

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, August 6, 2024.

Remote Meeting via Zoom– 12:30pm

Trust Members: Brian Sullivan (Chair), Abby De Molina, Meg Browers, Forest Bell, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Forest Bell, Tom Dixon, Meg Browers, Abby De Molina, Brian Sullivan and Penny Dey

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos(Housing and Real Estate Office Manager)
Rachel Field (Property Manager for the Town), Lee Smith (Town Counsel)

SPEAKERS IN ATTENDANCE: Judi Barrett (Barrett Planning, LLC) , Stephen Maury(13 /13A Woodland Drive developer)

I. Call to Order

Brian Sullivan called this meeting to order at 12:38 p.m.

II. Approval of Agenda – ACTION

III. Public Comments for Items Not Listed on the Agenda

Kristie Ferrantella welcomed Abby De Molina to the Affordable Housing Trust Fund.

Penny Dey thanked Dave Iverson for all his years of service on the Affordable Housing Trust.

IV. Approval of Minutes – ACTION

• July 30, 2024

Penny Dey made a MOTION to approve the meeting minutes for the July 30 meeting. Meg Browers seconded this motion.

ROLL CALL of those participating:

1. Forest Bell – Aye
2. Meg Browers – Aye
3. Tom Dixon – Aye
4. Penny Dey – Aye
5. Abby De Molina – Aye
6. Brian Sullivan – Aye

V. Announcements

• Housing Department review of Strategic Plans - Housing Goals at Select Board Meeting on August 7, 2024, at 5:30 p.m.

Kristie Ferrantella said that this has changed since posting the agenda. She was originally supposed to present the update on housing strategic plan goals to the Select Board at the July meeting, but that got delayed due to Vinyard Winds. She said they rescheduled it for the 7th, and that got delayed once again. When it gets rescheduled, she will make sure to let the Trust members and the public know.

VI. Election of Officers – DISCUSSION/ACTION

- CHAIR
- CO-CHAIR

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Penny Dey made a MOTION to nominate Brian Sullivan as the Chair of the Affordable Housing Trust. Tom Dixon seconded this motion.

ROLL CALL of those participating:

1. Meg Browers – Aye
2. Penny Dey – Aye
3. Tom Dixon – Aye
4. Abby De Molina – Aye
5. Forest Bell – Aye
6. Brian Sullivan – Aye

Brian Sullivan was elected Chair of the Affordable Housing Trust Fund.

Meg Browers volunteered to be the Vice-Chair of the Affordable Housing Trust.

Penny Dey also volunteered to be the Vice-Chair of the Affordable Housing Trust.

Brian Sullivan took a vote by roll call of those in favor of Meg Browers being the Vice-Chair of the Trust.

ROLL CALL of those participating:

1. Abby De Molina – No
2. Meg Browers – Aye
3. Tom Dixon – No
4. Forest Bell – No
5. Penny Dey – No
6. Brian Sullivan – No

Brian Sullivan took a vote by roll call of those in favor of Penny Dey being the Vice-Chair of the Trust.

ROLL CALL of those participating:

1. Abby De Molina – Aye
2. Meg Browers – No
3. Tom Dixon – Aye
4. Forest Bell – Aye
5. Penny Dey – Aye
6. Brian Sullivan – Aye

Penny Dey was elected Vice-Chair of the Affordable Housing Trust Fund.

VII. Discussion of a Deputy Housing Director Position – DISCUSSION/ACTION

Kristie Ferrantella said that housing is number one on the strategic plan for the Select Board. She said the office has been growing as they've focused on affordable and municipal housing, advocacy efforts around the Transfer Fee, and other projects. She said when she stepped into this role, it was very apparent that she needed some support in this position.

Kristie Ferrantella said that she had a discussion with the Town Manager and the Finance Department about hiring a Deputy Housing Director, but there will be several years before Town Administration has the funds for this position. She said that Brian Turbitt's recommendation was to ask the Trust to allocate a portion of the \$6,500,000 override towards funding this position. She has spoken with Lee Smith and John Georgio about how this may work,

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and they are still figuring out the mechanics. The idea at the moment is that the Trust would give the Town a grant to cover the employment expenses for this person to assist the Housing Office with all its projects.

Kristie Ferrantella said she wanted to bring this request for funding before the Trust. She has a job description that has been approved by the union, and she is going through all the due diligence.

Tom Dixon made a MOTION to approve the request for funding for the Deputy Housing Director position as presented by Kristie Ferrantella. Forest Bell seconded this motion.

ROLL CALL of those participating:

1. Forest Bell – Aye
2. Meg Browers – Aye
3. Penny Dey – Aye
4. Tom Dixon – Aye
5. Abby De Molina – Aye
6. Brian Sullivan – Aye

VIII. Presentation by Stephen Maury on a Proposal for a Housing Development at 13 and 13A Woodland Drive – DISCUSSION

Stephen Maury said that as a preliminary matter he wanted to clarify that this is not a proposal, but just a discussion that he also intends to have with other audiences to see if this is moving in the direction of a proposal that could be supported by the community at large. He said the goal in his pursuit of this property for the past two years has been to align with the Housing Production Plan, which identified these two sites (13 and 13A Woodland Drive) as suitable locations to explore for housing development. He said he is looking to produce community housing for first responders, firefighters, teachers, healthcare professionals, and the police. He mentioned that he has spoken with attorneys and while it's not easy to restrict property to certain occupations, there are ways to do so.

Stephen Maury shared a presentation with the Trust, including quotes from the Police Chief, Fire Chief, School Superintendent, and other community members seeking housing support from the Town. He said he will bring this to the September Town Meeting in the form of two articles: one zoning article and one sewer map change proposal article. He intends to engage in a discussion about whether this is the type of housing development that the community can support.

Stephen Maury shared a GIS map of the sites in question and said they are cleaning up the site to make it suitable for housing development. They are working on traffic circulation and other details, but those discussions will occur later at the Planning Board level. He clarified that the intention is not to connect the Richmond development to Skyline Drive, but there is an option to have traffic circulate from Harvey Road and a bit of Clay Street into the property, which is within the rights of these private property owners and the Town of Nantucket.

He shared a slide with a picture of the entrance of the development on Woodland Drive, noting that there is an open space planned for public green space. He said this is a small-scale development, from one story to one and a half stories, compared to the Trustworthy Sachem's Path, and parking is around each pocket neighborhood. He said the development will have 40 units, including one-, two-, and three-bedroom units, which is the maximum achievable under the R5 zoning with the Flex development slots. He mentioned that granting those bonus slots is at the purview of the Planning Board, HDC, and sewer negotiations, among other things he is still working out. He plans to record a deed restriction on the property that any dwellings would be limited to year-round occupancy, which would take effect upon the zoning change. It's too soon to say if it could limit affordability because of the timing of construction.

Forest Bell asked Stephen Maury how he intends to give essential workers the “first look” at the development and how he would prevent others from having the first look. Stephen Maury said that initially, he thought he could restrict the sale of the units to people holding certain occupations, but he was advised that this might create liability for them and future owners when they sell the property. By “first look,” he meant advertising in places where people holding those occupations would see it before others and possibly even place an offer.

Brian Sullivan asked Stephen Maury about the level of affordability he is discussing: is it 100% AMI or below, or accessible and attainable up to 240% AMI? Stephen Maury said that under the current terminology, "accessible and attainable" would be more appropriate.

Penny Dey said that she applauds what he is trying to do but would support it if it were in an area that didn't require a zoning change. She also asked why 13A is zoned R20 and 13 is zoned LUG2. Stephen Maury explained that there were title concerns in the past with the 13A section, so it was pulled out from the original subdivision, and the property owner never added it back in.

Some discussion followed.

Abby De Molina said that this was reviewed by the Planning Board as one of the articles, and they recommended taking no action, as did the Finance Department. She said although she appreciates what he wants to do, making a large zoning change is something the community is not comfortable with at this time.

Some discussion followed. Abby De Molina mentioned that since the Planning Board recommended taking no action, it would take a 2/3 vote to pass at the Annual Town Meeting. However, if someone makes a positive recommendation at Town Meeting, it could pass by majority vote because it is a housing article and Nantucket is a Housing Choice community.

Stephen Maury clarified that the Planning Board's recommendation was to not adopt, meaning that if the article did not pass, it could not be presented again for two years.

Some discussion followed.

Feedback from Community Members

Suzanne Daub said that she has lived on Skyline Drive for 40 years and that most of the residents are year-round residents. She said they have been surrounded by issues over the past few years that they were not expecting. The residents of these neighborhoods would want to hear more about traffic circulation, how the sewer will affect them, whether the proposed green space will be maintained, and how many cars they are expecting with the density of 40 units.

Arthur Gasbarro said it has been made very clear that the intent is good, but the site is not appropriate. It's in the Country Overlay District and lacks proximity to public transportation. He said that if the Trust were to support this, the access is to Woodland Drive, which means a lot of traffic will be dumped onto Old South Road and Surfside Road. The conversation about traffic needs to happen before any decision is made.

Mathew Peel said that he sits on the Surfside Neighborhood Association, which voted unanimously against this development. He commends the effort but agrees with others that this is not the right site for it.

Meghan Perry highlighted concerns about dense developments and whether it's best for the community. She said that these specific properties were brought to two members of the Affordable Housing Trust a few years ago, and they said at that time it was not of interest, so she finds it odd that it would be of interest now.

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Brian Sullivan clarified that when the property was brought to the Trust, the purchase price was deemed too expensive for development and considering all the other issues.

Jay McConnell said he has lived on Woodland Drive for over 30 years, with about 12 houses on the street, totaling approximately 24 to 50 cars. Adding the proposed 40 homes would add another 100 cars, according to the 100 parking spots shown in the proposal. He said more cars would eventually spill onto Skyline Drive, which recently had updates due to PFAS. He mentioned that the roads in that area are not meant to handle that much traffic, there are no sidewalks, and Airport Road is not paved, so it's unsafe for year-round kids to ride their bikes. He said if the town wants to create the housing it says it needs, it should create the infrastructure to support it.

Brian Sullivan thanked Stephen Maury for the presentation and said that the Trust would follow up with thoughts and questions in the future.

IX. Year-Round Deed Restriction Pilot Program – DISCUSSION/ACTION

Kristie Ferrantella said this has been on the agenda for several months as they are trying to finalize the guidelines for the year-round deed restriction pilot program. She said there was a lot of feedback from the July 9 meeting where they addressed a significant number of questions from the community. Judi Barrett worked them into a new version of the guidelines, and now she is looking for final feedback.

Judi Barrett asked, "Why exclude blood relatives from the program?" She said Kristie's spreadsheet indicates that most programs do, but she thought the Trust was not comfortable with that decision.

Brian Sullivan said that at this moment they will hold it out of the pilot program because they received feedback from the Finance Department to postpone it for now.

Penny Dey said she understands keeping it out of the pilot program but wouldn't completely rule it out for the future.

Judi Barrett asked if local businesses could apply for the program, and they said that as long as the tenant is a year-round employee with a year-round lease.

Judi Barrett's next question was, "Can developers apply if they are building homes for sale or rent for local workers?" Brian Sullivan said they would like to keep that out of the pilot program because they are focusing more on individual owners.

Some discussion followed.

Judi Barrett asked if homeowners would get the appraisal, or if the Trust would do it. She said the Finance Director suggested the Town should get an independent appraiser.

Penny Dey said they should keep it as easy as possible for homeowners, and getting and paying for an appraisal could be a stumbling block for some of them.

Some discussion followed.

Brian Sullivan suggested that the application could include an estimate value from homeowners versus a licensed appraisal value, giving homeowners the opportunity to establish the value for themselves.

Judi Barrett asked if the Trust would be managing the program in-house. Kristie Ferrantella said the Housing Office would manage the pilot program.

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Some discussion followed.

Judi Barrett asked if the deed would restrict future developments on the site or if the homeowner could request that. Brian Sullivan said these are unique scenarios, and if the deed restriction is on the property, it would remain on the property. If additional units are created within the zoning, the restriction would apply to those units as well.

Judi Barrett asked if the Trust wants to keep it at one restriction per homeowner. Brian Sullivan said yes, since they are looking to support individual property owners rather than someone with multiple units.

Judi Barrett asked if the Trust would consider a different resale value that prevents the price from being dependent on interest rates. She mentioned that Truckee and California have programs that allow for a 3% increase. Brian Sullivan said his initial reaction is not to deviate from the EOHLC model at this time. The board agreed with Brian Sullivan.

Some discussion followed.

Kristie Ferrantella said the next steps would be for Judi Barrett to finalize the guidelines, and once ready, she will distribute them to the Trust members. Similar to the RFP process, there will be an application for homeowners going through the Finance Department. She asked the Trust if they would like this added to the August 20 meeting with the final guidelines.

Brian Sullivan said yes, if that is the fastest way to proceed.

Some discussion followed.

X. Other Business

• Next Meeting:

- August 20, 2024
- September 17, 2024

Penny Dey suggested changing the September 17 meeting because it is the same day as the Special Town Meeting. Kristie Ferrantella said she will check with Town Administration if there is a Zoom option available for September 10. The Board agreed to change the September 17 meeting to September 10.

XI. Board Comments

No Board comments.

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

• Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 8C Thirty Acres Lane, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares.

• Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 21 Fairgrounds Road, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares.

• Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 71 Surfside

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Road, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares.

Tom Dixon made a motion to adjourn open session to move to executive session, not to return to open session, for the purpose of considering the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the Affordable Housing Trust Members, and the Chair so declares. Penny Dey seconded this motion.

ROLL CALL of those participating:

1. Penny Dey – Aye
2. Tom Dixon – Aye
3. Meg Browers – Aye
4. Forest Bell – Aye
5. Abby De Molina – Aye
6. Brian Sullivan – Aye

XIII. Adjourn

This meeting was adjourned at 2:34 p.m.