

Community Preservation Committee

Annual Meeting Minutes for 07/23/2025

YouTube Link: <https://www.youtube.com/watch?v=TYEF0Hbpmlw>

Meeting Opening and Housekeeping [00:03:06]

- The Community Preservation Committee (CPC) annual meeting was opened on Wednesday, July 23rd, 2025, at 10:02 AM with a quorum present.
- No participants on Zoom; meeting conducted in person.
- Agenda and previous meeting minutes were approved unanimously without roll call.
- No correspondence or old/new business items were noted.
- Two housekeeping motions related to funding allocations for Nugent Interfaith were approved.
- New member Connie Patton from the Historic District Commission (HDC) was introduced.
- Some members were absent due to travel or traffic.

CPC Annual Public Forum Introduction [00:05:15]

- Linda Williams, CPC Chair, introduced the forum and committee members present: Joseph Topham (Vice Chair), Neville Richen, Tom Dixon, Tim Soverino, Connie Patton, and Eleanor Antonetti.
- Absent members: John Schaefer (out of country), Jesse Dutra (traffic).
- A tribute speech was read honoring the late chairman Ken Bogrand, who led the CPC for 24 years.
- Since CPC's inception, approximately \$60 million has been granted, funding over 250 island projects in housing, historic preservation, and open space recreation.
- Speakers invited were from three categories: affordable housing, historic preservation, and recreation:
 - Kristie Ferrantella, Municipal Housing Director (Affordable Housing Trust)
 - Nancy Friend, Executive Director (Miacomet Building Envelope project)
 - Mark Vanacore, President (Nantucket Racket Sports Association)
- Grant applications due September 5th, 4:00 PM at CPC office, with assistance available from CPC board and staff.

Affordable Housing Trust and CPC Partnership – Kristie Ferrantella [00:08:24]

- CPC funds derive from a state real estate tax dedicated to open space, historic preservation, and affordable housing.

- Unlike most state funding limited to households under 80% Area Median Income (AMI), CPC funds extend eligibility up to 100% AMI, allowing support for “missing middle” income households.
- For a family of four, 100% AMI equals \$149,688, providing flexibility to serve a broader income range.

Nantucket faces a housing affordability crisis, not a housing shortage:

- 12,000 dwellings exist, but only 35% are year-round occupied; rest are seasonal or underutilized.
- This creates a tight market driving prices up.
- 53% of residents spend over 30% of income on housing (housing cost burden).
- Median home prices have risen 67% in five years.
- Recent housing lottery at Richmond development had 18 qualified applicants for each affordable unit, underscoring high demand.
- Focus includes conserving naturally affordable housing and converting underutilized seasonal homes to year-round affordable use.

Strategic Achievements Using CPC Funds

[00:11:55]

- CPC funding enabled the Affordable Housing Trust to acquire vacant land and develop units on Nantucket’s subsidized housing inventory (SHI) list.
- State mandates 10% of year-round housing be deed-restricted affordable ($\leq 80\%$ AMI).
- Nantucket currently at 6.55% of this goal, with 206 units added in past 5 years, nearly all funded by CPC.

Metric	Value
Total CPC funds received	Just over \$13 million
Bonding authority approved	\$15 million (3 x \$5M)
Number of projects completed/ongoing	15
Units created	Over 100
Current SHI units	405
Goal SHI units (10% target)	618
Projected units by end of 2026	590

- Key milestone: 2019 marked rapid growth due to \$20 million Neighborhood First funding and first \$5 million CPC bond issuance.
- Projects underway in 2025-2026 expected to nearly reach the 10% goal by 2027. Adjustments may occur post-2030 census.

Partnerships and Programs

[00:15:26]

- Collaborations with:
 - Habitat for Humanity: awarded \$4 million to develop 6 housing units, largest in their history, on time and under budget.
 - Richmond Development: increased deed-restricted affordable units from 25% to 50%, covering 50% to 175% AMI. Recently converted 28 market-rate units to affordable housing.
 - Housing Nantucket: house recycling program adding units for missing middle income (up to 150% AMI).
- Highlight project: Wiggles Way (22 rental units for families earning 80%–150% AMI), completed Spring 2025 with multiple funding sources (CPC, ARPA, Land Bank).
- Closing Cost Assistance Program: forgivable \$15,000 loan aiding 108 first-time homebuyers with closing costs over past 5 years.

Land Acquisition and Development Strategy

[00:22:06]

- CPC funds combined with neighborhood first funding purchased multiple vacant land parcels for housing development:

Property Address	Details
7 Amelia Drive	Up to 3 units planned
135 & 137 Orange St.	Bundled RFP for up to 61 units
12 & 12R Bartlett Rd.	Bundled RFP
31 Fairgrounds (Wiggles Way)	Developed 22 units
16 Vesper Lane	Future development

- Strategic phased development to maintain “safe harbor” status protecting from unfriendly 40B developments by adding units gradually.
- RFPs issued in fall, currently under review; bids received for all parcels.
- Future plans include leveraging additional \$5 million CPC bond approved at recent town meeting to enable faster action on opportunities.

Year-Round Deed Restrictions Pilot Program

[00:25:39]

- New legal framework (Affordable Homes Act) allows deed restrictions enforcing occupancy as year-round (10 months minimum) without affordability limits, prohibiting short-term rentals.
- Program allows homeowners to opt-in for deed restrictions in exchange for financial assistance (down payment aid), preserving year-round housing stock.
- Pilot program with \$2 million funding to launch soon, aiming to conserve naturally occurring affordable housing and stabilize community residency.
- Addresses challenges of homes being sold at market rates and converted to seasonal or short-term rental use.
- Program also supports homeowners who voluntarily rent units at affordable rates but need cash assistance.

Challenges in House Recycling and Moving

[00:31:41]

- Difficulty moving houses due to utility wires (Verizon, Comcast, National Grid) and lack of interim “depot” sites for homes awaiting relocation, leading to demolition of salvageable homes.

- Committee members stressed need for coordinated utility undergrounding at key intersections to facilitate house moves.
- Historic preservation and affordable housing goals align with house recycling, but logistical and regulatory barriers remain significant.
- Discussion ongoing about forming workgroups to address impediments and advocate for infrastructure improvements.

5-10 Year Housing Trust Plans [00:35:48]

- Focused on reaching 10% SHI goal by 2027.
- Post-2027, emphasis will shift toward serving the “missing middle” income bracket, including home ownership opportunities.
- Recent land acquisitions (55 Fairgrounds, 10 Parker Lane) offer potential for approximately 20 housing units under local zoning.
- Continuing partnerships with nonprofits (Housing Nantucket, Habitat for Humanity, Nantucket Land Trust) to develop affordable homeownership projects.

Miacomet Building Envelope Preservation – Nancy Friend [00:41:28]

- Nantucket Housing Authority (NHA) maintains state-subsidized affordable housing:
 - Miacomet Village 1: 12 family units in 6 duplexes (built 1988)
 - 10 elderly housing units (built 1988)
 - Community room/office building
- Buildings’ exterior envelopes (roofs, siding, windows, doors, trim) were in critical need of repair.
- 2022: Completed preservation on selected units funded by \$342,367 CPC grant.
- State High Leverage Asset Preservation Program (HILAP) grants provide 1.5x match to CPC local funds.
- 2024: HILAP grant increased from \$513,550 to nearly \$1.8 million after successful appeal, enabling expanded scope.
- Additional ARPA and Housing Authority funds bring total project budget for exterior envelope preservation to over \$2.2 million.
- Current work includes 12 units plus community building on Manta and Benjamin Drives; construction began July 2025.
- Future CPC application submitted for FY26 to complete remaining units; plans extend to Miacomet Village 2 federal site.
- NHA has received over \$670,000 CPC funds since FY25.
- Federal and state funding streams operate under different rules; HILAP grants are state-based and not tied to federal funding.
- NHA praised for efficient management, improved organization, and strong resident relations under current leadership.
- Secretary Augustus (State Housing Secretary) visited and is a strong advocate for public housing, including Nantucket.

Nantucket Racket Sports Association (NRSA) – Mark Vanacore [00:53:08]

- NRSA is a volunteer-run nonprofit managing recreational courts at 82 Hinsdale Street on land leased from the Nantucket Land Bank.
- Facilities include:
 - 4 platform tennis courts (winter sport)

- 4 pickle ball courts (added 2019 with CPC funding)
- Membership grew from ~100 to 380 since pickle ball courts were added, reflecting the sport's rapid growth nationally (~45 million players in US).
- Courts are open to public with a membership option; guests pay fees to reserve courts.
- Fiscal year 2024-25 saw 4,000 paid guest reservations, indicating high community use.
- Current CPC funding (~\$1.5 million in three grants) supports a major expansion:
 - 4 additional pickle ball courts
 - 2 new Bedell courts (a racquet sport)
 - Increased parking and ADA accessibility improvements
- Expansion expected to double court capacity, alleviate wait times, and increase community engagement including youth, seniors, and local schools.
- Construction planned for fall 2025; courts to open for 2026 season.
- NRSA board and volunteers actively managing procurement, bidding, and construction planning.
- NRSA anticipates possible funding shortfall (~\$400,000) due to rising costs and prevailing wage requirements on public land projects; plans to apply for additional CPC funds in upcoming cycle.
- Prevailing wage laws add 30-40% to project costs for such publicly associated projects.
- Future expansion beyond current project (potential tennis courts) is considered but not immediate.
- Explanation of Bedell: a fast-paced, enclosed racquet sport combining elements of tennis and racquetball, played mostly in doubles with special paddles and balls.
- NRSA emphasizes community inclusivity and affordability compared to other regional sports facilities.

Meeting Close

[01:18:32]

- Presentations well-received; committee appreciated in-person meeting format.
- Motion to adjourn passed unanimously at 11:18 AM without roll call.

Key Insights

- CPC funding has been pivotal in advancing Nantucket's affordable housing, historic preservation, and recreational infrastructure.
- Nantucket's housing challenge is one of affordability, not availability, with significant market pressures and underutilized seasonal housing.
- CPC's allowance to fund households up to 100% AMI provides critical support to the "missing middle" income group often excluded from state programs.
- The Affordable Housing Trust has strategically purchased land and partnered with developers to approach the 10% subsidized housing goal, using innovative programs like closing cost assistance and year-round deed restrictions to preserve and expand affordable housing.

- Historic preservation efforts, supported by CPC grants, enable necessary upgrades to aging affordable housing stock, leveraging state matching funds for maximum impact.
- Recreational projects like the Nantucket Racket Sports Association's court expansion demonstrate CPC's broad community impact and support for year-round active lifestyles.
- Challenges remain regarding logistics of house recycling and moving due to infrastructure barriers; coordination with utilities and town agencies is needed.
- Ongoing communication, transparency, and public engagement are recognized as crucial to CPC's success and community support.

Quantitative Summary Table

Category	Funding / Units / Dates
Total CPC funds for housing	Over \$13 million
CPC bonds approved	\$15 million (3 x \$5M bonds)
SHI units added (last 5 yrs)	206 units
Current SHI units	405 units
SHI goal (10% of housing)	618 units
Projected SHI units by 2026	590 units
Closing Cost Assistance	\$15,000 forgivable loan; 108 families assisted
Housing Authority CPC grants	Over \$670,000 since FY25
Miacomet Preservation total	\$2.2 million (CPC + state + ARPA + NHA funds)
NRSA CPC grants	\$1.495 million (3 grants)
NRSA membership	380 members
NRSA guest court usage	4,000 paid guest reservations (FY 24-25)

Speakers and Roles

Speaker	Role	Topic	
Linda Williams	CPC Chair	Opening, CPC overview	
Kristie Ferrantella	Municipal Housing Director	Affordable housing achievements and strategy	
Nancy Friend	NHA Executive Director	Building envelope preservation projects	
Mark Vanacore	NRSA President	Recreation facility growth and expansion	

Glossary of Terms

- CPC: Community Preservation Committee
- AMI: Area Median Income
- SHI: Subsidized Housing Inventory (state-mandated list of affordable units)
- HILAP: High Leverage Asset Preservation Program (state grant matching CPC funds)
- ARPA: American Rescue Plan Act federal funds
- Prevailing Wage: Wage rates set by law for public projects, increasing project costs

- 40B: Massachusetts affordable housing zoning law with “friendly” and “unfriendly” provisions
 - Year-round deed restriction: Legal limitation on property use to ensure occupancy for at least 10 months annually
 - Wiggles Way: Affordable housing project with 22 rental units completed in 2025
 - Bedell : New racquet sport blending tennis and racquetball elements
-

This summary reflects the detailed content of the July 23, 2025, CPC meeting and annual public forum, highlighting achievements, challenges, and future plans in affordable housing, historic preservation, and community recreation on Nantucket.