Affordable Housing Trust
Regular Meeting Packet

Tuesday
July 21, 2020
1pm
via Zoom

Zoom Meeting Information
Link: https://zoom.us/j/2179151123?pwd=WEgra3FwenFYbXluNTJValpsaE5Ldz09
Meeting ID: 217 915 1123
Meeting Password: 399540
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)

<table>
<thead>
<tr>
<th>Committee/Board/s</th>
<th>AFFORDABLE HOUSING TRUST</th>
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<tr>
<td>Day, Date, and Time</td>
<td>TUESDAY, JULY 21, 2020, 1:00PM</td>
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<tr>
<td>Location / Address</td>
<td>REMOTE PARTICIPATION VIA ZOOM (See Below) Pursuant to Governor Baker’s March 12, 2020, Order Regarding Open Meeting Law (Attached). THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN’S GOVERNMENT TV YOUTUBE CHANNEL AT <a href="https://www.youtube.com/channel/UC-sgxA1fdoxte1.NzRAUH1xA">https://www.youtube.com/channel/UC-sgxA1fdoxte1.NzRAUH1xA</a></td>
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<tr>
<td>Signature of Chair or Authorized Person</td>
<td>ELEANOR W. ANTONIETTI LAND USE SPECIALIST</td>
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<td>WARNING:</td>
<td>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!</td>
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AGENDA FOR 07-21-2020
(Subject to change)

Purpose:

Purpose: To discuss business as noted below. Electronic copies of the complete text, plans, application, or other material relative to each agenda item are available per request by email to eantonietti@nantucket.ma.gov. Please email to request a paper copy and you will be given a time to retrieve from a Drop Box outside the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM. Access to the Planning Office is not permitted until Governor Baker’s order is lifted to allow the office to be open to the public.

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

JOIN ZOOM MEETING:

Link: https://zoom.us/j/2179151123?pwd=WEgra3FwenFYbXluNTJVa1psaE5Ldz09
Meeting ID: 217 915 1123 Meeting Password: 399540
I. CONVENE in Open Session via Zoom

II. APPROVAL of Agenda

III. APPROVAL of the Minutes
   ▪ June 16, 2020
   ▪ July 2, 2020

IV. CCAP Application
   ▪ 54 Skyline Drive (Santos)

V. CFAP Application
   ▪ Update – Stover (63 Cato Lane)

VI. REVIEW and APPROVAL of RFI for Properties under Neighborhood First

VII. UPDATE – 6 Fairgrounds Road / Ticcoma Green

VIII. DISCUSSION of 135 & 137 Orange Street RFP and Timing

IX. Communications – Sub-Committee REPORT

X. Housing Production Plan UPDATE

XI. Other Business
   ▪ Next Meeting – Tuesday, August 18, 2020

XII. PUBLIC COMMENT

XIII. BOARD COMMENTS

XIV. 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.

XV. Adjourn
ORDER SUSPENDING CERTAIN PROVISIONS
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20

WHEREAS, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth
of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950
and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the
Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel
Coronavirus ("COVID-19"); and

WHEREAS, many important functions of State and Local Government are executed by
“public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the
public, consistent with the requirements of law and sound public policy and in order to ensure
active public engagement with, contribution to, and oversight of the functions of government;
and

WHEREAS, both the Federal Centers for Disease Control and Prevention ("CDC") and
the Massachusetts Department of Public Health ("DPH") have advised residents to take extra
measures to put distance between themselves and other people to further reduce the risk of being
exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals,
including people over the age of 60, anyone with underlying health conditions or a weakened
immune system, and pregnant women, to avoid large gatherings.

WHEREAS, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the
Governor, during the effective period of a declared emergency, to exercise authority over public
assemblages as necessary to protect the health and safety of persons; and

WHEREAS, low-cost telephone, social media, and other internet-based technologies are
currently available that will permit the convening of a public body through virtual means and
allow real-time public access to the activities of the public body; and

WHEREAS section 20 of chapter 30A and implementing regulations issued by the
Attorney General currently authorize remote participation by members of a public body, subject
to certain limitations;
NOW THEREFORE, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General’s implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.
Given in Boston at 6:10 PM this 12th day of March, two thousand and twenty.

[Signature]

CHARLES D. BAKER
GOVERNOR
Commonwealth of Massachusetts
NAHT MEETING

7/21/2020

AGENDA ITEM III.

DRAFT MINUTES for Regular Meetings on:

• June 16, 2020

• July 2, 2020
I. Call Meeting to Order
Brian Sullivan called the meeting to order at 1:05pm. Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom and YouTube, consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the “COVID-19 Virus.”

II. Approval of Agenda
Dave Iverson moved to approve the agenda, as amended. Penny Dey seconded the motion.

III. Approval of the Minutes
- May 7, 2020
Reema Sherry moved to approve the Minutes for the meeting on May 7, 2020, with corrections to missing punctuation. Brooke Mohr seconded the motion. The motion carried unanimously.

Amended Minutes adopted by UNANIMOUS consent.
IV. Mortgage for CCAP Application – 17 Clarendon

- 3A Somerset Road (Kopecki) –

Brian Sullivan recuses. Explains he has a professional relationship with applicant’s significant other who works in his office. Appoints Vice Chair Brooke Mohr as Chairman pro tem.

Erin Kopecki closing on Covenant home is scheduled for mid-July. It was approved at last night’s Planning Board meeting.

NO CONCERNS

Penny Dey motioned to approve the applicant for up to $15,000 in funding for Closing Cost Assistance, subject to return of any unused balance. David Iverson seconded the motion.

ROLL CALL of those participating:
1. Brooke Mohr  Aye
2. Reema Sherry  Aye
3. Dave Iverson  Aye
4. Penny Dey  Aye

The motion carried unanimously.

V. CCAP Subordination Approval / Ratification

- 3 Friendship Lane (Tormay) - post closing

Tucker Holland explains that the Trust members have individually already executed paperwork due to timing constraints for a construction loan to have the house installed. This is a ratification of action already taken.

Brooke Mohr motioned to ratify the signing of the subordination of mortgage document in connection with Joseph Tormay’s previously approved CCAP application. Reema Sherry seconded the motion.

ROLL CALL of those participating:
1. Brian Sullivan  Aye
2. Brooke Mohr  Aye
3. Reema Sherry  Aye
4. Dave Iverson  Aye
5. Penny Dey  Aye

The motion carried unanimously.

- 1 Blazing Star Road (Saunders) - post closing

- UPDATE - 1 Wappossett Circle (Bontempi) – post closing

Tucker Holland explains that banks require assents for subordinations in connection with refinancing.

Penny Dey motioned to approve the subordination of the mortgage from Graham F. Saunders to the Nantucket Affordable Housing Trust Fund, recorded in Book 1651, Page 278, in favor of the mortgage from Graham F. Saunders to The Cape Cod Five Cents Savings Bank for $265,000. Dave Iverson seconded the motion.
ROLL CALL of those participating:
1. Brian Sullivan    Aye
2. Brooke Mohr      Aye
3. Reema Sherry     Aye
4. Dave Iverson     Aye
5. Penny Dey        Aye
The motion carried unanimously.

Penny Dey motioned to authorize the Chair to sign documents related to the subordination on behalf of the Nantucket Affordable Housing Trust. Dave Iverson seconded the motion.

ROLL CALL of those participating:
1. Brian Sullivan    Aye
2. Brooke Mohr      Aye
3. Reema Sherry     Aye
4. Dave Iverson     Aye
5. Penny Dey        Aye
The motion carried unanimously.

Penny Dey motioned to approve the subordination of the mortgage from Nicholas J. Bontempi to the Nantucket Affordable Housing Trust Fund, recorded in Book 1616, Page 116, in favor of the mortgage from Nicholas J. Bontempi to The Cape Cod Five Cents Savings Bank. Reema Sherry seconded the motion.

ROLL CALL of those participating:
1. Brian Sullivan    Aye
2. Brooke Mohr      Aye
3. Reema Sherry     Aye
4. Dave Iverson     Aye
5. Penny Dey        Aye
The motion carried unanimously.

Penny Dey motioned to authorize the Chair to sign documents related to the subordination on behalf of Nantucket Affordable Housing Trust. Reema Sherry seconded the motion.

ROLL CALL of those participating:
1. Brian Sullivan    Aye
2. Brooke Mohr      Aye
3. Reema Sherry     Aye
4. Dave Iverson     Aye
5. Penny Dey        Aye
The motion carried unanimously.

VI. RFI for Properties under Neighborhood First
Tucker Holland had wanted to issue this following the July meeting. For several reasons, we are postponing today’s discussion to July meeting. Several different parties, such as Town Counsel, Procurement, Massachusetts Housing Partnership, need to have input.
CONTINUED to July meeting
VII. Scope of work for Housing Production Plan Update

Tucker Holland recaps discussion at May meeting when we went over scope of what we need a consultant to address in next update. The current HPP expires in October 2021. For the prior update, we expanded on Planning Director’s scope of work for potential consultants. He will recirculate this to see if anyone has any further thoughts. He would like to send to different parties that have been identified in hopes of getting a response, maybe for July meeting.

Brooke Mohr proposes to expand the scope of work to include diversity and inclusion.

Penny Dey motioned to authorize the Tucker Holland to send out the scope of work description to potential consultants for updating the HPP. Brooke Mohr seconded the motion.

ROLL CALL of those participating:
1. Brian Sullivan  Aye
2. Brooke Mohr  Aye
3. Reema Sherry  Aye
4. Dave Iverson  Aye
5. Penny Dey  Aye

The motion carried unanimously.

VIII. Communications – Sub-Committee Report

- Florencia Rullo, Public Outreach Manager for the Town of Nantucket

Brooke Mohr There had been discussion of hiring an outside firm, but she has looked into an in-house alternative. She and Tucker met with Florencia Rullo, who has a skill set as a graphic designer. She can change the cover photo on webpage and add buttons and links and upgrade the page. One stop resource for housing information. Wants to have a section called “Are you looking to buy/rent/create a home?” with links to other housing organization resources on island. We would eventually have a resources document that includes information re. private affordable options like Richmond. When people think housing – we want them to come to our page which will direct them to different resources. Refers to look and feel of Tourism Offices website. Florencia suggested we start small. It will take financial investment which can be handled by vendor that manages the Town website. Florencia suggests using general Town Facebook page to push out housing materials and info. She will begin to think about a logo for us. She also met with Nantucket Data Platform (“NDP”), including Vanessa Emery, to create an interface with information being pushed out by NDP. They are interested in doing co-marketing on social media of the study and giving access to it. Penny Dey important that it is clear that we are representing their data, not ours, if we engage in any collaboration with NDP.

Brian Sullivan asks if we want to have these ideas voted on by this group or will the subcommittee work directly with Florencia.

Brooke Mohr The subcommittee (Brooke, Dave, Penny) will work with Florencia in terms of deciding on content and what goes up on the page. The subcommittee can approve. Maybe reaffirm that authority to do this work.

Penny Dey suggests the Trust takes a look at it collectively before it goes live.

Brooke Mohr will submit a list to the group for the next meeting.

Reema Sherry prefers to work as a group. We do have some ownership of the NDP study which we funded.

Brian Sullivan thinks we may have rights of use

Dave Iverson agrees it would be helpful to get feedback from group before it goes live.
Florencia Rullo You can decide how you want to collect the information. She is final step with plugging it into new page. Mission and goals are most important.
Brian Sullivan asks Brooke to circulate something to group through Staff.

- Housing Forum – Dr. Tiffany Manuel
Tucker Holland Covid impacted plans to have a live event this summer. We are going to reconnect with Dr. Manuel to realign work to an online format. Likely a later date than originally planned.

IX. Housing Nantucket Update
- CPC Coordination
Tucker Holland Recently, we had submitted to CPC for reimbursement for several projects. One of the items related to 7 Surfside. Trust made a modest grant to Housing Nantucket (“HN”) to facilitate adding units to the SHI list. CPC contacted us last week to say that they are trying to get older funds used first. They have processed our request presently before them. They wanted us to be aware that HN does have some funds available from prior grants which, in the CPC’s view, could be used for this rather than an allocation from the Trust. CPC wanted us to be aware of that policy/approach.

- 18 Ticcoma
Tucker Holland In conjunction with CPC reimbursements, there has been some confusion about the units that the Trust had funded with CPC dollars. We have sorted things out but need to be sure it is correctly recorded and formalized.

- 175% AMI Monitoring
Tucker Holland HN is interested in providing this service with regard to Richmond units that will become available next Spring. Final touches in upcoming months.
Anne Kuszpa is grateful for all the support and collaboration.

X. Other Business
Tucker Holland An item that was just delivered today. There was a program for housing rehabilitation loans forgiven over time originally administered by HN and transferred to the Trust a few years ago. So long as the owner stays in place, loans can be forgiven over a 15-year period. 15 years have transpired for one of the recipients. They want the lien released in accordance with the program. Asks that the Board authorize the chair to sign anything related to this release. This is in conjunction with Ronnie Roberts property at 16 Allens Lane.
Brian Sullivan asks if this should be on an Agenda, properly noticed.
Eleanor Antonietti confirms yes. This would not be subject to less than 48-hours notice unless truly urgent.
Reema Sherry if there is any urgency we could have a special meeting.
Tucker Holland will check in with Town Counsel to see if it needs to be before the Board as they have met all the conditions.

- Next meeting – Tuesday, July 21, 2020
Tucker Holland Erika asked that these meetings on 3rd Tuesday be moved to another day and would like the Board to discuss alternate times, such as Wednesdays which work better in some cases. Brooke Mohr points out that we are about to get 2 new members, as of tomorrow. Makes sense to do it once we have those names confirmed. She is fine with Wednesdays. But time of day can be an issue. Dave Iverson points out that the new SB appointee could be overwhelmed on Wednesdays.
DISCUSSION of logistical challenges and suggestion to canvas once new appointees are determined. CONSENSUS keep meeting on July 21st for now and if needed, Tucker will send out a Doodle Poll to reschedule.

XI. Public Comment
NONE

XII. 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.

Specific matter requires confidentiality.

The MOTION was made by Penny Dey and seconded by Dave Iverson to go into executive session to consider the purchase, exchange, lease, or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body, and not return to open session.

ROLL CALL of those participating:
1. Reema Sherry  Aye
2. Dave Iverson  Aye
3. Penny Dey     Aye
4. Brooke Mohr   Aye
5. Brian Sullivan Aye
The vote as UNANIMOUS.

XIV. Adjourn
Open Session Meeting ended at 1:53pm
M/S/A Penny Dave
ROLL CALL unanimous

Submitted by:
Eleanor W. Antonietti
I. Call Meeting to Order

Brian Sullivan called the meeting to order at 2:10pm. Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom and YouTube, consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the “COVID-19 Virus.”

II. Approval of Agenda

Penny Dey moved to approve the agenda. Kristie Ferrantella seconded the motion.

ROLL CALL of those participating:
1. Brian Sullivan  Aye
2. Brooke Mohr  Aye
3. Reema Sherry  Aye
4. Dave Iverson  Aye
5. Penny Dey  Aye
6. Kristie Ferrantella  Aye
7. Allyson Mitchell  Aye

Agenda adopted by UNANIMOUS consent.

III. PUBLIC COMMENT

Tucker Holland explains that we had been looking at moving time of regular meeting due to congestion with Town’s Zoom accounts. However, we will be able to remain the 3rd Tuesday.

IV. Reaffirmation Vote of 31 Beach Grass Funding Source (CPC $5 million Bonding Authorization) for Habitat Lot Acquisition and Duplex Construction

Tucker Holland explains that the purpose of this is to make very clear the source of the funding for the Finance Department.
Consistent with prior approval, Brooke Mohr motioned that we reconfirm authorization and approval that one hundred (100%) percent of the grants to Habitat for Humanity for both the acquisition of 31 Beach Grass Road, Nantucket, MA (duplex building lot - $375,000) and the construction of a duplex residential structure which will have a permanent deed restriction at 80% Area Median Income or below ($460,000), as provided by the Town of Nantucket Affordable Housing Trust Fund, be funded from the appropriations pursuant to the vote of Article 28 of the 2019 Annual Town Meeting. Penny Dey seconded the motion.

**ROLL CALL of those participating:**
1. Brian Sullivan  Aye
2. Brooke Mohr  Aye
3. Reema Sherry  Aye
4. Dave Iverson  Aye
5. Penny Dey  Aye
6. Kristie Ferrantella  Aye
7. Allyson Mitchell  Aye

Motion adopted by UNANIMOUS consent.

V. **137 Orange Street Acquisition**
   - Review and Discussion of Environmental Report
   - Ratification that 75% of Acquisition and Transaction Costs to Come from Neighborhood First Funding ($20 million Bond Authorization) and 25% from CPC $5 million Bonding Authorization
   - Acceptance and Approval of the Deed and Execution of Closing Documents

Brian Sullivan we have received the Environmental Report and other items in the Packet. Tucker Holland he and Ken did attend on-site engineering work. The firm has completed a Phase I Study. They are familiar with the area. Everything came back with no issues.

1. Brooke Mohr motioned that we approve and execute the Acceptance of Deed from Lee H. Dunn, Trustee of the South Landing Trust to the Town of Nantucket Affordable Housing Trust Fund for the property at 137 Orange Street, Nantucket, and related closing documents in the forms approved by Town Counsel; and further to authorize the Chair or the Vice Chair of the Trustees to execute any of these documents necessary to effectuate the purchase of said property. Reema Sherry seconded the motion.

**ROLL CALL of those participating:**
1. Brian Sullivan  Aye
2. Brooke Mohr  Aye
3. Reema Sherry  Aye
4. Dave Iverson  Aye
5. Penny Dey  Aye
6. Kristie Ferrantella  Aye
7. Allyson Mitchell  Aye

Motion adopted by UNANIMOUS consent.
2. Brooke Mohr motioned that we authorize and approve that seventy-five (75%) percent of the acquisition and transactional costs for the acquisition of 137 Orange Street, Nantucket by the Town of Nantucket Affordable Housing Trust Fund be funded from the appropriations pursuant to the vote of Article 37 of the 2019 Annual Town Meeting, and twenty-five (25%) percent of the acquisition and transactional costs for the acquisition of said property be funded from the appropriations pursuant to the vote of Article 28 of the 2019 Annual Town Meeting. Dave Iverson seconded the motion.

ROLL CALL of those participating:
1. Brian Sullivan  Aye
2. Brooke Mohr  Aye
3. Reema Sherry  Aye
4. Dave Iverson  Aye
5. Penny Dey  Aye
6. Kristie Ferrantella  Aye
7. Allyson Mitchell  Aye
Motion adopted by UNANIMOUS consent.

VI. 135 Orange Street Acquisition

- Review and Discussion of Environmental Report
- Ratification that 75% of Acquisition and Transaction Costs to Come from Neighborhood First Funding ($20 million Bond Authorization) and 25% from CPC $5 million Bonding Authorization
- Acceptance and Approval of the Deed and Execution of Closing Documents

Brian Sullivan recused due to conflict. He leaves meeting at 2:27pm. Appoints Vice Chair Brooke Mohr as Chairman pro tem.

1. Reema Sherry motioned that we approve and execute the Acceptance of Deed from 135 Orange LLC to the Town of Nantucket Affordable Housing Trust Fund for the property at 135 Orange Street, Nantucket, and related closing documents in the forms approved by Town Counsel; and further to authorize the Chair or the Vice Chair of the Trustees to execute any of these documents necessary to effectuate the purchase of said property. Penny Dey seconded the motion.

ROLL CALL of those participating:
1. Brooke Mohr  Aye
2. Reema Sherry  Aye
3. Dave Iverson  Aye
4. Penny Dey  Aye
5. Kristie Ferrantella  Aye
6. Allyson Mitchell  Aye
Motion adopted by UNANIMOUS consent.

2. Reema Sherry motioned that we authorize and approve that seventy-five (75%) percent of the acquisition and transactional costs for the acquisition of 135 Orange Street, Nantucket by the
Town of Nantucket Affordable Housing Trust Fund be funded from the appropriations pursuant to the vote of Article 37 of the 2019 Annual Town Meeting, and twenty-five (25%) percent of the acquisition and transactional costs for the acquisition of said property be funded from the appropriations pursuant to the vote of Article 28 of the 2019 Annual Town Meeting. Penny Dey seconded the motion.

**ROLL CALL** of those participating:
1. Brooke Mohr Aye  
2. Reema Sherry Aye  
3. Dave Iverson Aye  
4. Penny Dey Aye  
5. Kristie Ferrantella Aye  
6. Allyson Mitchell Aye  
Motion adopted by **UNANIMOUS** consent.

Brooke Mohr The intent is to ensure that AHT will be able to line up successive years of Safe Harbor to maintain our status as we work towards the 10% mandate under Chapter 40B.  

Penny Dey They are not located near other affordable housing.  

Tucker Holland The selection of these properties came out of rigorous evaluation using the Neighborhood First Advisory Committee criteria. These properties check all of the boxes.

**VII. Board Comments**
Brooke Mohr welcomes Ally and Kristie to the Board.

**VIII. Adjourn**
Meeting ended at 2:33pm  
M/S/A Penny Dey Dave Iverson  
**ROLL CALL** of those participating:
1. Brooke Mohr Aye  
2. Reema Sherry Aye  
3. Dave Iverson Aye  
4. Penny Dey Aye  
5. Kristie Ferrantella Aye  
6. Allyson Mitchell Aye  
Meeting adjourned by **UNANIMOUS** consent.

Submitted by:
Eleanor W. Antonietti
AGENDA ITEM V.

CFAP – UPDATE ON STOVER

63 Cato Lane
17 Clarendon Street - post closing
Approve subordination of the mortgage from David R. Gray to the Nantucket Affordable Housing Trust Fund, registered as Document No. 164438 in favor of the mortgage from David R. Gray to The Cape Cod Five Cents Savings Bank, registered as Document No. 164440
Authorize the Chair to sign documents related to subordination on behalf of Trust

Tucker Holland explains that this is a matter of clean-up. When David Gray (17 Clarendon) went on record on January 31, 2020, the Registry of Deeds inadvertently put the Trust mortgage on ahead of the Cape Cod Five mortgage. Cape Cod Five requires a subordination for execution and recording. Paragraph 2(a) of the NAHT Mortgage contemplates that the Trust fund will subordinate its mortgage.

Penny Dey motioned to approve the subordination of the mortgage from David R. Gray to the Nantucket Affordable Housing Trust Fund, registered as Document No. 164438 in favor of the mortgage from David R. Gray to The Cape Cod Five Cents Savings Bank, registered as Document No. 164440. Brooke Mohr seconded the motion. The motion carried unanimously.

Penny Dey motioned to authorize the Chair to sign documents related to subordination on behalf of Nantucket Affordable Housing Trust. Reema Sherry seconded the motion. The motion carried unanimously.

V. Covenant Formation Assistance Program (CFAP) Application

63 Cato Lane

Isaiah Stover explained that he funds to help with the process of creating a covenant on front cottage. Asks if the fund could be available to use for a water connection or is it restricted to surveying and application fees. The Town will waive the sewer connection or privilege fees but water company has yet waived the $5,000 application fee to connect to water.

DISCUSSION that this was not contemplated.
Anne Kuszpa Points out that even though we have not talked about that, it would be relevant. We are saying Planning Board application fees could be covered under this.
Tucker Holland agrees with Anne but it’s up to the board. All of these fees are returned upon sale of the lot.

Brian Sullivan explains that the CFAP was created to help existing homeowners working with Housing Nantucket with the up-front costs of creating a covenant lot such as various surveying and Town permitting costs. Agrees no reason to restrict. This is the first time this has been brought to our attention.

Anne Kuszpa Isaiah will request a waiver from the Board of Water Commissioners. This has been done in the past in other instances, but we are responsible for connection fee.
Tucker Holland suggests that the Board could send a letter to Water Commissioners asking them to consider this waiver.

Reema Sherry motioned to authorize the Tucker Holland to draft a letter to the Board of Water Commissioners requesting a waiver of the water connection fees just as the sewer fees are waived for lots in the Covenant Lot Formation program. Brooke Mohr seconded the motion. The
motion carried unanimously.

Reema Sherry asks if this would be an ANR subdivision.
Isaiah Stover It will require a 2nd driveway. The Special Permit application is in process.

Brooke Mohr motioned to approve the Covenant Formation Assistance Program application of Isaiah Stover. Penny Dey seconded the motion. The motion carried unanimously.

VI. Financial Review
Tucker Holland explains that they are going to take this up in March. We have challenges to coordinating with other Staff.
CONTINUED to March meeting.

VII. Draft RFP for Properties under Neighborhood First
Tucker Holland clarifies that this is a Request for Interest – should read RFI, not RFP. He explains the timing of RFI going out under Neighborhood First funding to primarily seek scattered site locations. The recommendation is to issue the RFI in advance of ATM, on March 25th with an inquiry deadline of May 13th. Answers are published publicly. Want to allow until mid-June to respond. ATM can serve to publicize this. We have suggested mid-August as an intended property selection date.
Brian Sullivan Any submission deadline should permit access to seasonal community. Maybe push inquiry deadline of mid-June.
Reema Sherry agrees. Maybe even go to September for selection.
Tucker we had a few different strategies with Neighborhood First ("NFAC"). This one is more geared toward scattered site. Not relying upon this one for Safe Harbor so timing is a little more flexible.
CONSENSUS is to include seasonal residents and give them more time to respond after issuance date.
Penny Dey points out that many of area civic associations meet during the summer. We could take this on the road.
Tucker Holland Critical things are around evaluation criteria by which you will be reviewing what is submitted. We need to define for the applicant what would be considered advantageous, not advantageous, etc…
DISCUSSION regarding chart which mirrors information that might be included in a listing and whether or not there are things on list that are not reflected in the evaluation criteria.
Brian Sullivan suggests adding some sort of homeowner disclosure statement of condition, home inspection.
Ken Beaugrand The issue is that is something that we might have to fund. Unreasonable to ask that if there is no firm commitment to move forward.
Brian proposes a homeowner disclosure form in lieu of inspection.
Penny Dey we can ask if there has been a recent inspection and if yes to supply it. Statement of condition is good one to add.
Brooke Mohr in lieu of an inspection – would want permission to access property to inspect.

PUBLIC
Mary Longacre (Chair of Coastal Resiliency Advisory Committee) Suggests including criteria regarding erosion and flood zone. Shouldn’t necessarily disqualify but would have to take appropriate measures.
February 18, 2020

Isaiah Stover
63 Cato Lane
Nantucket, Mass. 02554

RE: Covenant Formation Assistance Payment
63 Cato Lane - front

Dear Mr. Stover,

Congratulations! At the Nantucket Affordable Housing Trust (“Trust”) meeting on February 18, 2020, the Trust voted to approve the first Covenant Formation Assistance Program (“CFAP”) application submitted in connection with the creation of a covenant lot for your front cottage located at 63 Cato Lane. The CFAP was created to help existing homeowners, working with Housing Nantucket to create covenant lots, with the initial costs such as various surveying and Town permitting expenses. In order not to delay the process any further, the funds will be wired to the Housing Nantucket account by noon Friday, March 6, 2020, after the Select Board approves the next warrant on Wednesday, March 4, 2020. Please be aware that the Select Board approves warrants generally every two weeks. Requests for payment need to be in at least two weeks before any warrant.

Upon the sale of the subject property, the loan will be repaid to the Trust from the proceeds of the sale, as stipulated in the terms and conditions of the Covenant Formation Assistance Program. At closing, a check/or wire for the amount of the CFAP loan shall be returned to the Town of Nantucket in a format acceptable to the Town Treasurer. The details of the exact amount on the Closing Disclosure Statement shall also be transmitted to the Nantucket Affordable Housing Trust Fund, attn: Eleanor Antonietti for our records.

Should you have any questions please contact our office.

Yours Truly,

Brian Sullivan, Chairman
Nantucket Affordable Housing Trust

cc: Anne Kuszpa, Executive Director
Housing Nantucket
Covenant Formation Assistance Program (CFAP) Application

Applicant Name: Isaiah Stover

Email Address: isaih.stover@gmail.com

Phone: 508-332-1234

Physical Address: 63 Cato Lane, Nantucket, MA 02554

Mailing Address: Same as above

Address of Property comprising proposed Covenant Unit: Front of 63 Cato Lane

Name of Property Owner: Isaiah Stover

Mortgages and/or Encumbrances affecting the Property: With Cape Cod Five Savings

In signing this application I/we hereby certify that:

- The information contained in this application is true and accurate to the best of my/our knowledge and belief under the full pains and penalties of perjury and understand that perjury will result in disqualification from further consideration
- I/We have read and understand all the general information provided about the CFAP Program and the Nantucket Housing Needs Covenant Program. I/We understand the covenant restriction is a Deed Rider that is recorded on the property at the time of the first transaction into the Covenant Program.
- I/we understand that I will sign a promissory note at the time this application is approved. A mortgage securing repayment of the promissory note will be recorded on my property immediately. I/we understand is my/our obligation to fulfill the repayment terms of the CFAP promissory note.
- I/we understand that the Covenant Transaction Fee, which is a flat fee applicable to every Covenant transaction, is not included in loaned funds and is due at closing.

Signature 01/31/2020

Submit to Housing Nantucket, 75 Old South Road, PO Box 3149 Nantucket, MA 02584

info@housinanantucket.org

Page 3 of 3
LAND OF: GERTRUDE V. ALLEN
NOV. 14, 1975 SCALE 1" = 50'
Josiah S. Barrett, Surveyor

NOTE:
Lot 4 to be conveyed to Donald Garnet or vs Lot 1
Louise A. Bedell vs Wayne L. Vierra

Lots 6, 7, & 8, as shown, have insufficient area and
Lots 4-5-6, as shown, have insufficient frontage
to comply with present zoning requirements.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED
DATE: 11/17/75 FILE No. 1485
NANTUCKET PLANNING BOARD

Watts

Received and entered with

MATT BARRETT
RECORD

Plates No. 17
Page 28

ATomas W. Barna
ATTORNEY W. BARNES
DEED

We, Isaiah Stover and John Stover of 5 Liberty Street, Nantucket, MA 02554 for consideration paid in the amount of One Dollar ($1.00) and 00/100

Grant to

Isaiah Stover, individually, of 63 Cato Lane, Nantucket MA 02554

WITH QUITCLAIM COVENANTS,

That certain parcel of land together with all improvements thereon situated in Nantucket Town and County, Commonwealth of Massachusetts, known and numbered as 63 Cato Lane bounded and described as follows:

EASTERLY by the line of Cato Lane, eighty and 00/100 (80.00) feet;

SOUTHERLY by land now or formerly of Myles M. and Priscilla L. Reis, two hundred fifty-three and 65/100 (253.65) feet; and

WESTERLY by land now or formerly of Myles M. and Priscilla L. Reis, one hundred and 00/100 (100.00) feet.

NORTHERLY by lot 7 on plan hereinafter mentioned, two hundred seventy-three and 62/100 (273.62) feet.


For grantor's title see Deed recorded in Book 1495, Page 3 at the Nantucket Registry of Deeds.
Executed and sealed this 9th day of February 2018.

John Stover

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 9th day of February 2018, before me, the undersigned notary public, personally appeared the above-named John Stover, proved to me through satisfactory evidence of identification, which was valid government issued photographic identification and/or personally known to this notary, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed.

Michael J. Wilson
Notary Public
My commission expires:

NANTUCKET LAND BANK CERTIFICATE

☐ Paid $
☐ Exempt ☑
☐ Non-applicable

39404 2/10/18
No. Date
Authorization

Commonwealth of Massachusetts
My Commission Expires
October 15, 2021
Executed and sealed this 6 day of February 2018.

[Signature]

Isaiah Stover

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 6th day of February 2018, before me, the undersigned notary public, personally appeared the above-named Isaiah Stover, proved to me through satisfactory evidence of identification, which was valid government issued photographic identification and/or personally known to this notary, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as his free act and deed.

[Signature]

Notary Public
My commission expires:

MICHAEL J. WILSON
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 15, 2021
AGENDA ITEM VI.

RFI for properties under Neighborhood First
AFFORDABLE HOUSING TRUST
REQUEST FOR PROPOSAL (RFP) REGARDING PROPERTIES TO BE ACQUIRED FOR SHI-ELIGIBLE RENTAL HOUSING ("NEIGHBORHOOD FIRST")

IMPORTANT DATES

RFP Issuance: Wednesday, August 5th, 2020
Inquiries Deadline: Wednesday, September 23rd, 2020 at 1:00 p.m.
Proposal Submission Deadline: Wednesday, October 14th, 2020 at 1:00 p.m.

Note: respondents to the RFP who meet Minimum Threshold Criteria may be asked to present their project proposal to the Review Committee

Property Selection: Intended to be made by December 16th, 2020

All times in this document are local time in Nantucket, MA.

I. Request for Proposals

The Town of Nantucket’s Affordable Housing Trust (the “Trust”) is seeking proposals from property owners interested to sell their property to the Trust to be used as rental housing which would be eligible for inclusion on the Town’s Subsidized Housing Inventory ("SHI") as maintained by the Department of Housing and Community Development ("DHCD").

The vote of Article 37 of the 2019 Annual Town Meeting ("Neighborhood First") authorized the Board of Selectmen to bond for up to $20 million for the purposes of acquiring existing properties which could become part of an affordable rental program, and which would all qualify on the SHI list to assist the Town in obtaining Safe Harbor as it is known under Chapter 40B of the M.G.L.; or to take any other action related thereto.

II. Proposal Submission

The Trust has determined that the award of this contract is subject to M.G.L. c. 30B, known as the Uniform Procurement Act. Therefore, the provisions of M.G.L. c. 30B are incorporated herein by reference.

All proposals must be received by 1:00 p.m. on Wednesday, October 14th, 2020 and submitted to:

Town of Nantucket – Affordable Housing Trust
Attn: Tucker Holland, Municipal Housing Director / Neighborhood First
Town & County Building

Affordable Housing Trust – Neighborhood First Property RFP DRAFT
To be considered a complete proposal, all proposals must include the following:

1. Cover page labeled “Neighborhood First Property Proposal.” The cover page should also identify the primary contact person and all contact information;
2. All required documents, completed and signed by a duly authorized signatory;
3. One clearly marked unbound and organized original in a format that is easily copied and twelve (12) bound copies; and
4. An electronic version of the complete proposal on a CD or flash drive.

Proposals that are incomplete or conditional will be rejected. Proposals received after this time will be considered non-responsive and either not accepted or returned to the proposer unopened.

A proposer may correct, modify or withdraw a proposal by written notice received prior to the time set for receipt of proposals (1pm on Wednesday, October 14, 2017).

Modifications must be submitted in a sealed envelope labeling the Modification and must reference the original RFP proposal.

Proposals will be opened pursuant to the provisions of M.G.L. c. 30B, §6 (d) at 10:00 a.m. on Thursday, October 15, 2020. A proposer may not change any provision of the proposal after the receipt deadline (1pm on Wednesday, October 14, 2020).

The Trust reserves the right to reject any or all proposals or to cancel this RFP if in the Town’s sole discretion it is determined to be in the best interest of the Town.

The Trust is under no obligation to acquire any properties brought to its attention under this RFP.

All inquiries should be made via e-mail and directed to: tholland@nantucket-ma.gov no later than 1:00 p.m., Wednesday, September 23rd, 2020. Inquiries should have a subject line entitled: Neighborhood First RFP Inquiry. Any inquiries after such date will not be accepted. All inquiries and responses will be shared with all Registered Proposers via email.

In order to receive answers to all inquiries and any RFP amendments, interested parties must be registered as a Registered Proposer with the Town. To register as a potential respondent, please send an e-mail to tholland@nantucket-ma.gov no later than Friday, September 18, 2020 at 1:00 p.m. with your name, organization, contact e-mail and indicate in the subject line: Registered Proposer – Neighborhood First RFP. As inquiries are made, answers will be provided as expeditiously as possible to all Registered Proposers at the time.

The Town makes no representations or warranties, express or implied as to the accuracy and/or completeness of the information provided in this RFP. This RFP, including all attachments and supplements, is made subject to errors, omissions, prior sale, lease or financing and withdrawal.
without prior notice, and changes to, additional, and different interpretations of laws and regulations.

Proposers’ Responsibility for Due Diligence: Proposers should undertake their own review and analyses concerning physical conditions, environmental conditions, applicable zoning, required permits and approvals, and other development and legal considerations.

III. Property Objectives

The Trust is seeking proposals to acquire individual properties which could be suitable to restrict to affordable use under existing zoning by-laws for the Town of Nantucket for the purposes of rental year-round housing and inclusion on the Town’s SHI list.

Under Chapter 40B, in order to have a property qualify for the SHI, at least twenty-five (25%) percent of the units on a given property must be rented to income eligible households earning eighty (80%) percent or less of the area median income (AMI) for Nantucket County and meet the requirements for all of the rental units to be eligible for inclusion on the DCHD SHI.

The Trust is seeking sites that are “scattered” relative to proximity to existing affordable housing developments of 5 units or greater.

IV. Proposal Submission Requirements

The submission for each property shall include the following. These will constitute the minimum criteria.

A. # of Total Buildings
B. # of Housing Units
C. # of BR
D. # of Baths
E. Who has the legal authority to convey?
F. Any leases / licenses / easements the property is subject to
G. When would the property be available (closing date range -- note property must be vacant following closing)?
H. Proposed Sales Price
I. Assessors Card
J. Interior and Exterior Photos
K. Smoke Detector Compliant
L. Subdivision Potential (41-81L)
M. Deed
N. Wetlands disclosure
O. On Town Water?
P. On Town Sewer?
Q. Septic Plan
R. Title V Inspection
S. In Wellhead Protection District?

Affordable Housing Trust – Neighborhood First Property RFP DRAFT

PAGE 3
V. Evaluation Criteria

Projects meeting the Minimum Threshold Criteria will then be judged on the Comparative Evaluation Criteria (see Attachment A). The Trust will use the comparative criteria for each subject and which will be rated on a scale of Not Advantageous, Advantageous or Highly Advantageous for each listed subject as set forth on the Comparative Evaluation Criteria.

VI. Selection Process and Rules for Award

All proposals submitted by the deadline will be opened pursuant to M.G.L. c. 30B, §6(d) and recorded. All information contained in the proposals is public. The Trust or its designee(s) (i.e., an evaluation committee) will review and evaluate all proposals that have been received by the submission deadline based on the criteria outlined in the “Comparative Evaluation Criteria.” Evaluation of the proposals will be based on the information provided in the proposer’s submission in accordance with the submission requirements of this RFP and any references, and additional information requested and/or gathered by the Trust.

The Trust reserves the right to select the proposal that best meets the needs of the community and that may not be the proposal that achieves the highest score. The Town reserves the right to not acquire any property if it determines in its sole discretion that it is in the best interest of the Trust.

The Trust will notify all Registered Proposers in writing of its decision.

VII. Attachments

A. Comparable Evaluation Criteria
B. Disclosure Statement
C. Acknowledgement of Receipt of Document
### ATTACHMENT A: COMPARATIVE EVALUATION CRITERIA
#### NEIGHBORHOOD FIRST

<table>
<thead>
<tr>
<th></th>
<th><strong>Not Advantageous</strong></th>
<th><strong>Advantageous</strong></th>
<th><strong>Highly Advantageous</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Proximity to SHI-</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One of the intents of the</td>
<td>Property is located within 0.50 miles of existing or</td>
<td>Property is located between 0.51 and 1.0 miles of existing</td>
<td>Property is located more than 1.01 miles of existing or</td>
</tr>
<tr>
<td>Neighborhood First program is</td>
<td>currently planned SHI-eligible units in developments of 5</td>
<td>or currently planned SHI-eligible units in developments of</td>
<td>currently planned SHI-eligible units in developments of</td>
</tr>
<tr>
<td>to spread affordable / workforce / year-round housing across the Island</td>
<td>units or greater</td>
<td>5 units or greater</td>
<td>5 units or greater</td>
</tr>
<tr>
<td><strong>Property has Existing Structures</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>One of the intents of the</td>
<td>Property is undisturbed, natural land</td>
<td>Property is developed or previously has been developed</td>
<td>Property has one or more existing housing units</td>
</tr>
<tr>
<td>Neighborhood First program is</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>to utilize improved properties</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Condition of Existing Housing Units</strong></td>
<td>Property in fair or poor condition in the sole discretion of the Trust</td>
<td>Property in good condition in the sole discretion of the Trust</td>
<td>Property in excellent condition in the Trust’s sole discretion</td>
</tr>
<tr>
<td><strong>Potential Number of Units Under Existing Zoning</strong></td>
<td>Less than three units possible</td>
<td>3-5 units possible</td>
<td>More than 5 units possible</td>
</tr>
<tr>
<td><strong>Value (Total Cost per Potential Unit)</strong></td>
<td>More than $690,000 per unit</td>
<td>Between $450,000 and $690,000 per unit</td>
<td>Less than $450,000 per unit</td>
</tr>
<tr>
<td><strong>Proximity to Employment and Goods &amp; Services</strong></td>
<td>Property is located more than 1.01 miles from a commercial place of employment</td>
<td>Property is located between 0.51 and 1.0 miles of a commercial place of employment</td>
<td>Property is located within 0.50 miles of a commercial place of employment</td>
</tr>
<tr>
<td>------------------------------------------------</td>
<td>------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>Proximity to Public Transportation</strong></td>
<td>Property is located more than 1.01 miles from a designated public transportation stop</td>
<td>Property is located between 0.51 and 1.0 miles of a designated public transportation stop</td>
<td>Property is located within 0.50 miles of a designated public transportation stop</td>
</tr>
<tr>
<td><strong>Proximity to Schools</strong></td>
<td>Property is located more than 1.01 miles from public schools</td>
<td>Property is located between 0.51 and 1.0 miles of public schools</td>
<td>Property is located within 0.50 miles of public schools</td>
</tr>
<tr>
<td><strong>Availability of Town Sewer &amp; Water at Site</strong></td>
<td>No availability of Town Sewer and Water</td>
<td>Either Town Sewer or Water is available</td>
<td>Both Town Sewer and Water are available</td>
</tr>
<tr>
<td><strong>Energy Efficiency of Existing Dwellings</strong></td>
<td>Built more than 20 years ago</td>
<td>Built in the last 11-20 years</td>
<td>Built within the last 10 years</td>
</tr>
<tr>
<td><strong>Availability of the Property to Close</strong></td>
<td>Property is available to close only before January 2021 or after June 2021</td>
<td>Property only available to close any time between December 2020 and June 2021 and will not be vacant at closing (e.g., is subject to an ongoing lease)</td>
<td>Property is available to close on any time between December 2020 and June 2021 and will be vacant at closing</td>
</tr>
<tr>
<td><strong>Encumbrances</strong></td>
<td>Property is subject to a lease or license post-closing for 1 year or more</td>
<td>Property is subject to a lease or license post-closing for less than one year or more</td>
<td>Property is not subject to any leases or license post-closing</td>
</tr>
</tbody>
</table>
ATTACHMENT B: DISCLOSURE STATEMENT

[To come from Town Counsel]
TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST
DOCUMENT ACKNOWLEDGMENT FORM
NEIGHBORHOOD FIRST RFP

I ACKNOWLEDGE RECEIPT OF THIS REQUEST FOR PROPOSALS AND ALL ADDENDA AND UNDERSTAND I MUST ENCLOSE THIS SIGNED ACKNOWLEDGMENT AS PART OF MY PROPOSAL.

Name

______________________________________________  _____________________________
Signed        Date

Property Address

______________________________________________
AGENDA ITEM VIII.

135 & 137 Orange St.

RFP & Timing
135 Orange Street

Property Information
Property ID 55 285
Location 135 ORANGE ST
Owner 135 ORANGE STREET LLC

14,583 square feet

Workforce Rental Community: Minimum lot requirement of 60,000 square feet in the CN District and 32,000 square feet in the CMI District
137 Orange Street

Property Information

Property ID: 55 286
Location: 137 ORANGE ST
Owner: DUNN LEE H TRST

25,909 square feet

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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

Geometry updated 11/13/2018
Data updated 11/19/2018

1" = 129 ft
Workforce rental community.

(a) Rental dwelling units in one or more structures, shall be subject to the following requirements:

[1] The maximum number of dwelling units shall not exceed 32, at least eight of which must (25% of which) be restricted to occupancy by households earning at or below 80% of area median income. An instrument, in a form approved by the Planning Board, restricting rental of at least eight of the dwelling units to households earning at or below 80% of area median income must encumber the subject lot(s);

[2] The maximum number of bedrooms contained within the workforce rental community lot shall not exceed 57;

[3] At least 10% of the total dwelling units within the workforce housing rental community must contain at least three bedrooms, unless such requirement is reduced by a future binding directive from the Commonwealth of Massachusetts Department of Housing and Community Development which confirms that fewer than 10% three-bedroom units may be included in the workforce rental community while still confirming that all of the units in the workforce rental community shall be eligible for inclusion on the Town's Subsidized Housing Inventory. In such an instance, the Planning Board shall have the discretion to approve fewer three-bedroom units within the workforce rental community, in conjunction with the issuance of the special permit, as long as the requirement described above with respect to confirmation of the eligibility of all of the units in the workforce rental community relative to inclusion on the Town's Subsidized Housing Inventory has been met.

(b) A minimum buffer area of at least 20 feet shall be established between the workforce rental community and residentially zoned abutting properties. The Planning Board may require the buffer area to include plantings, fencing, walls, or other improvements to mitigate impacts to abutting properties.

(c) The Planning Board may, in addition to those requirements included in § 139-23, require submission of additional documentation, including, without limitation, detailed floor plans, operation and management plan for the project, including maintenance of the structure(s) and the site.

(d) The Planning Board may reduce, by up to 100%, the side and rear yard setbacks where two or more workforce rental community lot projects are adjacent to each other.

(4) The Planning Board may allow a workforce rental community as part of a larger project, as allowed in the CN and CMI Districts, provided that the project, comprised of one or more parcels of land in the same ownership or control, could be divided into multiple lots meeting the lot requirement of § 139-8D(1)(a)[1] on a conventional subdivision plan meeting all dimensional and upland requirements of the bylaw and consistent with the Rules and Regulations Governing the Subdivision of Land, as may be amended by the Planning Board from time to time, as demonstrated by the submission of a dimensioned lotting plan.

[Added 11-6-2017 STM by Art. 20, AG approval 2-26-2018]
Orange Street RFP Considerations

Work with consultants to develop a program
   Laura Shufelt (MHP)
   Ed Marchant (Development / 40B Consultant; Harvard Kennedy School Professor)

Determine desired ownership structure

Determine preferred permitting method

Availability and applicability of both on- and off-island subsidy

Timing
NAHT MEETING

7/21/2020

AGENDA ITEM IX.

COMMUNICATIONS
NAHT Website Updates for Approval

NAHT page on the TON website – Add content

- Links to pertinent documents
  - HPP
  - Housing Needs Assessment
- Links to NAHT/TON Housing developments in process
  - Ticcoma Green
- Link to Data Platform Housing Study Dashboard
  (I have reached out to NDP to find out how that will work, technologically)
- Links to sources of financial assistance (COVID 19-related and ongoing)
  - Nantucket Food Fuel & Rental Assistance
  - MASS RAFT program
- Links to Housing resources divided by Rentals and Home Ownership
  - Websites of other ACK housing organizations
    - Housing Nantucket
    - Habitat
  - Richmond – home page
  - Academy Hill - Hall Keen
  - Landmark House – contact information
  - Housing Authority department page

- RFI for Neighborhood First properties

Create a Facebook Page for NAHT
- Meet with Florencia to learn how that works – approval of content
- Identify & train someone to manage our page?