024 at 12:30pm

2. Penny Dey Aye
3. Shantaw Bloise-Murphy Aye
4. Brian Sullivan Aye

V. Other Business

Next Meeting: February 20th at 12:30pm

VI. Board Comments

Reema Sherri asked Kristie Ferrantella where the RFPs for Orange Street are stands at the moment.

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.

- i. 31 Fairgrounds
- ii. 121 Orange Street

Penny Dey made a MOTION to close public session, to move to Executive session not to return to public 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. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Reema Sherri Aye
2. Penny Dey Aye
3. Shantaw Bloise-Murphy Aye
4. Brian Sullivan Aye

VIII. Adjourn

This meeting was adjourned at 12:45pm.

AFTH Meeting on February 13th ,2024 at 12:30pm

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, February 20th , 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browsers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Dave Iverson, Meg Browsers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel)

SPEAKER IN ATTENDANCE: Cinder McNerney, Meghan Hyland, Branda McDonough, Brian Turbit

I. Call to Order

Brian Sullivan called this meeting to order at 12:38pm

II. Approval of Agenda – ACTION

Dave Iverson made a MOTION to approve the agenda. Reema Sherry seconded this motion.

ROLL CALL of those participating:

- Dave Iverson Aye
- Penny Dey Aye
- Meg Browsers Aye
- Tom Dixon Aye
- Reema Sherry Aye
- Shantaw Bloise-Murphy Aye
- Brian Sullivan Aye

III. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

October 3rd, 2023

Penny Dey made a MOTION to approve the meeting minutes for October 3rd. Dave Iverson seconded this motion.

ROLL CALL of those participating:

- Dave Iverson Aye
- Penny Dey Aye
- Tom Dixon Aye
- Reema Sherry Aye
- Shantaw Bloise-Murphy Aye
- Meg Browsers Aye
- Brian Sullivan Aye

AFTH Meeting on February 20th, 2024 at 12:30pm

October 10th , 2023

Penny Dey made a MOTION to approve the meeting minutes for October 10th. Reema Sherry seconded this motion.

ROLL CALL of those participating:

- Dave Iverson Aye
- Penny Dey Aye
- Tom Dixon Aye
- Reema Sherry Aye
- Shantaw Bloise- Murphy Aye
- Meg Browers Aye
- Brian Sullivan Aye

October 31st ,2023

Penny Dey made a MOTION to approve the meeting minutes for October 10th. Reema Sherry seconded this motion.

ROLL CALL of those participating:

- Dave Iverson Aye
- Penny Dey Aye
- Tom Dixon Aye
- Reema Sherry Aye
- Shantaw Bloise- Murphy Aye
- Meg Browers Aye
- Brian Sullivan Aye

November 17th , 2023

The November 17th meeting minutes got moved to a future meeting.

IV. Public Comment

No Public comments.

V. CCAP Application—ACTION

- 6B Beachgrass- Margarita Acosta

Penny Dey made a MOTION to approve the Closing Cost Assistance for Margarita Acosta. Meg Browers seconded this motion.

ROLL CALL of those participating:

- Dave Iverson Aye
- Penny Dey Aye
- Tom Dixon Aye
- Reema Sherry Aye
- Shantaw Bloise- Murphy Aye
- Meg Browers Aye

- Brian Sullivan Aye

VI. Approve Seven Letter contract extension— DISCUSSION/ ACTION

Kristie Ferrantella explained to the Trust that Seven Letter is helping with the Transfer fee process. This is just to extend the existing contract.

Penny Dey asked if other Towns are also contributing to pay the Seven Letters contract?

Kristie Ferrantella said that Marthas Vineyard is also contributing.

Reema Sherry made a MOTION to extend the Seven Letter contract through June 30th of 2024. Dave Iverson seconded this motion.

ROLL CALL of those participating:

- Dave Iverson Aye
- Penny Dey Aye
- Meg Browers Aye
- Tom Dixon Aye
- Reema Sherry Aye
- Shantaw Bloise- Murphy Aye
- Brian Sullivan Aye

VII. Hilltop and Bond Counsel Discussion—DISCUSSION

Brian Turbit said that the AHTF has numerous of borrowing articles so he thought it would be good if the Bond Counsel reviewed some of the challenges that the trust faces in understanding what they can and cannot do with borrowed funds , versus regular funds that maybe allocated. He said that Brenda McNerney from Lock Lord and a Cinder from Hill Top securities, who are the Towns Financial Advisor are in this meeting to takes us through what they do for the Town/AHTF and also discuss some opportunities to work with. They also have some housing groups within Hill Top that can help vet some of those details.

Brenda McNerney said that she works for Lock Lord which is the Town's bond Council firm, and their job is to issue approving opinions for bonds, which includes basically whether they are valuably authorized and issued or whether they can be tax exempt , so their opinion is necessary to sell the bonds in the market.

VIII. Year-Round Deed Restriction – UPDATE/DISCUSSION

Judi Barrett presented the Year-Round Deed Restriction pilot draft to the trust and explained to them what were the criteria's that she used in creation of the pilot draft, she also said that she used data that she collected form the focus groups and the numerous meetings that she had with the Trust. She then asked the AHTF Board Members to send their feedback about the Pilot Program Draft to her.

Some discussion followed.

IX. Vesper Lane Parking license Agreement –DISCUSSION/ACTION

Brian Sullivan said that the Nantucket Cottage Hospital has requested to use the portion of the AHT land on Vesper Ln to use as a parking lot for their summer employees. They are

AFTH Meeting on February 20th,2024 at 12:30pm

asking if the AHTF would entertain a lease agreement.

The Trust members said that they would have to see a locus map, rent consideration and a time frame for the lease agreement before voting on this item.

This item will be carried to a future meeting to await more information from the Hospital as requested by the Trust.

X. Communication Strategy Plan for ATM—UPDATE

Kristie Ferrantella asked the Trust if they would approve the creation of a communication subcommittee for the AHTF. This committee would coordinate with the Communication Department to work and a communication Strategy for the AHTF before the Annual Town Meeting 2024.

Meg Browers volunteered to be part of the communication committee with Ellis Ramos and Kristie Ferrantella.

XI. Other Business

- **Next Meeting: March 19th at 12:30pm**

Kristie Ferrantella said that she will be at the FinCom Meeting on Thursday February 22nd and she encourages the Trust members to show up if they can.

XII. Board Comments

No board comments.

XIII. 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.

- i. Richmond 55
- ii. 113 Pleasant Street
- iii. 31 Fairgrounds
- iv. 6 Fairgrounds

Reema Sherry made a MOTION to close public session to move to executive session not to return to public session, Pursuant to MGL C. 30A § 21(A) for the purpose 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. Penny Dey seconded this motion.

ROLL CALL of those participating:

- Reema Sherry Aye
- Dave Iverson Aye
- Tom Dixon Aye
- Penny Dey Aye
- Meg Browers Aye
- Shantaw Bloise-Murphy Aye
- Brian Sullivan Aye

AFTH Meeting on February 20th, 2024 at 12:30pm

This meeting was adjourned at 2:30pm.

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, March 19th, 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Dave Iverson, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel), Tucker Holland (Housing Consultant)

SPEAKER IN ATTENDANCE: Judi Barrett (Barrett Planning LLC) Gery Keneally (Habitat for Humanity) Colin Frolich (Placemate) Julia Lindner (ACK.NOW Community Initiative)

I. Call to Order

Brian Sullivan called this meeting to order at 12:40pm.

II. Approval of Agenda – ACTION

Meg Browers made a MOTION to approve the agenda. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

III. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

- November 13th, 2023
- November 17th, 2023
- November 29th, 2023

AFTH Meeting on March 19th, 2024 at 12:30pm

- December 5th , 2023
 - **November 17th ,2023 minutes**

Tom Dixon made a MOTION to approve the meeting minutes for the November 17th meeting. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browsers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

- **December 5th , 2023, minutes**

Dave Iverson made a MOTION to approve the meeting minutes for the December 5th meeting. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browsers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

IV. Public Comments

Jack O'Brien said that he and a group of college students are part of a group called Semester Cinema that are on the island working on a Housing Documentary. He explained to the trust that they are conducting a study and that they will be working on a Documentary that highlights the Housing Crises on Nantucket.

Some Discussion followed.

V. Approval of CPA Grant Agreement from the Affordable Housing Trust to Habitat for the Waitt Drive Village Affordable Housing Project– ACTION

Kristie Ferrantella explained to the Trust members that, in February 2024, the AHTF approved AFTH Meeting on March 19th,2024 at 12:30pm

the Grant for 4 million Dollars for Habitat for Humanity construction on Waitt Drive. She said that today they just need to vote and sign the Grant Agreement.

Vicki Marsh told the trust that they would need to sign this Grant Agreement so the funds can be disbursed to Nantucket Habitat for Humanity.

Penny Dey made a MOTION to approve and Authorize the AHTF Chair to sign the Grant Agreement on behalf of the AHTF. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

VI. Vesper Lane Parking License Agreement – REVIEW/ ACTION

Vicki Marsh said that the Nantucket Cottage Hospital has sent a request to use the AHTF parcel on Vesper Lane to use as parking lot for their seasonal summer employees.

Some discussion followed.

Reema Sherry made a MOTION to approve the Nantucket Cottage Hospital request, subject to a final plan and approval from Town Counsel and to authorize the AHTF Chair or Vice-Chair to sign.

Penny Dey Seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

VII. The Howard Dickler Award – REVIEW

Kristie Ferrantella said that this award will honor a community member who best exhibits the spirit of Dr. Dickler on housing advocacy for our year-round community, through their dedication, drive, creativity, inclusiveness, and, perhaps most of all, their fearless willingness to share ideas.

Nominations, in the form of a brief description of why the nominee deserves to be recognized, will be accepted by the Housing & Real Estate Office from Trust members along with any and all Nantucket residents (year-round and seasonal) by April 12th, 2024.

Determination of the award winner will be by vote of the Trust members and in consultation with Ana Martinez, Howard's wife. The announcement of the recipient will be timed to the Annual Town Meeting. An honorarium will be donated in the recipient's name to the housing-related organization of the recipient's choice.

Some discussion followed.

VIII. Lease to Locals Program -DISCUSSION

Julia Lindner explained to the AHTF board members that the Lease to Locals program is on hold , because they ran out of funds due to the huge success of the pilot program.

Colin Frolich explained to the Trust Members what Placemate is and what their goals are. He also shared with the trust a bit of their history. He said that they saw a need for year-round housing on Nantucket and that why ACK NOW brought them on board to try to help.

Some discussion followed.

Vicki Marsh asked Colin Frolich if Placemate writes the program's policy or if the Municipality.

Colin Frolich said that the program policies are created by the Municipality according to their own guidelines.

Kristie Ferrantella asked if the Trust was to fund this program if this program would still be administrated by ACKNOW or if the Town would become the administrated.

Some discussion followed.

IX. 135 and 137 Orange Street RFP Review Committee – UPDATE

Kristie Ferrantella updated the Trust that the RFP for 135 and 137 Orange Street was rejected last week. One of the criteria's that lead to the rejection was the financial part of it. The RFP Committee tried to find a solution, but realized they that, that could be considered as negotiating with the developer and it wouldn't be fair to other developers. So, they decided to reject the RFP.

Some discussion followed.

X. Request for Proposals (RFP) - DISCUSSION

- 135 and 137 Orange Street

AFTH Meeting on March 19th,2024 at 12:30pm

- 7 Amelia
- 12 and 12 R Bartlett Road
- 16 Vesper Lane

Kristie Ferrantella said that after the rejection of the RFP for 135/137 Orange Street she did meet with Brian Turbit the TON Finance Director, and they decided to put a small RFP subcommittee together to figure a way to bundle the RFPs and release them together. She said the idea is that the developers could bid on all the RFPs, or they could do it a la cart and bid on one or a couple RFPs.

Brian Sullivan asked Kristie if she had an idea of more or less of what the time line to release the bundled RFP's?

Kristie Ferrantella said that about 60 days to release the RFP's and another 45 days to accept and review the RFP's.

Some discussion followed.

XI. Annual Town Meeting – Housing Articles – REVIEW

Kristie Ferrantella updated the AHTF members about the Housing Articles that are on the Annual Town Meeting Warrant.

Some discussion followed.

XII. Communication Strategy for Annual Town Meeting – UPDATE

Kristie Ferrantella updated the Trust on what the AHTF communication subcommittee has planned for the Communication Strategy for the Annual Town Meeting. She said that they have met with the Communication department and together they have drawn up a strategic plan for the ATHF. The plan consists of social media posts, E-Newsletters, Letters to the Editors for the local newspapers.

XIII. Year-Round Deed Restriction Pilot Program – ACTION

Judi Barrett said that she is looking for a final direction from the AHTF about any changes that they would like to make to the guidelines that she put together. She said she would like to finish this up because they had talked about getting back to the people who participated in the focus group interviews in the Fall to let them know of what is coming forward. She said she cant do that until they get through this process. She asked the Trust members to review the guidelines and give her feedback so she can finish this for them.

Some discussion followed.

XIV. Other Business

Next Meetings: April 16th at 12:30pm

XV. Board Comments

AFTH Meeting on March 19th,2024 at 12:30pm

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.
 - i. 6 Fairgrounds Road
 - ii. 113 Pleasant St
 - iii. 21 Woodland Drive
 - iv. 8, 10 and 12 Honeysuckle
 - v. 44 Miacomet Rd
 - vi. 18 Sparks Ave

Reema Sherri made a MOTION to close open session to move to Executive session not to return to open session in 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.

ROLL CALL of those participating:

1. Meg Browers Aye
2. Tom Dixon Aye
3. Reema Sherry Aye
4. Dave Iverson Aye
5. Penny Dey Aye
6. Brian Sullivan Aye

XVII. Adjourn

This meeting adjourned at 3pm.

Announcement

The Land Bank Community Garden
lottery



COMMUNITY GARDEN PLOTS AVAILABLE



SCAN TO
ENTER
THE
LOTTERY



50 Old South Rd



Lottery application
due by April 30



Planting begins in
June

FREE TO USE
IF SELECTED



PAPER
APPLICATIONS
AVAILABLE

QUESTIONS?



508-228-7240



info@nantucketlandbank.org

Land Bank Community Garden Lottery

Emma Kantola <ekantola@nantucketlandbank.org>

Mon 4/8/2024 11:08 AM

To: Kristie Ferrantella <kferrantella@nantucket-ma.gov>

Cc: Susan Campese <scampese@nantucketlandbank.org>; Shantaw Bloise <sbloise@nantucket-ma.gov>

 3 attachments (15 MB)

Garden Lottery Flyer POR.pdf; Garden Lottery Flyer SP.pdf; Garden Lottery Flyer ENG (2).pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The Land Bank recently opened our [Community Garden Lottery](#), where islanders can apply for a chance to be assigned a free garden plot at our new community garden, which we will be building behind the Discovery Playground at 50 Old South Road.

We are hoping to reach as many Nantucketers as possible, especially those who are renters, given this will be a valuable community resource for people who do not have access to land to garden on. I was wondering if there is any way Nantucket's Affordable Housing Trust could help us spread the word? I've attached the flyers for this lottery, and our webpage with more information can be found here:

<https://www.nantucketlandbank.org/about/projects/community-garden/>

Thank you so much,

Emma Kantola

Outreach and Communications Coordinator

Nantucket Land Bank

22 Broad Street

Nantucket, MA 02554

Phone: (508) 228-7240

Email: ekantola@nantucketlandbank.org



CCAP Applications

- 10 Field Ave – Manolo Hernandez
- 21 Beachgrass—Sasha Elliott

Approval of the
consent for
52 SKYLINE DR

RICHMOND LOAN
DOCUMENTS TO BE
APPROVED

ANNUAL TOWN

MEETING ARTICLE



ARTICLE 38 ZONING BYLAW

AMENDMENT : HIGHT LIMITATION-

AFFORDABLE HOUSING

Cape and Islands DA and the Attorney Generals Office. This would be conducted by a professional team of independent investigators, given all the rights and privileges to communications, documents and be allowed interviews of Town and State Officials. The results would be released as a public document and the investigation would have the oversight of the articles sponsors.

(Gail Holdgate, et al)

FINANCE COMMITTEE MOTION: Moved not to adopt the Article.

ARTICLE 37

(Adopt Massachusetts General Law Chapter 175M: Family and Medical Leave)

To see if the Town will vote to:

Move that pursuant to M.G.L.c 4 §4 and M.G.L.c 175m §10, the Town adopt the following Massachusetts General Laws pertaining to Paid Family And Medical Leave (PFML): M.G.L.c 175M for employees of the Town; and further, that Annual Town Meeting authorizes up to \$500,000 of Fiscal Year 2025 (FY25) budget adjustment(s) and transfer(s) for the purpose of funding FY25 PFML Town contributions and related expenses; the funds shall be allocated from the Town of Nantucket General Fund or another fund as recommended by the Town of Nantucket Finance Committee such as certified free cash; or to take any other action relative thereto.

(Leah Hill, et al)

FINANCE COMMITTEE MOTION: Moved that the Article be forwarded to Town Administration for further study.

ARTICLE 38

(Zoning Bylaw Amendment: Height Limitation - Affordable Housing)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, Subsection 17A as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket).*

Building and structure height is measured as the average height of all sides of a building or structure from the average mean grade to the highest point of the building and/or structure. There shall be only one highest point for each building and/or structure. No one building and/or structure side shall exceed 32 feet, except in the CDT and CMI Districts, or as otherwise permitted. Height limitations, except as noted in the Village Height Overlay District and the Nantucket Cottage Hospital Overlay District, shall be as follows:

	Zoning District	Maximum Height
Country Overlay District	SR-1, SOH, SR-10, SR-20, LUG-1, LUG-2, LUG-3, MMD, VN, VTEC, VR	30

	Zoning District	Maximum Height
Town Overlay District	R-1, ROH, R-5, R-10, R-20, R-40, CDT, CN, CTEC, CI, CMI, RC, RC-2	30 ^{1&2}
Town Overlay District	CMI	30¹²

NOTES:

¹ With a special permit allowance to 38 feet and a by right allowance to 40 feet when a minimum of 25% of dwelling units within the structure are eligible for the Subsidized Housing Inventory "SHI" List in the CMI district.

² With a special permit allowance to 40 feet when a minimum of 25% of dwelling units within the structure are eligible for the Subsidized Housing Inventory "SHI" List in the CN district.

Or to take any other action related thereto.

(Select Board for Planning Board)

PLANNING BOARD MOTION: Moved to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, Subsection 17A as follows *(NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket).*

Building and structure height is measured as the average height of all sides of a building or structure from the average mean grade to the highest point of the building and/or structure. There shall be only one highest point for each building and/or structure. No one building and/or structure side shall exceed 32 feet, except in the CDT and CMI Districts, or as otherwise permitted. Height limitations, except as noted in the Village Height Overlay District and the Nantucket Cottage Hospital Overlay District, shall be as follows:

	Zoning District	Maximum Height
Country Overlay District	SR-1, SOH, SR-10, SR-20, LUG-1, LUG-2, LUG-3, MMD, VN, VTEC, VR	30
Town Overlay District	R-1, ROH, R-5, R-10, R-20, R-40, CDT, CN, CTEC, CI, CMI, RC, RC-2	30 ^{1&2}
Town Overlay District	CMI	30¹²

Zoning District

Maximum Height

NOTES:

¹ With a special permit allowance to 38 feet and a by right allowance to 40 feet when a minimum of 25% of dwelling units within the structure are eligible for the Subsidized Housing Inventory "SHI" List in the CMI district.

² With a special permit allowance to 40 feet when a minimum of 25% of dwelling units within the structure are eligible for the Subsidized Housing Inventory "SHI" List in the CN district.

The Planning Board determined that the quantum of vote for passage of this motion qualifies for a majority vote exception pursuant to Chapter 358 of the Acts of 2020, known as the Housing Choice Law, because it will meet the criteria in MGL Chapter 40A, Section 5 resulting in a modification of regulations concerning the bulk and height of structures.

FINANCE COMMITTEE COMMENT: The Committee supports the Planning Board Motion.

ARTICLE 39

(Zoning Bylaw Amendment: Definitions - Apartment)

To see if the Town will vote to amend Chapter 139 (Zoning) of the Code of the Town of Nantucket, Subsection 2A ("Definitions") as follows (*NOTE: new language is shown as highlighted text, language to be deleted is shown by strikeout; these methods to denote changes are not meant to become part of the final text and, further, that non-sustentative changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Nantucket*).

A dwelling unit located within a commercial structure or detached structures on the same lot with a commercial use. Only an apartment(s) that is located within a commercial structure shall not occupy more than 50% of the first floor area of the commercial structure(s). The Planning Board may by special permit waive this requirement based on a finding that the commercial character of the area will not be negatively impacted by the location of a dwelling unit on the first floor of the commercial structure. A maximum of four apartments are allowed by right in certain districts, subject to the dimensional requirements set forth below. The Planning Board may issue a special permit to allow more than four apartments on larger lots, provided that: (1) the overall number of units shall not exceed the density set forth in the schedule below; and (2) the applicant shall demonstrate through submission of a dimensioned lotting plan that the subject property could be divided into multiple lots pursuant to a conventional subdivision plan without requiring waivers from the Planning Board's Rules and Regulations Governing the Subdivision of Land (as in effect at the time of application).

Or to take any other action related thereto.

(Select Board for Planning Board)

QUARTERLY UPDATE TO SB

Quarterly report from the Affordable Housing Trust Fund (AHTF) to the Select Board for January to March 2024

HIGHLIGHTS FROM THE QUARTER:

- Awarded Closing Cost Assistance to two families
- Built relationship with bond counsel and financial advisors to review financial transactions with the Trust
- Affordable Homes Act Update
 - Testified on January 18th at State House
 - Attended Lobby Day with 8th grade Civic's class on April 11th

CONSTRUCTION AND LAND ACQUISITION

- \$4m grant to Habitat for Humanity Nantucket for Waitt Drive development
- \$3.1m loan to Richmond Development for construction of 7 homes for homeownership
- We had to reject the lone bid for 135/137 Orange Street but are working with Finance and Procurement to re-issue this RFP, along with RFPs for 7 Amelia, 16 Vesper, and 12 Bartlett

PROGRAMS AND INITIATIVES

- Requested municipal employee special local preference for 31 FG and HFHN Waitt Drive
- YR Deed Restriction Pilot Program progress update
- Lease to Locals presentation on 3/19

OTHER BUSINESS

- Preparing for Annual Town Meeting housing-related articles

HOUSING NANTUCKET

REQUEST

- HOUSE MOVE TO 66 POCHICK AVE

Grant request to create a 2-bedroom unit of affordable rental housing through house-recycling

Anne Kuszpa <anne@housingnantucket.org>

Tue 4/9/2024 4:13 PM

To: Brian Sullivan <Sully@fishernantucket.com>; Kristie Ferrantella <kferrantella@nantucket-ma.gov>

Cc: Ellis Ramos <eramos@nantucket-ma.gov>; Peter Kaizer <pkaizer@capecodfive.com>; Caleb Wursten <caleb@housingnantucket.org>

 5 attachments (3 MB)

66Pochick_funding request.pdf; Exhibit 1. Building Photos.pdf; Exhibit 2. 66 Pochick Phase III Budget.pdf; Exhibit 2. 66 Pochick Phase III Budget.xlsx; Exhibit 3. 66 Pochick Phase III Timeline.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Brian, Kristie and Members of the Affordable Housing Trust,

Thank you for your ongoing commitment to supporting community housing on Nantucket. We share your passion for this work and would like to propose a new collaboration opportunity.

Please see attached grant request to create a 2-bedroom, free standing unit of affordable rental housing through our House Recycling Program.

We look forward to discussing with you soon.

Thank you very much.

Sincerely,
Anne

~~~~~

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)



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

April 9, 2024

Mr. Brian Sullivan, Chair  
Town of Nantucket Affordable Housing Trust Fund  
16 Broad Street, Room 111  
Nantucket, MA 02554

Re: Funding request to create a 2-bedroom affordable rental home through house-recycling

Dear Mr. Sullivan and members of the Affordable Housing Trust,

Thank you for your ongoing commitment to supporting community housing on Nantucket. We share your passion for this work and would like to propose a new collaboration opportunity.

Since 1994, Housing Nantucket has created community housing by repurposing houses slated for demolition. Last fall, we identified a 1-bedroom, 1-bath cottage available for relocation this spring. Located at 2 Dukes Road, the building was constructed in 1996 and is in very good condition. The homeowner agreed to donate the dwelling to our House-Recycling Program, and the building is scheduled to move over-the-road on May 15th. Exhibit 1 displays photographs of the dwelling.

We will relocate the cottage to our property at 66 Pochick Avenue, a 1.1 acre parcel with two, 2-bedroom affordable rentals already on the site. In preparation for this project, we installed a six-bedroom Innovative/Alternative Septic System to accommodate two additional bedrooms. Accordingly, plans are in place to expand the relocated cottage into a 2-bedroom, 2-bath structure. We have obtained estimates and engaged contractors to perform this work. See budget, timeline, target income and rent calculations attached in Exhibits 2 and 3.

The total cost to create this two-bedroom, 1,419 sq ft affordable rental unit is \$560,000. We are seeking a grant of up to \$450,000 from the Affordable Housing Trust to fund this initiative. The balance will be funded through our own fundraising efforts. Very soon, this home will be occupied by an income-qualified, year-round Nantucket family. Recorded deed-restrictions will ensure this dwelling will house low- and moderate-income residents in perpetuity.

Thank you for considering our request, and we look forward to discussing details with you soon.

Sincerely,

Anne Kuszpa, Executive Director

Housing the Nantucket Community Since 1994

[housingnantucket.org](https://housingnantucket.org)

Affordable Rentals   House Recycling   Advocacy   Covenant Homes   Education   Resources



66 Pochick, North elevation



East elevation



South elevation



West elevation

## 66 Pochick - Phase III Timeline - 2024

[illegible]

66 Pochick: Creation of 2 Bedroom / 2 Bath Affordable Rental through House

Budget – April 7, 2024

|                                                                             |           |                  |
|-----------------------------------------------------------------------------|-----------|------------------|
| Sitework strip – 2 Dukes                                                    | \$        | 2,500            |
| Equipment                                                                   | \$        | 1,500            |
| Dumpster 30 yards                                                           | \$        | 1,600            |
| Structural Moving                                                           | \$        | 65,000           |
| Brush cutting - 66 Pochick                                                  | \$        | 6,500            |
| Brush disposal                                                              | \$        | 3,200            |
| Hauling brush                                                               | \$        | 700              |
| Sitework strip – 66 Pochick                                                 | \$        | 3,500            |
| Brush and soil disposal                                                     | \$        | 9,200            |
| 8' ICF Foundation & poured slab (1 large window well)                       | \$        | 46,800           |
| Waterproofing                                                               | \$        | 2,900            |
| Backfill foundation                                                         | \$        | 5,500            |
| Beam pockets                                                                | \$        | 3,900            |
| Parging                                                                     | \$        | 4,800            |
| Foundation - Labor                                                          | \$        | 3,500            |
| Foundation insulation                                                       | \$        | 1,400            |
| Foundation slab                                                             | \$        | 6,700            |
| Trench Water                                                                | \$        | 3,500            |
| Trench Utilities                                                            | \$        | 5,500            |
| Sitework spread                                                             | \$        | 3,500            |
| Police detail                                                               | \$        | 500              |
| <b>Housesmove, excavation, &amp; utilities total:</b>                       | <b>\$</b> | <b>182,200</b>   |
| Carpentry prepwork & demo for building move                                 | \$        | 15,000           |
| Refashioning exterior features (doghouse dormers)                           | \$        | 15,700           |
| Framing - basement                                                          | \$        | 20,200           |
| Insulation -basement                                                        | \$        | 13,500           |
| Kitchen & bath updates; install bathroom in basement                        | \$        | 19,600           |
| Flooring - basement                                                         | \$        | 7,200            |
| Interior doors & window - basement                                          | \$        | 3,600            |
| HVAC, plumbing, electrical work                                             | \$        | 100,700          |
| Exterior finishes - painting and trim repair, 3 new windows                 | \$        | 13,900           |
| Interior finishes - including basement bedroom, bath, stairwell & painting  | \$        | 72,800           |
| <b>Structural total:</b>                                                    | <b>\$</b> | <b>282,200</b>   |
| Surveying, Engineering, Architect                                           | \$        | \$16,000         |
| Septic Improvements                                                         | \$        | \$27,700         |
| Hardscaping - including required Pochick St road grading per Special Permit | \$        | \$13,000         |
| Landscaping                                                                 | \$        | \$10,000         |
| Temporary electric service                                                  | \$        | \$500            |
| Permits                                                                     | \$        | \$2,000          |
| <b>Soft cost total:</b>                                                     | <b>\$</b> | <b>\$69,200</b>  |
| <b>Contingency - 5%:</b>                                                    | <b>\$</b> | <b>26,680</b>    |
| <b>TOTAL COST</b>                                                           | <b>\$</b> | <b>\$560,000</b> |

Funding sources

|                            |                  |
|----------------------------|------------------|
| AHTF                       | \$450,000        |
| HN - seed funding          | \$30,000         |
| HN fundraising initiatives | \$80,000         |
| <b>total</b>               | <b>\$560,000</b> |

HN equity 20%

| unit size | monthly rent                        | household size | Annual Household Income |           |           |
|-----------|-------------------------------------|----------------|-------------------------|-----------|-----------|
|           |                                     |                | 60% AMI                 | 80% AMI   | 100% AMI  |
| 2 bedroom | \$2,468-\$3,084<br>(incl utilities) | 2              | \$65,813                | \$87,750  | \$109,688 |
|           |                                     | 3              | \$74,025                | \$98,700  | \$123,375 |
|           |                                     | 4              | \$82,238                | \$109,650 | \$137,063 |

|                                          |  |  |                      |           |
|------------------------------------------|--|--|----------------------|-----------|
| FY 2024 Income Limits - Nantucket County |  |  | Median Family Income | \$153,100 |
|------------------------------------------|--|--|----------------------|-----------|

|                                        |  |  |                                           |  |
|----------------------------------------|--|--|-------------------------------------------|--|
| Rent calculation, including utilities: |  |  | 30% of income limit, divided by 12 months |  |
|----------------------------------------|--|--|-------------------------------------------|--|

|                                              |  |   |                                                         |  |
|----------------------------------------------|--|---|---------------------------------------------------------|--|
| Persons in Family                            |  | 3 | <b>Comments:</b><br>Scheduled move date<br>May 15, 2024 |  |
| 2 BR => 2 + 1 household members = 3 pple hhd |  |   |                                                         |  |

|                                         |  |  |          |  |
|-----------------------------------------|--|--|----------|--|
| Low (80%) Income Limits - HUD PUBLISHED |  |  | \$98,700 |  |
|-----------------------------------------|--|--|----------|--|

|                                 |  |  |         |  |
|---------------------------------|--|--|---------|--|
| Affordable Monthly Rent 80% AMI |  |  | \$2,468 |  |
|---------------------------------|--|--|---------|--|

|          |  |  |           |  |
|----------|--|--|-----------|--|
| 100% AMI |  |  | \$123,375 |  |
|----------|--|--|-----------|--|

|                                  |  |  |         |  |
|----------------------------------|--|--|---------|--|
| Affordable Monthly Rent 100% AMI |  |  | \$3,084 |  |
|----------------------------------|--|--|---------|--|

|                                               |  |  |         |  |
|-----------------------------------------------|--|--|---------|--|
| Market Insight, 2 BR per broker quote Q4 2023 |  |  | \$4,210 |  |
|-----------------------------------------------|--|--|---------|--|

|                        |           |
|------------------------|-----------|
| Year Built:            | 1996      |
| Living Area:           | 831       |
| Replacement Cost:      | \$542,837 |
| Building Percent Good: | 87        |
| Replacement Cost       |           |
| Less Depreciation:     | \$472,100 |

Building Attributes : Bldg 2 of 2

| Field            | Description    |
|------------------|----------------|
| Style            | Colonial       |
| Model            | Residential    |
| Grade            | Above Average  |
| Stories          | 1.75           |
| Occupancy        | 1              |
| Exterior Wall 1  | Wood Shingle   |
| Exterior Wall 2  |                |
| Roof Structure   | Gable/hip      |
| Roof Cover       | Asph/F Gls Crp |
| Interior Wall 1  | Plastered      |
| Interior Wall 2  |                |
| Interior Flr 1   | Fine Soft Wood |
| Interior Flr 2   |                |
| Heat Fuel        | Gas            |
| Heat Type        | Hot Water      |
| AC Type          | None           |
| Total Bedrooms   | 1 Bedroom      |
| Total Baths      | 1              |
| Total Half Baths | 0              |
| Total Xtra Pkts  |                |
| Total Rooms      | Average        |
| Bath Style       | Modern         |
| Kitchen Style    | Modern         |
| Num Kitchens     | 01             |
| Crown            |                |
| North Park       |                |
| Fireplaces       |                |

Building Photo



Building Layout



| Building Sub-Areas (sq ft) |                      |            | Legend      |  |
|----------------------------|----------------------|------------|-------------|--|
| Code                       | Description          | Gross Area | Living Area |  |
| BAS                        | First Floor          | 588        | 588         |  |
| TQS                        | Three Quarter Story  | 324        | 243         |  |
| STP                        | Stoop                | 78         | 0           |  |
| UBM                        | Basement, Unfinished | 66         | 0           |  |
| WPK                        | Deck, Wood           | 432        | 0           |  |
|                            |                      | 1,518      | 831         |  |

# DR. HOWARD DICKLER AWARD



NOMINATIONS

# Nominations for the Dr. Howard Dickler Award

---

- Anne Kuszpa
- Mary Mack
- Richard Hussey
- Tucker Holland

## **Dr. Howard Dickler Tribute Award:**

The Nantucket Affordable Housing Trust (NAHT) is currently accepting nominations for the Dr. Howard Dickler Tribute Award. Established in 2023, this annual citizen's award serves as a tribute to the late Dr. Howard Dickler.

Dr. Dickler was a cherished member of our community, whose unwavering commitment to housing and economic issues left an indelible mark on the NAHT. His dedicated presence at public meetings, as well as his invaluable service on the Neighborhood First Advisory Committee, greatly contributed to shaping the Trust's strategies to accelerate affordable housing and in securing safe harbor from 40B developments.

This award will honor a community member who embodies the spirit of Dr. Dickler on housing advocacy for our year-round community, through their dedication, drive, creativity, inclusiveness, and, perhaps most of all, their fearless willingness to share ideas.

The NAHT invites any Nantucket residents (year-round or seasonal) to submit nominations. Nominations should include a brief description outlining why the nominee deserves recognition. Submissions will be accepted by the Housing & Real Estate Office until April 12, 2024.

The recipient of the award will be determined through a vote by Trust members, in consultation with Ana Martinez, Howard's wife. The announcement of the award recipient will coincide with Annual Town Meeting. An honorarium will be donated in the recipient's name to the housing-related organization of their choice.

Nomination submissions may be sent via email to Ellis Ramos ([eramos@nantucket-ma.gov](mailto:eramos@nantucket-ma.gov)), delivered in person to the Housing & Real Estate Office at 16 Broad Street, office 111, or sent by mail to 16 Broad Street, Nantucket, MA 02554.

In 2023, the inaugural Dr. Howard Dickler Tribute Award was awarded to Billy Cassidy, who exemplifies the enduring legacy of community stewardship and advocacy for affordable housing on Nantucket.

# AHTF 2024 MEETING CALENDAR

## Calendar for Affordable Housing Trust Meetings in 2024

- May 21<sup>st</sup> at 12:30pm
- June 4<sup>th</sup> at 12:30pm
- June 18<sup>th</sup> at 12:30pm
- July 2<sup>nd</sup> at 12:30pm
- July 16<sup>th</sup> at 12:30pm
- August 6<sup>th</sup> at 12:30pm
- August 20<sup>th</sup> at 12:30pm
- September 3<sup>rd</sup> at 12:30pm
- September 17<sup>th</sup> at 12:30pm
- October 1<sup>st</sup> at 12:30pm
- October 15<sup>th</sup> at 12:30pm
- November 5<sup>th</sup> at 12:30pm
- November 19<sup>th</sup> at 12:30pm
- December 3<sup>rd</sup> at 12:30pm
- December 17<sup>th</sup> at 12:30pm

The dates in red are suggested days for the AHTF additional monthly meetings.