



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)

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, August 6, 2024 @ 12:30 PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (<i>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	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 08-06-24

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/88099072275?pwd=IN7dgRnufeanCE6LYEfMA2QVcR7hoH.1>

Meeting ID: 880 9907 2275

Passcode: 775739

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Public comments *for items not listed on the agenda.*

IV. Approval of Minutes – ACTION

- July 30, 2024

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

V. Announcement :

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

VI. Election of Officers – DISCUSSION/ACTION

- CHAIR
- CO-CHAIR

VII. Discussion of a Deputy Housing Director position —DISCUSSION/ACTION

VIII. Presentation by Stephen Maury on a proposal for a Housing development at 13 and 13A Woodland Drive — DISCUSSION

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

X. Other Business

- Next Meeting:
 - August 20th, 2024
 - September 17th, 2024

XI. Board Comments

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

- 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.
- b) 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.
- c) Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 71 Surfside 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.

XIII. 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

IV. Approval of Minutes – ACTION

- **July 30, 2024**

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, July 30th , 2024.

Remote Meeting via Zoom– 12:30pm

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

ATTENDING MEMBERS: Brian Sullivan, Forest Bell, Meg Browers, Penny Dey, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Rachel Field (Property Manager for the Town), Vicki Marsh and Lee Smith (Town Counsel)

SPEAKERS IN ATTENDANCE: Anne Kuszpa (Housing Nantucket)

I. Call to Order

Brian Sullivan called the meeting to order at 12:34 PM.

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Tom Dixon seconded the motion.

ROLL CALL of those participating:

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

III. Approval of Minutes – ACTION

- July 9, 2024
- July 16, 2024

Penny Dey made a MOTION to approve the meeting minutes from July 9 and July 16, 2024, with all the edits incorporated. Tom Dixon seconded the motion.

ROLL CALL of those participating:

1. Forest Bell – Aye
2. Penny Dey – Aye

3. Meg Browers – Aye
4. Tom Dixon – Aye
5. Brian Sullivan – Aye

IV. Public Comments for Items Not Listed on the Agenda

No public comments.

V. Vote to Approve and Execute the Deed Rider Containing the Affordability Restriction up to 240% of Area Median Income and the Year-Round Housing Occupancy Restriction for: – ACTION

- 8 Honeysuckle Drive
- 10 Honeysuckle Drive

Continued from July 16, 2024

Vicki Marsh said that she had provided the Trust with the final version of the Deed Riders. She mentioned that she had reached an agreement with Housing Nantucket regarding the monitoring service fees and collection of judgments that may be available in the event of an enforcement violation.

Vicki Marsh noted that Housing Nantucket is the monitoring agent for these restrictions, and it is logical that they will incur certain fees and costs to undertake the monitoring. Initially, the Deed Rider designated the monitoring fees to the Trust, as the Deed Riders from the EOHLC typically allocate those fees to the Town, with a separate third-party monitoring agent.

She stated that since the Trust is the enforcing agent for these restrictions, if the Trust incurs costs while enforcing the restriction, they should be reimbursed. An agreement was produced stipulating that any costs for both the Trust and Housing Nantucket would be deducted from any judgments, fines, or other enforcement mechanisms. The amounts received from these enforcement actions would be split equally between Housing Nantucket and the Trust.

She also indicated that in paragraph 12, the monitoring service fees normally allocated to the monitoring agent would be dispersed to Housing Nantucket for the costs incurred in enforcing the restriction. These were the only changes made; everything else remained the same.

Penny Dey asked Vicki Marsh to confirm that these restrictions, being held by the Trust, a municipal body, are in perpetuity.

Vicki Marsh confirmed that she inserted language into the Deed Rider specifying that the restriction would be in perpetuity, under General Laws Chapter 26, which allows a government body to hold the restriction for the benefit of a public purpose indefinitely.

Penny Dey made a MOTION to approve the Deed Rider containing the Affordability Restriction up to 240% of Area Median Income and the Year-Round Housing Occupancy Restriction for 8 and 10 Honeysuckle Drive and to authorize the Affordable Housing Trust members to sign it today.

Tom Dixon seconded the motion.

ROLL CALL of those participating:

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

VI. Acceptance of the Grant Agreement for Lease to Locals and Authorize the Chair to Sign — ACTION

Kristie Ferrantella said that at the July 9, 2024, meeting, the Affordable Housing Trust approved a grant of up to \$450,000 to the Lease to Locals program, which will be presented for approval at the Select Board's August 7th meeting. In preparation, Lee Smith from Town Counsel has prepared a draft grant agreement that was attached to the agenda packet, with additional changes circulated this morning.

She requested that the Trust members authorize the Chair to sign the grant agreement upon approval by the Select Board.

Meg Browers made a MOTION to authorize the Chair to sign the Grant Agreement for the Lease to Locals program upon Select Board approval and subject to Town Council approval. Penny Dey seconded the motion.

ROLL CALL of those participating:

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

VII. Other Business

- Next Meetings
 - August 20, 2024, at 12:30PM
 - September 17, 2024, at 12:30PM

VIII. Board Comments

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

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

Penny Dey and Brian Sullivan noted that they would need to recuse. The board realized there would not be a quorum and moved the agenda item to the next meeting. No Executive Session due to lack of quorum.

X. Adjourn

Meg Browers made a MOTION to adjourn the meeting. Forest Bell seconded the motion.

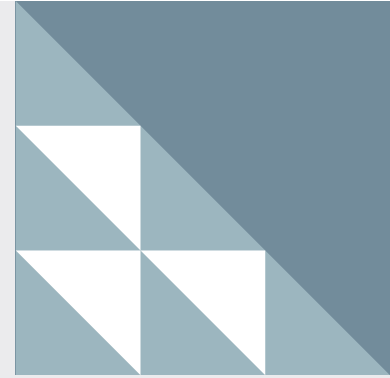
ROLL CALL of those participating:

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

The meeting was adjourned at 12:50 PM.

DRAFT

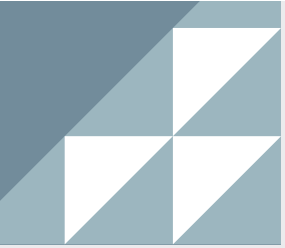
VIII. Presentation by Stephen
Maury on a proposal for a Housing
development at 13 and 13A
Woodland Drive — DISCUSSION



Proposal for Housing Development 13/13A Woodland Drive

Creating Housing for Essential Workers

July 31, 2024



Overview

Transforming a 5-acre unlicensed junkyard into 40 freestanding homes, exclusively for year-round occupancy. **Priority will be given to firefighters, police officers, educators, and healthcare professionals** through a "First Look" opportunity.

Home Prices: subject to availability of subsidies, homes will be value-capped, with a maximum sale price based on bank interest rates and the actual salaries of local essential workers.

Pocket Neighborhoods centered around shared greenspace with parking situated around each cluster. Designed to foster a sense of community within the neighborhood.

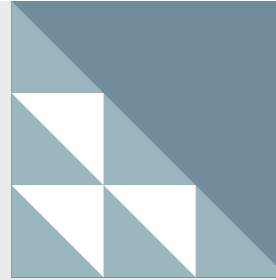
Community Park: Planned open space of approximately 30,000 square feet buffering Woodland Drive from the neighborhood.

Meeting Nantucket's Strategic Goals

From: Select Board's Strategic Plan

HOUSING Goal:

Prioritize the housing needs of Town and school employees, including unit development, maintenance, and management.



Addressing Community Needs

100% Year Round Occupancy

Deed restriction to ensure
year-round occupancy in
perpetuity

Prioritize Essential Workers

First Look for Police Officers,
Firefighters, Educators and
Healthcare Professionals

Community Oriented Design

Small scale, energy
efficient homes, accented by
community park

Answering the Call

“The biggest challenge facing our departments – the Dukes County Sheriff’s Office on Martha’s Vineyard and the Nantucket Police Department – isn’t from crime and crowds: it’s from the cost of housing.

“Officers want to live here, and we need them to live here, but often, they just can’t stay. It has become increasingly challenging to retain newer officers on Nantucket for more than three or four years. Nantucket hired five officers in 2018 and not one is still here. In 2019 we hired seven new officers. Three of them remain.”

Nantucket Police Chief Jody Kasper
commonwealthbeacon.org - Jun 2, 2024

Answering the Call

"Two firefighters live off-island, and one who left was commuting from Lowell. Others work a second or third job to afford housing, which means they're not always available to cover extra shifts or help with an incident."

Nantucket Fire Chief Michael Cranson
WGBH - May 22, 2024

Answering the Call

“If I don’t have viable housing for staff, then it will be very hard to have a school district that is able to function the way it should function and the way the children deserve.”

“If we can’t find housing and make new staff feel secure about housing, then they are less likely to want to take the job.”

Nantucket Public Schools Superintendent, Beth Hallett

Inquirer and Mirror - June 1, 2023

Answering the Call

“I don’t think the school is working enough with the town to develop housing projects, to build low-income housing. How am I going to feel secure in having my kids out here if I’m not sure I will have housing?”

“It all comes back down to housing. If housing weren’t an issue you would be able to get so many teachers to move out here and build their career.”

Nantucket High School Teacher Matt West
Nantucket Current, August 24, 2023,

Answering the Call

“I want to start seeing teachers, firemen, police officers, our workers, people... that have been here for years I want to start seeing those people [in housing]”

Toby Brown

Nantucket Town Meeting, May 8, 2024

First Look for Essential Workers

First Look for 30 Days

Houses can only be sold to people who work in the preferred occupations

Modeled After 40B Provisions

Similar provisions exist at Abrams Quarry, other 40Bs for “Eligible Purchasers”

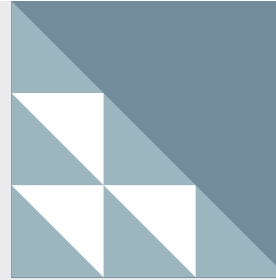
Similar to Federal HUD’s Good Neighbor Next Door program

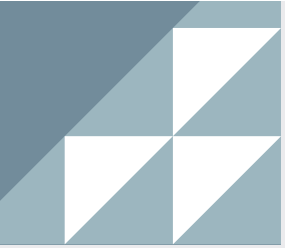
Offers preferential treatment for law enforcement, firefighters and teachers

Why 13/13A Woodland Drive?

The 5-acre site has been **identified in the Housing Production Plan as a prime location for housing development.**

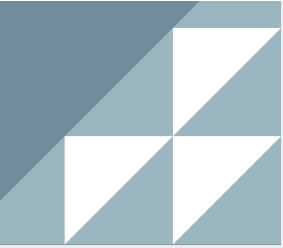
- Town Water on site, adjacent to sewer district
- Adjacent to Richmond Great Point Meadows II apartments
- Density similar to Sachem's Path, creates a transition between dense apartments and R-20 Woodland Drive neighborhood





Locus

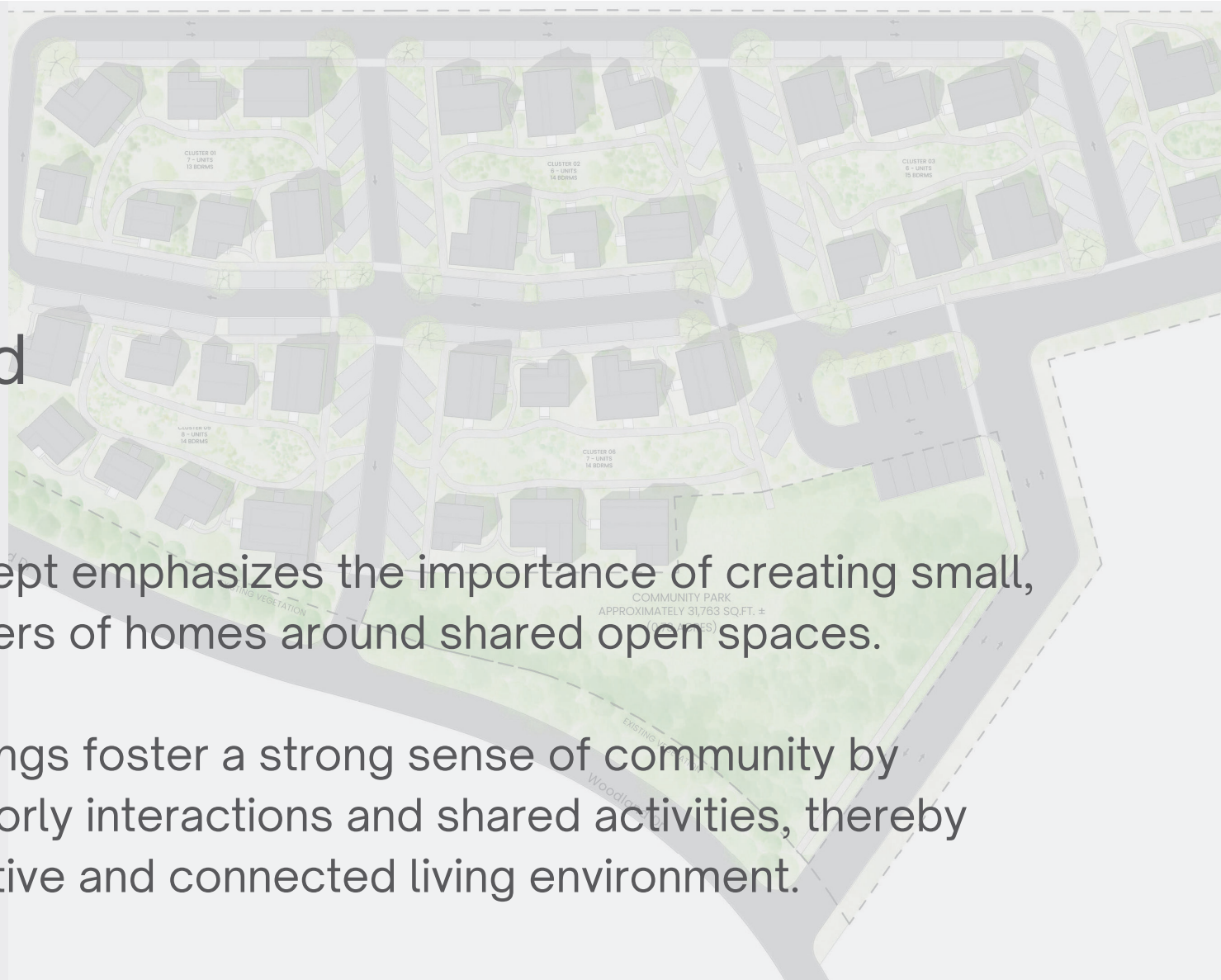




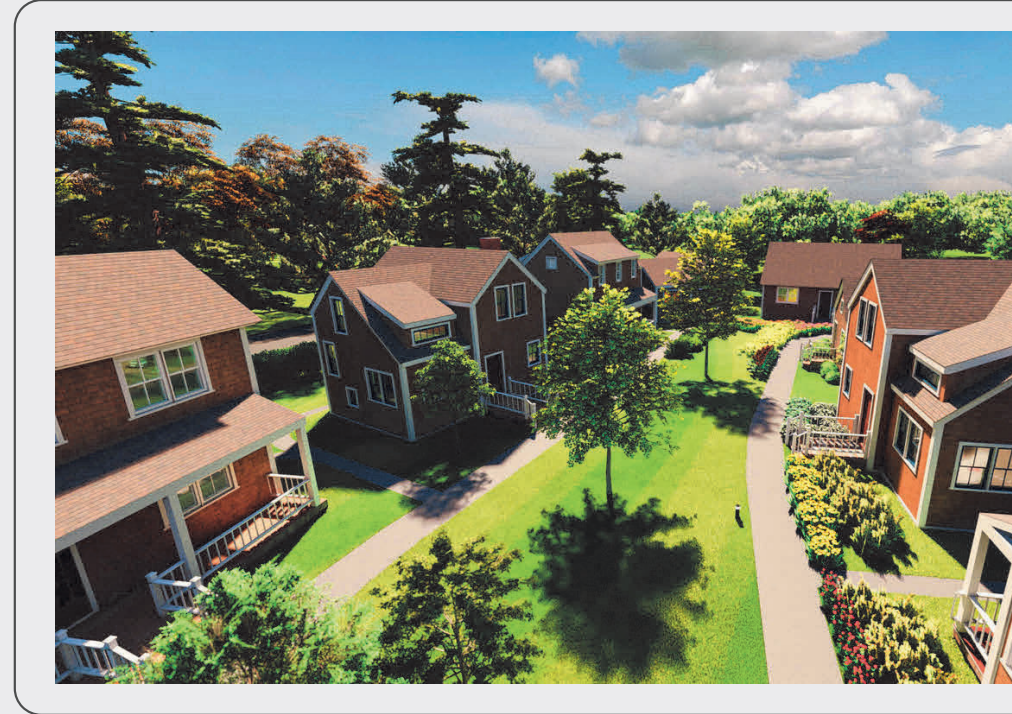
Pocket Neighborhood Model

Ross Chapin's concept emphasizes the importance of creating small, human-scaled clusters of homes around shared open spaces.

These intimate settings foster a strong sense of community by encouraging neighborly interactions and shared activities, thereby promoting a supportive and connected living environment.



Pocket Neighborhood Model

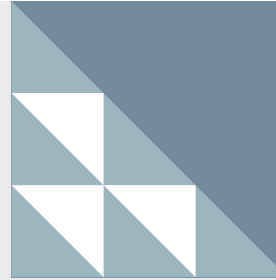


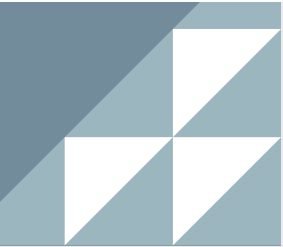
"Pocket neighborhoods foster a sense of community and belonging, where neighbors know and support each other."

— Ross Chapin

Steps to Achieve the Development

- **Site cleanup** in progress
- **Community Support**
 - Zoning and Sewer requires voter support at Special Town Meeting, September 17
- **Review by local boards**
 - Planning Board application to be filed in November
 - HDC applications to be submitted in the fall





Project Timeline

Public Support

SEP 19, 2024



Voters approve zoning and sewer map changes

Approvals

FALL - WINTER



Planning Board, HDC and other local permitting begins with applications in fall 2024

Construction

EARLY 2025



Site work, utilities and infrastructure work begins early 2025, house construction follows

First Cluster of Homes Occupied

EARLY 2026



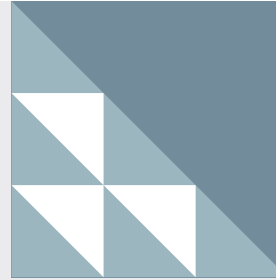
The first cluster of homes are delivered and occupied in early 2026, additional clusters follow

Project Completion

EARLY 2026



Final cluster of houses completed in 2028



Support for the Project

This project is not a 40B development. Voter support is required and local control will be maintained at every step, allowing for careful consideration of key factors like density, traffic patterns, and home designs.

Importantly, the developer is committing to limiting occupancy to year-round residents, with a preference for our most essential workers.

If you support this valuable initiative, please help spread the word. Without voter approval for the necessary zoning change and inclusion of the property in the sewer district, the project cannot move forward.



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

- . Placeholder