

NEIGHBORHOOD  
FIRST ADVISORY  
COMMITTEE

PACKET

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SEPTEMBER 15, 2020

1pm

*via Zoom*<sup>1</sup>

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<sup>1</sup> *ZOOM MEETING INFORMATION* –

Link: <https://zoom.us/j/2179151123>

Meeting ID: 217 915 1123



# MEETING POSTING TOWN OF NANTUCKET

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

**RECEIVED**  
2020 SEP 11 AM 11:03  
NANTUCKET TOWN CLERK  
Posting Number:T 2021

<b>Committee/Board/s</b>	<b>NEIGHBORHOOD FIRST ADVISORY COMMITTEE</b> <i>Joint Meeting with AFFORDABLE HOUSING TRUST FUND</i>
<b>Day, Date, and Time</b>	<b>TUESDAY, SEPTEMBER 15, 2020, 1:00PM</b>
<b>Location / Address</b>	<b>REMOTE PARTICIPATION VIA ZOOM (See Below)</b> Pursuant to Governor Baker's March 12, 2020, Order Regarding Open Meeting Law (Attached). <b>THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT</b> □ <a href="https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA">https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA</a>
<b>Signature of Chair or Authorized Person</b>	<b>Eleanor Antonietti</b> <b>Land Use Specialist</b>

**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 09-15-2020 (Subject to change) [www.nantucket-ma.gov](http://www.nantucket-ma.gov)

**JOIN ZOOM MEETING:**  
Link: <https://zoom.us/j/2179151123>  
Meeting ID: 217 915 1123

**Purpose:** To discuss business as noted below. The complete text, plans or other material relative to each agenda item is available for inspection at the Planning Office at 2 Fairgrounds Road between the hours of 8:30 AM and 4:30 PM

**Advisory Committee Members:** Doug Abbey(Co-Chair), Peter Hoey(Co-Chair), Posie Constable, Penny Dey, Howard Dickler, Kristie Ferrantella, Dave Iverson, Brooke Mohr, Eric Savetsky, Brian Turbitt, Joe Grause

**Support Staff:** Tucker Holland (Housing Specialist), Ken Beaugrand (Real Estate Specialist), Eleanor Antonietti (Land Use Specialist/Zoning Administrator)

PLEASE LIST BELOW THE TOPICS THE CHAIR REASONABLY ANTICIPATES WILL BE DISCUSSED AT THE MEETING

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**I. Call Meeting to Order**

**II. Approval of Agenda**

**III. Approval of Minutes**

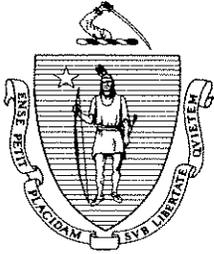
- November 1, 2019
- November 19, 2019

**IV. Neighborhood First RFP Update**

- Inquiries (questions) are due by September 30, 2020
- Proposals due by Thursday, October 22nd at 10:00am

**V. Public Comments**

**VI. Adjourn**



OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
STATE HOUSE • BOSTON, MA 02133  
(617) 725-4000

**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**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.

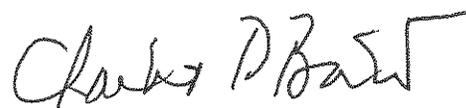
(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby 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 6:40 PM this 12th day of  
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in black ink and is positioned above a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts

# NFAC MEETING

9/15/2020

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## AGENDA ITEM III.

### MINUTES for:

- November 1, 2019
- November 19, 2019

**NEIGHBORHOOD FIRST ADVISORY COMMITTEE**

**Friday, November 1, 2019  
2:15 pm  
4 Fairgrounds Rd  
PSF Community Room**

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**Advisory Committee Members:** Doug Abbey (Co-Chair), Peter Hoey (Co-Chair), Posie Constable, Penny Dey, Howard Dickler, Kristie Ferrantella, Dave Iverson, Brooke Mohr, Eric Savetsky, Brian Turbitt, Joseph Grause

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**ATTENDING MEMBERS:** Penny Dey, Kristie Ferrantella, Joseph Grause, Peter Hoey, Brooke Mohr, Brian Turbitt

**REMOTE PARTICIPATION:** *by phone* Doug Abbey, Posie Constable

**ABSENT:** Howard Dickler, Dave Iverson, Eric Savetsky

**STAFF IN ATTENDANCE:** Tucker Holland (Housing Specialist), Ken Beaugrand (Real Estate Specialist), Eleanor Antonietti (Zoning Administrator), Megan Trudel (Administrative Specialist); Lauren Sinatra (Energy Coordinator)

**Public Present:** Rick Atherton; Andy Buccino (Stephens & Company, Inc. – energy consultant); Katherine Berube; Richard Berube

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**I. Call Meeting to Order**

Meeting called to order at 2:49

**II. Approval of Agenda**

**ROLL CALL VOTE:**

Brooke Mohr	Aye
Penny Dey	Aye
Peter Hoey	Aye
Kristie Ferrantella	Aye
Joe Grause	Aye
Brian Turbitt	Aye
Doug Abbey	Aye <i>by phone</i>
Posie Constable	Aye <i>by phone</i>

Agenda adopted by **UNANIMOUS** consent.

**III. APPROVAL of Minutes**

a. September 23, 2019

**MOTION** was made by Joe Grause and seconded that the Neighborhood First Advisory Committee does hereby approve the Minutes, as amended, for the meeting on September 23, 2019.

**ROLL CALL VOTE:**

Brooke Mohr	Aye
Penny Dey	Aye
Peter Hoey	Aye
Kristie Ferrantella	Aye
Joe Grause	Aye
Brian Turbitt	Aye
Doug Abbey	Aye <i>by phone</i>
Posie Constable	Aye <i>by phone</i>

The Vote was **UNANIMOUS**

**IV. Discussion and Approval of Revised Draft of “Initial Report – Statement of the Housing Situation & SHI List Management” Document**

**Pages 13-18 of Packet**

Peter asks Tucker to explain minor adjustments since last meeting.

Tucker HOLLAND Goes over revisions which have incorporated input and ideas shared at September meeting. Suggested edits from member of public came just before packet was posted and have not yet been incorporated. Mainly wordsmithing.

Peter HOEY we will get feedback at joint meeting with the Affordably Housing Trust Fund (“AHTF”). Comments on Exhibit 4 in document (Page 17 of Packet). Graph showing annual instead of cumulative.

Penny DEY thinks that should be a separate chart.

Tucker HOLLAND hesitation with that is that cumulative is not what the state looks at in order to determine Safe Harbor. It is always an isolated calendar year determination. Will accommodate Board request to illustrate in a way that is more helpful.

Penny DEY suggests showing in to show ‘here is where we are, here is the goal, and here is what we will be doing to get there.’ This may be an oversimplification but helpful for the public to have a clear understanding.

Tucker HOLLAND explains difficulty. Can be misleading.

**CONSENSUS** Want a chart to show people how we are progressing towards the 10% goal.

Tucker HOLLAND Exhibit 3 (Page 16 of Packet) does show where we are today. Runs a cumulative total. Could put that in a graph form but that is slightly different than what Peter was initially describing Will do what is desired and useful.

Penny DEY would like to see a separate chart. Wants to see as of 1/1 of particular year, this is the 10% goal and this is where we are.

Rick ATHERTON has a question on MEMO. Did not see reference to \$5 million available to AHTF. Worth an explanation if you don’t anticipate any SHI eligible units coming on stream from the investment of that money. You have all kinds of other private projects.

Penny DEY that is a question for AHTF

Brooke MOHR this reflects what we know is in the pipeline. Anything associated with CPC (Community Preservation Committee) money has no timeline or plan – nothing concrete to put on the list in terms of units. We have acquired a piece of property but have no development plan for it. Cannot identify number of units to put on here.

Rick ATHERTON there are projects on this list that don't have specific time frames. They are in court. You are estimating certain things will happen in terms of coming and staying on line for SHI list. Would be good to have some eligible units using those funds. It is real money and ought to have real impact on what you are doing.

Joe GRAUSE Suggesting putting in another paragraph re. this available money. There is no plan for it, but it is going to have an impact.

Rick ATHERTON that could be helpful.

Penny DEY we are in process with numerous things that are not yet public. Initiatives to create housing. It is not under the purview of this group.

Peter HOEY we cannot quantify but a general footnote. Trying to inform public of all resources that can help.

Tucker HOLLAND looking at Exhibit 3, we are still 55 units short of 490 required, but that could change. Agrees that noting that those funds are available and will be deployed in meeting the 55-unit gap is good.

Brian TURBITT this is a statement of the housing situation. It should be in here. We are advising AHTF on \$20 million but this report is on the overall goal. Agrees that a paragraph explaining it would be helpful to the public.

Kristie FERRANTELLA this is a living breathing document

**CONSENSUS** agrees.

Tucker HOLLAND clarifies that Board is asking him to add aspect of \$5 million and cumulative chart – graph representation of Exhibit 3 for next meeting.

**MOTION** was made by Kristie Ferrantella and seconded by Penny Dey that the Neighborhood First Advisory Committee does hereby authorize Tucker Holland to amend the “**Initial Report – Statement of the Housing Situation & SHI List Management**” document as recommended by the Committee.

**ROLL CALL VOTE:**

Brooke Mohr	Aye
Penny Dey	Aye
Peter Hoey	Aye
Kristie Ferrantella	Aye
Joe Grause	Aye
Brian Turbitt	Aye
Doug Abbey	Aye <i>by phone</i>
Posie Constable	Aye <i>by phone</i>

The Vote was **UNANIMOUS**

**V. Discussion and Approval of Revised “Evaluation of Strategies” Document**  
**Page 19 of Packet**

Peter HOEY some modifications have been made based upon discussion at last meeting when we went around the room and each member commented and rated most efficient of 3 strategies. A suggestion was made to weigh by percentages but this was too precise. In the end, we landed on ranges.

Penny DEY a majority of us felt it should be a hybrid approach.

Tucker HOLLAND you can see the changes since last discussion meant to incorporate what came out of September discussions. Group was uniformly committed to multi-site approach and multi-pronged strategy. It really will be on a case by case basis. Density and scale will be appropriate in one location but not in another. There were some finer points placed on some of the criteria that will be important in evaluating different opportunities. Energy efficiency, proximity to other affordable housing or other developments, infrastructure, traffic/parking and transportation, appropriateness of scale, density, massing, design, site layout – all are important factors as is susceptibility to delay.

Peter HOEY don't want to be too precise due to timing of opportunities. Perhaps LIHTC (Low Income Housing Tax Credit) will or will not be available. Howard's document will speak to that. It is an organic document not meant to dictate how we evaluate.

Tucker HOLLAND he has a meeting at DHCD next week where intention is to get a firmer understanding – now that we have identified different strategies – to create a roadmap on how we remain in Safe Harbor, the principle goal of this program.

Brooke MOHR suggests we incorporate working within existing zoning. We want to send message that we are not looking to expand potential density of any particular area.

Rick AHERTON appreciates what Brooke said. Use of terms like 'appropriate' could mean different things to different people, especially with respect to Strategy 3. What does appropriate mean? Developing more language around that would be helpful. Curious about Footnote #4 – “would not spread housing out across the entire island”. Does that mean you are not dispersing housing across the whole community? Concerned you would not be dispersing the impact.

Tucker HOLLAND With this particular strategy – refers to the Fire Dept. (“NFD”) property. Might be converted to meet a year of Safe Harbor. Would it make sense to use \$5 million to buy a parcel in Sconset that could do the same job as the NFD property? May not be spread in same manner under that particular strategy, but there could be an individual situation that has several units within the complex that could be acquired at reasonable price.

Joe GRAUSE would suggest striking this footnote. None of these strategies will spread around the island. You don't know where any of these solutions will end up.

Penny DEY agrees about striking. This supposed to be an objective statement as to impact.

Peter HOEY may have gotten in there as a reaction to concern that dvpt.s be near transportation.

Brooke MOHR if you put a larger number of units in one place, that means you have fewer places to put things. If you focus on Strategy 3 – more likely that it would be less dispersed. Just means more units will be concentrated in one place.

Doug ABBEY proposes that the guidelines be case dependent to retain flexibility to pursue attractive opportunities – we are trying to create places for families to live.

**MOTION** was made by Brooke Mohr and seconded by Penny Dey that the Neighborhood First Advisory Committee does hereby to vote to amend the “Evaluation of Strategies” document by 1) under General Comments – adding “***with particular attention paid to existing zoning***” after

“*Appropriateness of scale and density in a particular location*”, and 2) under Strategy 3, eliminating Footnote #4.

**ROLL CALL VOTE:**

Brooke Mohr	Aye
Penny Dey	Aye
Peter Hoey	Aye
Kristie Ferrantella	Aye
Joe Grause	Aye
Brian Turbitt	Aye
Doug Abbey	Aye <i>by phone</i>
Posie Constable	Aye <i>by phone</i>

The Vote was **UNANIMOUS**

Lauren SINATRA (Energy Coordinator) commends the board for paying attention to energy as utility costs and affordable housing go hand-in-hand. A lot of thought and effort went into Housing Production Plan (“HPP”) in 2016. There are many sustainable strategies in the HPP. Proposes adding a footnote referencing those strategies and principles regarding renewable energy and energy efficiency. Available to assist board in any way requested with that initiative. Peter HOEY Points out that there is a column (Opportunity for Energy Efficient Design) – asks if she would prefer something more explicit.

Lauren SINATRA thinks there should be mention to HPP, the renewable energy efficiency and conservation guidelines and strategies. This goes way beyond what is on this document.

Tucker HOLLAND criteria identified here would ultimately get translated into an evaluation tool that might be part of an RFI and RFP. Lauren is offering to put a finer point on things when we are at that juncture. We recently reconnected with 6 FG group – they are working to have an A-level energy efficiency.

Lauren SINATRA there are more opportunities for tax incentives, passive funding, wants that to be captured in evolution of this document in terms of best practices.

**VI. Communications**

**a. Discussion of Webpage and Documents**

**b. Public Forums**

Tucker HOLLAND we will have a joint meeting with AHTF on 11/19 and the documents will be finalized to go out for broader distribution. Inquirer & Mirror has reached out to do a story on NFAC. They have not written on this since money was appropriated. They may do a story in next week or two.

Brooke MOHR explains that the idea of Public Forum was assigned to her by AHTF. Could be in mid-January. Chance to bring together this group, AHTF, and other housing advocates to examine where we are, and where we are going. Ideally would be live streamed. She is working on this with Tucker.

Tucker HOLLAND we may have chance to bring in nationally recognized speaker.

Peter HOEY asks about bringing over people from Martha’s Vineyard.

Tucker HOLLAND good idea

Brook MOHR important to know what other folks are doing

Andy BUCCINO volunteers as energy consultant for this forum.

**VII. Public Comments**

**VIII. Other Business**

**a. Future Meeting Dates** – Community Room, 4 Fairgrounds Road, 1:00-3:00pm

**i. POTENTIAL change of meeting date and time for November meeting**

Monday, November 18th                      Monday, December 16<sup>th</sup>

Monday, February 10<sup>th</sup>                      Monday, January 27<sup>th</sup>

Next meeting on will have to end at 3pm.

Brooke MOHR Nantucket Data Platform will be doing a presentation of the output study AHTF contracted with them.

Tucker HOLLAND we have asked them to do a 10-15 minute presentation and then allow for some questions. This is their final report. This will be a joint meeting with AHTF at which we present our documents / recommendations and seek their input / feedback.

**MOTION** was made by Penny Dey and seconded by Peter Hoey that the Neighborhood First Advisory Committee does hereby to vote **to change the next meeting to Tuesday, November 19<sup>th</sup> at 12:30pm PSF 1.**

**ROLL CALL VOTE:**

Brooke Mohr     Aye  
Penny Dey       Aye  
Peter Hoey       Aye  
Kristie Ferrantella   Aye  
Joe Grause       Aye  
Brian Turbitt       Aye  
Doug Abbey       Aye *by phone*  
Posie Constable   Aye *by phone*

The Vote was **UNANIMOUS**

The **MOTION** was made by Penny Dey and seconded by Brooke Mohr to adjourn the meeting without going into executive session as there is nothing pressing at this time.

**ROLL CALL VOTE:**

Brooke Mohr     Aye  
Penny Dey       Aye  
Peter Hoey       Aye  
Kristie Ferrantella   Aye  
Joe Grause       Aye  
Brian Turbitt       Aye  
Doug Abbey       Aye *by phone*  
Posie Constable   Aye *by phone*

The Vote was **UNANIMOUS**

**IX. 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.

**X. Adjourn**

Meeting ended at 3:45pm

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Submitted by:  
Eleanor W. Antonietti

DRAFT

**NEIGHBORHOOD FIRST ADVISORY COMMITTEE**

**Joint Meeting with AFFORDABLE HOUSING TRUST FUND**

**Tuesday, November 19, 2019**

**12:30 pm**

**4 Fairgrounds Rd**

**PSF Community Room**

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**Advisory Committee Members:** Doug Abbey (Co-Chair), Peter Hoey (Co-Chair), Posie Constable, Penny Dey, Howard Dickler, Kristie Ferrantella, Dave Iverson, Brooke Mohr, Eric Savetsky, Brian Turbitt, Joseph Grause

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**ATTENDING MEMBERS:** Penny Dey, Howard Dickler, Kristie Ferrantella, Peter Hoey, Dave Iverson, Brooke Mohr, Eric Savetsky

**REMOTE PARTICIPATION:** *by phone* Doug Abbey, Posie Constable

**ABSENT:** Joseph Grause, Brian Turbitt

**STAFF IN ATTENDANCE:** Tucker Holland (Housing Specialist), Ken Beaugrand (Real Estate Specialist), Eleanor Antonietti (Zoning Administrator)

**OTHER:** **Affordable Housing Trust Fund members** – Brooke Mohr, Reema Sherry, Dave Iverson, Penny Dey, Charity Grace Mofsen; **Nantucket Data Platform Team**

**Public Present:** Rick Atherton; Andy Buccino (Stephens & Company, Inc. – energy consultant); Patrick Taaffe; Grant Sanders; Anne Kuszpa (Housing Nantucket)

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- I. Call Meeting to Order**  
Meeting called to order at 12:30 pm
- II. Approval of Agenda**  
Agenda adopted by **UNANIMOUS** consent.
- III. APPROVAL of Minutes**  
Tabled to meeting on December 16, 2019
- IV. Presentation by Nantucket Data Platform**

Nantucket Data Platform (“NDP”) team delivers *POWERPOINT PRESENTATION* regarding the Housing Market Study examining housing landscape on island. Client Liaison is Caroline Frey. Data Scientists are Anna Tapp, Brian Head, David Lockhart, and Vanessa Emery. Project Manager is Ben Maskell.

Goal was to build solid foundations for critical policy setting tools by answering 3 pressing questions:

1. What is supply of housing on island?

2. What is the demand?
3. What is the nature of that demand?

NPD sought to capture qualitative data and turn it into quantitative data using a variety of scientific methods. Data Scientists explain:

- Scientific methods (pre-testing and weighting)
- How survey respondents were recruited
  - Outreach target of 200 exceeded with 1,158 respondents;
  - Survey translated into numerous languages
- Next steps and future research areas
  - Analysis of specific policies
  - Additional survey work
  - Community resources.
  - KPIs (Key Performance Indicators) to set goals and track progress

MOHR opens to comments and questions from AHTF to NDP team.

**DISCUSSION** about potential discrepancies or results which may not be entirely accurate, such as differential in affordability (SLIDE – *Average Monthly Housing Costs*), data showing percentage of inventory thought to be affordable (SLIDE – *Housing Units on Nantucket and their mortgage affordability of AMI*), relative value compared with assessed value. Data is helpful to get an idea where the largest burden lies which is clearly on renters.

MOHR opens to members of NFAC and audience to ask questions of NDP team.

Howard DICKLER One number that jumped out at him was estimate for number of units that will be counted as year-round (YR) units in next census. The NDP estimates 1,000 more than current estimate. Wants to know methodology that generated that number. Unclear how survey research would predict the future.

Caroline FREY & Anna TAPP explain that last census was 2010. NDP discovered 849 addresses that were not on latest census list. Island is growing quickly. There are challenges in terms of getting census complete count. The Data Scientists started with all units that are owner occupied according to Assessors and built on that using voter registration data base and Town's street list. Merged all these lists to create housing unit database. It came from real line-by-line data and was not an estimate.

Penny DEY points out that NDP has tracked YR occupancy and estimated that vacant units were rented. Asks about simply vacant units.

Caroline FREY Assessor cannot catch all of the people and a lot of people don't register on street list. It is clear through Civis Analytics.

Andy BUCCINO (home energy rater and energy consultant) asks if home energy consumption is contemplated in the analytics and if not, suggests we do so. Important to acknowledge and incorporate energy costs when considering what is affordable. Older housing stock costs more to heat and cool. Has some ideas. Encourages discussion.

NDP team agrees that lower income people are more likely to be able to afford older housing stock. Need to explore further, but the costs that they are reporting do include average utility costs.

The team will continue research and make efforts to further scrutinize and solve potential discrepancies. They acknowledge importance that this be examined with a critical eye.

MOHR Thanks NDP team for all their work and the presentation. Trust will be making a decision about what will be public-facing. Want to provide access to this information.

**V. Presentation to Affordable Housing Trust Fund**

- a. “Initial Report – Statement of the Housing Situation & SHI List Management” Document**
- b. “Evaluation of Strategies” Document**

Peter HOEY (*SLIDE PRESENTATION*) 2 documents have been developed and refined by NFAC over 5 meetings. A lot of moving parts. Doug Abbey will go through summary of process and quick overview of 2 documents.

DOUG ABBEY<sup>by phone</sup> Explains why committee was assembled and process used. Goes over Initial Report and Recommendations. We want to stay in Safe Harbor at multiple sites and want increased supply to meet needs of as many families as possible. More supply means potentially lower prices. Want to do this as efficiently as possible to leverage Town’s resources.

Peter HOEY invites any other committee members to make comments.

Penny DEY would be helpful to illustrate timeline in broader way. This is preliminary. Talking about process for NFAC.

PETER HOEY intent is to get AHTF’s comments and feedback to be incorporated into final document. We will then convey that after approval to AHTF.

Penny DEY and then AHTF will recommend to the Select Board (“SB”)?

BROOKE MOHR we will come up with analysis process for properties to be used by ATHF to determine how they fit with strategies and overall deployment of funds. AHTF will evaluate and make determinations on acquisition of properties and all acquisitions have to be approved by SB. Task of NFAC was first to determine strategies for acquiring properties. Once that process has been approved, we enter Phase 2 to develop a metric of acquisition criteria for prioritizing properties.

Reema SHERRY agrees. Needs to be clear method for evaluation of properties. Could be a weighted score.

Peter HOEY we can discuss that at our next meeting.

BROOKE MOHR that conversation can take place at next meeting after you have our input.

Peter HOEY turns over to Tucker to drill down into numbers on INITIAL REPORT Slide.

Tucker HOLLAND explains numbers. We anticipate adding 259 units to our Subsidized Housing Inventory (“SHI”), or the 10% state requirement. It will result in a net addition of 244 units on the presumption that Surfside Crossing, which presently counts for 15 units on our list today, will fall off next summer due to current state of legal affairs. As far as Safe Harbor is concerned, that is a yearly or bi-yearly requirement. In our case, we need 24 units in order to get 1 year of Safe Harbor, or 49 units to get 2 years of Safe Harbor. We are presently in Safe Harbor until June 2021. Looking beyond, based on what we know today, we run a shortage / deficit before deployment of Neighborhood First. Dynamic environment. Richmond is the reason we have 2 years of Safe Harbor. As a community we wanted to reach 2 year Safe Harbor as soon as possible. With issuance of Comprehensive Permit, affordable units immediately count. We get credit for those units for 12 months even if the decision is appealed. They drop off if building permits are not pulled for them within 12 months. We have been working with Richmond and they have pulled building permits for 8 more units. We asked that they be added to our certification believing that Surfside

Crossing will not pull permits before next June. (Comp. Permit filed with Town Clerk on June 16, 2019)

Peter HOEY Complicated because of having to meet annual tests. The beauty of this warrant article and the creation of this committee is that we are the pressure relief valve. Important to get the strategy agreed to by AHTF and move on to attempting to identify properties to stay ahead of the game.

Penny DEY timing is crucial and very complex

Brooke MOHR Looks like we will be between 19-21 units short – creating 24 units in a year will guarantee us staying in Safe Harbor.

Tucker HOLLAND to receive Safe Harbor, you need to create the units within the year you are requesting the certification. Our current period expires in June 2021. In effect, we have to create 24 units between 1/1 – 6/12/2021. Create doesn't mean build. Effectively, it means permit or receive approval from DHCD under their Local Action Unit program.

Peter HOEY Creating 24 units is not going to cost the whole \$20 million. Directs attention to Strategies chart document. Shows the estimated cost per unit and the number of units that might be created from each strategy. We prefer pocket development strategies, between 10-25 units. Would be most efficient way to use \$20 million if we can find appropriate sites and opportunities. Penny DEY clarifies that we weighted these by percentage, but this is not preferential to one strategy. The solution will be something of a hybrid.

Reema SHERRY thanks NFAC

## **VI. Public Comments**

Patrick TAAFFE points out that at Town Meeting, the tax payers voted to fund this, it was based on Tobias Glidden and Rick Atherton's article. The purpose as explained to us was to buy up existing inventory. Concerned that we are not focusing enough on minimizing density, too focused on economic efficiency. Would like to see the group steer back towards buying existing homes and staying within permitted zoning. Would like to see it spread out. If you break the public's trust, you will be challenged to get approval for more funding.

Dave IVERSON this is about what is best for the community in terms of size and placement.

We are not looking to build anything outside of what zoning allows.

Patrick TAAFFE The article was a step in the right direction but wasn't intended to solve all of our housing problems and meet the SHI list requirements. Purchased homes have benefit of either being occupied right away or being converted to duplexes.

Tucker HOLLAND clarifies that something may be appropriate in one location but not in another. We intend to comply with zoning. It is a requirement of what was voted on that any unit produced by this program counts on SHI list.

Brooke MOHR two priorities with article involve balancing maintaining Safe Harbor and making appropriate affordable housing for Nantucket.

Grant SANDERS point of clarification – asks for explanation of buy down of existing year round rentals.

Tucker HOLLAND Strategy was proposed from the public. Someone owns 4 rental units. They propose to be paid a given amount per unit and the owner will take necessary steps to get the 4 units on the SHI list. There would be no ownership on the part of the Town. Potential of added complication, they may have to be evicting a current year round resident in order to fill through state approved lottery process.

Rick ATHERTON Repeats observations made to NFAC at prior meetings for benefit of AHT members. Thinks it is clear, having reviewed tapes, that it might be more expensive to have scattered site housing but that was accepted part of process. Cost effectiveness was not focus.

Increased supply was not part of article's intent. We sought to buy existing units to be dedicated to affordable housing units. \$5 million was also approved at that Town Meeting. That could be used under Item 3 to hit the SHI list targets. Would like to know how AHT intends to use the funds.

Posie CONSTABLE As a seasonal resident on NFAC, looking through lens of precluding 40Bs. In terms of identifying parcels in order to meet then next 24, we have to be on it right now. Not likely to find 24 individual housing sites to meet that. Would be a lot of real estate transactions. Striking a balance is ideal. Mindful of how community feels about high density housing. Big objective is don't let developers get in without our ability to control what is built.

Howard DICKLER Expands on idea of intent at Town Meeting, they voted for the \$20 million to prevent 40Bs. Negotiations alone would take too long to retain Safe Harbor.

Penny DEY points out that the article referenced existing properties, not existing houses.

Dough ABBEY agrees with Howard. Buying a large number of units puts the Town in a position of competing with families who are trying to buy homes. More competition leads to increased prices. Cautions against widespread use of that as a tactic.

Anne KUSZPA Admires goal of maintaining Safe Harbor. Wonders if we can lobby DCHD for wiggle room on Safe Harbor, given production connected to Richmond projects.

Tucker HOLLAND we pointed out to DHCD that Richmond's rental program alone, when complete, is 225 units which represents 45% of our total requirements. We pointed out that the community created the zoning to allow it. We asked them to get more than 2 years of Safe Harbor. They hear the message and are in the process of considering allowing more than 2 year maximum Safe Harbor credit for similar situations. But that could take years to adopt that as a policy.

Dave IVERSON not looking for massing and high density but we need to keep our options open. We need to be responsible stewards of the Town's money.

Patrick TAAFFE points out that the article gave opportunity for citizens to play a role in helping with housing problem.

Brooke MOHR we discussed the intent of the voters who approved the article a lot but this defies clear interpretation. We analyzed the article. Challenge to make a decision based on intent.

Tucker HOLLAND Our recommendation is multiple site. In meeting with DHCD last week, we explored challenges of numerous different strategies. DHCD did not recommend the scattered site approach as a viable strategy to stay in Safe Harbor primarily of the timing element.

Brooke MOHR the AHT will take action on your proposals and provide feedback.

Peter HOEY your constructive feedback is welcome via email or some written communication. We have 3 joint members who could amplify on that at our December meeting.

## **VII. Other Business**

- a. **Future Meeting Dates** – Community Room, 4 Fairgrounds Road, 1:00-3:00pm
  - Monday, December 16<sup>th</sup>
  - Monday, January 27<sup>th</sup>
  - Monday, February 10<sup>th</sup>

## **VIII. Adjourn**

Penny Dey made a MOTION, seconded by Dave Iverson to adjourn at 2:28pm

### **ROLL CALL VOTE:**

Brooke Mohr      Aye

Neighborhood First Advisory Committee – Minutes, November 19, 2019

Penny Dey           Aye  
Dave Iverson       Aye  
Peter Hoey          Aye  
Kristie Ferrantella Aye  
Howard Dickler     Aye  
Eric Savetsky       Aye  
Doug Abbey         Aye *by phone*  
Posie Constable    Aye *by phone*  
The Vote was **UNANIMOUS**

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Submitted by:  
Eleanor W. Antonietti

DRAFT

**NAHT MEETING**

**9/15/2020**

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**AGENDA ITEM IV.**

**NEIGHBORHOOD FIRST  
RFP UPDATE**



# Nantucket Affordable Housing Trust

## A Unique Opportunity to Sell Your Property and Benefit the Year-round Community

The Nantucket Affordable Housing Trust has issued a Request For Proposals seeking properties to put into a year-round rental program (“Neighborhood First”) which will count toward the state-mandated 10% affordability requirement.

For years, if you owned land and wanted to see it go to conservation, the Land Bank has been there to provide a fair price and ensure your environmental conservation wishes. Now, there is a program from the Affordable Housing Trust for folks wishing to see their home / property conserve perhaps an even greater resource: *our year-round residents*.

To learn more, there will be a Public Information Session via Zoom on **Thursday, August 27th at 5:30 p.m.** Log in instructions will be posted in advance on the Affordable Housing Trust webpage on the Town of Nantucket website: <https://www.nantucket-ma.gov/184/Affordable-Housing-Trust>



To access the Request For Proposals, please go to:  
<https://www.nantucket-ma.gov/bids.aspx?bidID=524>

Inquiries may be made by emailing:  
[procurement@nantucket-ma.gov](mailto:procurement@nantucket-ma.gov)

Proposals are due Thursday, October 22nd at 10:00 a.m.

**TOGETHER, WE CAN DO THIS**

# Neighborhood First Advisory Committee

## Initial Report – Statement of the Housing Situation & SHI List Management

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November 15<sup>th</sup>, 2019 **FOR DISCUSSION WITH AHT**

The Neighborhood First Advisory Committee has been tasked with advising the Nantucket Affordable Housing Trust and Select Board on the most effective means, in accordance with the 2019 Annual Town Meeting article and accompanying ballot measure, to invest \$20,000,000 of Town resources specifically allocated to produce additional housing inventory that is affordable to the year-round community and counts on our Subsidized Housing Inventory.

It is widely acknowledged that Nantucket faces a housing affordability crisis. While Chapter 40B has been on the books since the 1960s, it is only in recent years that our community has begun to focus on “the high cost of doing nothing,” as a recent report by the Cape Cod Commission on the state of housing in our region is titled. Presently, the community is approximately 300 units short of the 490 required by the Commonwealth under Chapter 40B.

Many year-round Nantucket residents pay a high portion of their income in rent, leaving limited resources for other necessities. According to the 2015 Workforce Housing Needs Assessment prepared by RKG Associates, “half of all year-round households are housing cost burdened.” Given the high cost and lack of availability of housing, many residents live in crowded and unsafe living conditions. It is increasingly difficult for businesses, nonprofits and the Town to attract labor to support the economy and provide services to the Island’s year-round and seasonal residents.

The immediate challenge for Nantucket is twofold:

1. Take the lead in causing sufficient housing to be built or purchased to reach the 10% affordable target mandated by the State; and,
2. Provide the housing in a sequence and at a level that permits the Island to be in uninterrupted compliance with Chapter 40B’s Safe Harbor provisions until the 10% target is reached.

We believe with concerted action amongst all Town leaders and the community we can achieve number 1 within five years. Number 2 is more challenging. And even when the 10% requirement is reached, *there will remain an affordability challenge which the Town should address.*

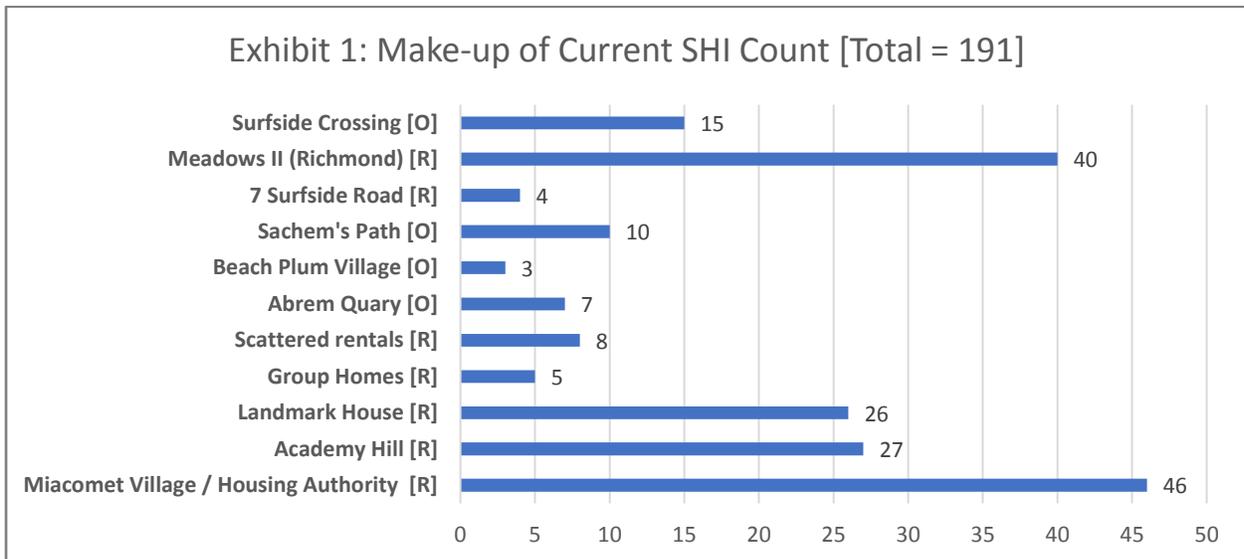
The first step of the Committee was to assess the Island’s housing market and compliance with Massachusetts Chapter 40B legislation. To help the public better understand the complexities of the market and 40B compliance, we have summarized our analysis as a basis for determining the appropriate strategy for this effort.

Massachusetts General Law Chapter 40B requires within all municipalities that 10% of the year-round housing inventory be eligible for inclusion on the Subsidized Housing Inventory (SHI) list. Per the 2010 Census, Nantucket has 4,896 year-round housing units (out of 11,650

total)<sup>i</sup>. Therefore, we need to have 490 units on our SHI list to achieve compliance. For a unit to be eligible for inclusion on the SHI list, it must be deed-restricted in the following manner:

1. If it is an ownership dwelling, it must be restricted at 80% AMI<sup>ii</sup> or less
2. If it is part of a rental housing development, at least 25% of the total number of units must be restricted at 80% AMI or less and in that case all the units within the development count on the SHI list (including the other 75% of units serving households earning above 80% AMI)

Nantucket only has 191 affordable units presently on its SHI list, or 3.9% of the total versus the 10% requirement (see Exhibit 1). That leaves the island with a large gap of 299 units.<sup>iii</sup>

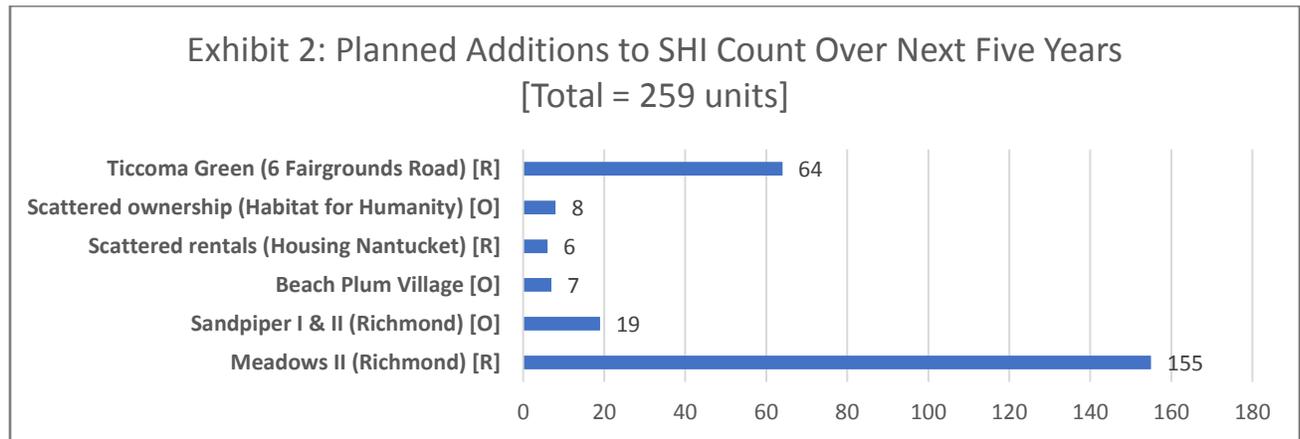


Notes: [R] denotes Rental units; [O] denotes Ownership units; Surfside Crossing and Richmond Meadows II units are still in development; all other units are completed

If the Island is well below the Chapter 40B 10% requirement, and not in Safe Harbor, developers can propose projects with an affordability component. The proposed Surfside Crossing development is an example. If the project does not gain the necessary local approvals through the ZBA, the developer may appeal to a State board (the Housing Appeals Committee or “HAC”) which can override local planning and zoning considerations. The State board is generally sympathetic to such applications. In many cases such projects may be at density levels that are well above the level permitted by local zoning. They may also be in locations not served by public services or proximate to employment and therefore may have an adverse impact on traffic, abutting properties, the environment and infrastructure.

There are a number of known units proposed to be developed in the coming years, plus a handful of existing units in the process of being added to the SHI list, which would add approximately 259 units<sup>iv</sup> to the inventory (see Exhibit 2) over the upcoming period. Assuming all the known units are added, Nantucket would still be 65 units short of the 10% target. (Because the Surfside Crossing development has been appealed by the developers to HAC, and that the litigation process could

take 3-5 years or more, the timing and final number of these units is unclear and therefore we are not including them in this current projection.)



In addition to the aggregate target, the Town must also focus on the timing of the additions. There are “Safe Harbor” provisions designed to give municipalities temporary relief from 40B. If the Town is working in good faith and adding 24 units to the SHI list per year (in Nantucket’s case, as we have an approved Housing Production Plan<sup>v</sup>), the Town is in Safe Harbor and not subject to an unfriendly 40B proposal. Based on recent progress, the Town is presently in a Safe Harbor period which is valid through June 13, 2021 and under certain conditions<sup>vi</sup> it is possible that it could be foreshortened by as much as a year to June 2020.

The Safe Harbor rules are complex and require a comprehensive strategy if the community wishes to remain in Safe Harbor. We have prepared an estimate of possible additions to the current inventory of 191 units which demonstrates a deficit is likely in coming years (*see Exhibit3*).

<b>Exhibit 3: Estimated Timing for SHI Unit Additions</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>
Meadows II (Richmond) [R]	8	44	50	53	
Sandpiper I & II (Richmond) [O]		3	6	6	4
Ticcoma Green (6 Fairgrounds Road) [R]		64			
Beach Plum Village [O]	7				
Scattered rentals (Housing Nantucket) [R]	1	1	2	1	1
Scattered ownership (Habitat for Humanity) [O]		1	3	2	2
Surfside Crossing [O]		-15			
<i>Total =</i>	16	98	61	62	7*
<i>Cumulative total** =</i>	207	305	366	428	435
<i>Units potentially eligible to count for Safe Harbor =</i>	8***	0***	5	3	3
<i>Minimum Safe Harbor deficit**** =</i>	0	0	19	21	21

[R] denotes Rental units; [O] denotes Ownership units

\*There are an additional 30 rental units within Meadows II that may come on to the SHI list on or about this time; however, the property on which they would be built is subject to life estate benefitting Walter Glowacki, therefore there

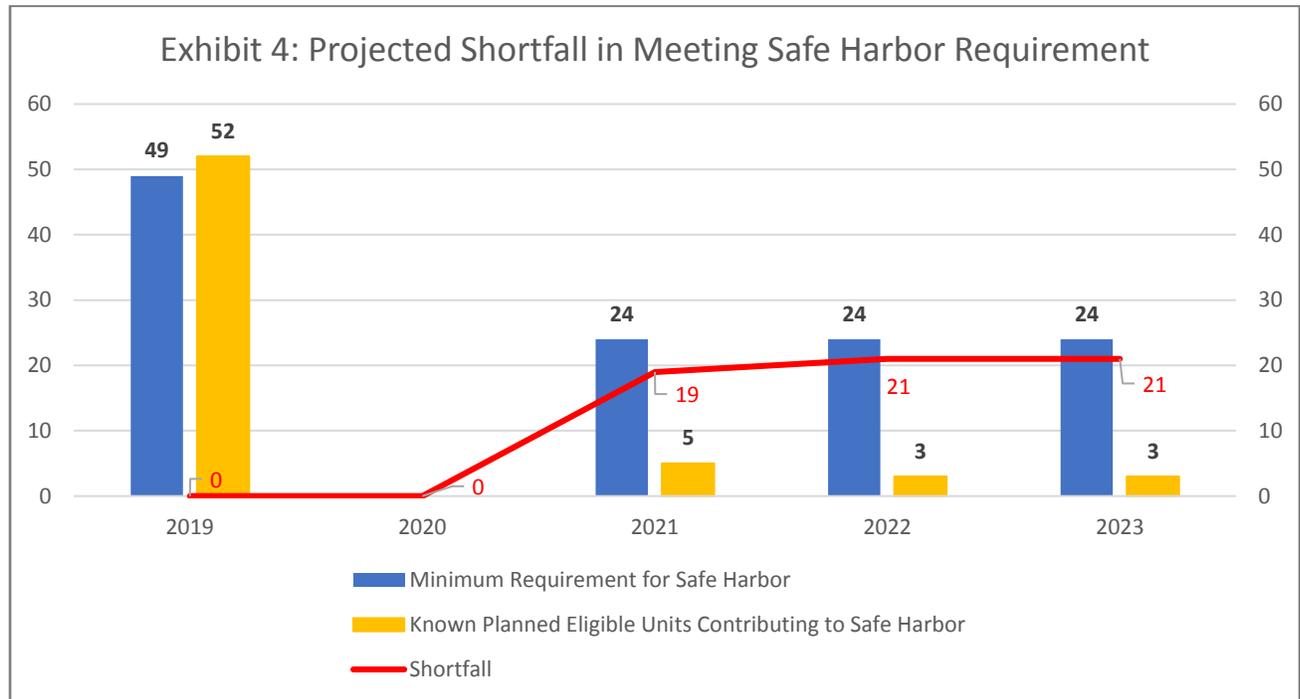
is no certainty around the timing for these specific units to be developed and they therefore are not reflected in the totals for the period

\*\* accounts for the 15 eligible Surfside Crossing units coming off the SHI list due to appeal / litigation

\*\*\* we are already in a two-year period of Safe Harbor (presently until June 13<sup>th</sup>, 2021)

\*\*\*\* assumes Town in Safe Harbor until June 2021; assumes all eligible planned unit creation would take place in first four months of the year and thus be eligible toward new and uninterrupted Safe Harbor periods

Based on what we know today about planned units that may contribute to a future Safe Harbor period, Nantucket is expected to be in a deficit situation for 2021, 2022 and 2023.



Note that in 2019 we have a minimum of 52 units that are eligible toward a two-year certification (Safe Harbor), not including the Surfside Crossing units; therefore, there is no requirement for additional units in 2020 to remain in Safe Harbor so long as the Meadows II units receive their Certificates of Occupancy within 18 months of issuance of Building Permit.

It is important to note that this analysis does not include the ultimate impact of additional investments such as the \$5 million bonding provided by the CPC, which the CPC authorized with the purpose of land acquisition for housing development. These funds can produce units with income restriction up to 100% AMI and may produce additional units that would be SHI and Safe Harbor (certification) eligible. The counts reflected are based upon the information we have available today. In general, multiple factors could accelerate or slow the pace reflected above.

In summary, without continued action by the Town today to plan for the foreseeable future, it is likely that Nantucket will return to being out of compliance with the Commonwealth's requirements and therefore subject to unfriendly 40B proposals. Following the 2019 Annual Town Meeting and the subsequent ballot vote authorizing the Town to borrow up to \$20 million to invest in additional workforce housing solutions for the community, the Neighborhood First Advisory

Committee was established to advise the Nantucket Affordable Housing Trust and the Select Board on the most efficient and effective use of those monies.

The next step is for the Committee to evaluate strategies to add inventory to the SHI list and to make recommendations for the most effective means to reach the 10% target and remain in Safe Harbor in the interim.

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<sup>i</sup> Note that the year-round inventory will be updated in late 2021 / early 2022 with the results of the 2020 census. The best current estimate is that there will not be a material change in our 10% requirement. While there is new construction there also has been an offsetting purchase by seasonal residents, or by investors who operate on a short-term rental basis, of units previously owned by year-round residents.

<sup>ii</sup> AMI = Area Median Income; in Nantucket's case, 100% of Area Median Income equates in 2019 to a family of four earning \$116,400 (gross) per year. The 80% AMI maximum income limit for a family of four on Nantucket is \$75,900.

<sup>iii</sup> Note that the year-round inventory will be updated in late 2021 / early 2022 with the results of the 2020 census. The best current estimate is that there will not be a material change in our 10% requirement. While there is new construction there also has been an offsetting purchase by seasonal residents, or by investors who operate on a short-term rental basis, of units previously owned by year-round residents.

<sup>iv</sup> 30 of the Richmond rental units are subject to a life estate benefitting Walter Glowacki, therefore when they will be constructed and count on the SHI list is unknown

<sup>v</sup> When a municipality has a Housing Production Plan that is approved by the Department of Housing and Community Development, the requirement for Safe Harbor by demonstrated annual production is reduced by half (0.5% versus 1%). In Nantucket's case, we need to "produce" 24 units in one calendar year to achieve one year of Safe Harbor. 49 units would gain us two years of Safe Harbor. Two years is the maximum before needing to reapply for certification.

<sup>vi</sup> Approved developments must pull building permits within 12 months of project approval by the local permitting board and the development must receive its certificate(s) of occupancy within 18 months of building permit issuance for units to remain on the SHI list and be eligible to contribute to Safe Harbor.

**Neighborhood First Advisory Committee - Strategies to Add to Nantucket Affordable Housing Inventory**

Evaluation Criteria

November 15, 2019

**FOR DISCUSSION WITH AHT**

Strategy	Effectiveness at		Proximity to Employment and Goods & Services	Access to Public Sewer / Water Infrastructure	Creates New Supply	Opportunity for Energy Efficient Design <sup>6</sup>	Total Cost Per Unit on SHI List	Ability to Use Off-Island Subsidy	Net Local Taxpayer Subsidy per Unit	Efficient Use of Town Financial Resources	Potential	Allocation % (Range)
	Effectiveness at Maintaining 40B Safe Harbor	Adding Supply to Meet 10% Requirement									Number of New Units Added for \$20MM	
1. Dispersed Site Purchases & Development	Moderate <sup>1</sup>	Low	Low <sup>3</sup>	Low	Low <sup>5</sup>	Moderate	\$ 688,514	Limited <sup>7</sup>	\$ 669,764 <sup>9</sup>	Low	30 across the entire island	~10-30%
2. Buy-down of Existing Year-Round Rentals	Moderate <sup>2</sup>	Low	Moderate <sup>4</sup>	Moderate	None	Low	\$ 250,000	None	\$ 250,000 <sup>10</sup>	Low	0 <sup>12</sup>	0-10% <sup>13</sup>
3. Multiple Pocket Developments (6-30 units)	High	High	High	High	High	High	\$ 488,630	Moderate/High <sup>8</sup>	\$ 62,500 <sup>11</sup>	High	60-80 total across several locations	~60-90%

**FOOTNOTES**

<sup>1</sup> There is a timing challenge to acquiring 11 properties, improving them, having them not sit vacant for an extended period, and having the timing of approval of multiple LAU applications sync to allow for one year of Safe Harbor

<sup>2</sup> Vacancies would need to be made available at each site which may result in the displacement of current year-round tenants

<sup>3</sup> Sites spread around the Island would, almost by definition, not necessarily be in proximity to employment and goods & services

<sup>4</sup> Dependent on the location of the existing rental units

<sup>5</sup> Some new units would be built under local zoning at acquired property locations (6 of 24 units according to the proponent pro-forma)

<sup>6</sup> Utility and energy costs go hand-in-hand with affordability

<sup>7</sup> Assumes \$25,000 per existing unit CDBG rehabilitation grant

<sup>8</sup> A factor is the timing of a tax credit award for 6 Fairgrounds Road (Ticcoma Green); this may or may not affect timing of next award to Nantucket depending on overall demand for tax credits and scoring of the next project

<sup>9</sup> According to the March 26, 2019 proponent proforma for Neighborhood First shared in advance of the 2019 Annual Town Meeting and incorporating \$25,000 of CDBG funding per existing unit for rehabilitation

<sup>10</sup> Per the proposal submitted by the owner of existing rental units on the Island: \$250,000 per unit the Town would like on the SHI list (25% would be restricted at 80% AMI and the rest would continue to be at market rate)

<sup>11</sup> Working on this analysis with respect to certain opportunities; for reference, 6 Fairgrounds Road (Ticcoma Green) economics equates to approximately \$62,500 per unit

<sup>12</sup> No new units would be added to Island housing inventory, only existing rentals would be converted to count on SHI list

<sup>13</sup> As originally proposed there are numerous issues; however a refined version with better economics and addressing other aspects like displacement, this type of program may merit consideration in filling gaps in achieving Safe Harbor

**COMMENTS**

General

There is a case-by-case nature to the implementation of each of these strategies; what may be suitable and appropriate in one location may not be so in another

There will be a number of criteria by which each opportunity will be evaluated; in addition to those noted in the chart above, the below have also been identified as factors. More may emerge.

Appropriateness of scale and density in a particular location, with attention paid to current zoning

Massing, design, site layout

Susceptibility to delay

Traffic / parking considerations

How many other SHI unit developments within a certain proximity

The case-dependent nature of the evaluation of opportunities is important to emphasize

Keeping flexibility is key

Strategy 1 - Dispersed Home Purchases:

1. Under the Dispersed Home Purchases & Development model, the Town could end up competing with potential year-round buyers

2. Maintenance costs for a diverse set of single family homes is unknown

3. Based on the original article proponent's economics, we would be paying \$690k to receive a \$12k annual benefit (1.7% ROI)

4. Could be attractive / more economical if a portion of sale price is donated

5. DHCD has noted concern as the sole strategy for maintaining Safe Harbor, coordinating 11 different sites and LAU applications presents multiple challenges, as well as the likelihood DHCD could not provide additional subsidy

6. Consider prioritizing opportunities where existing unit count exceeds three units

Strategy 2 - Buy-down of Existing Year-Round Rentals:

1. Buy-down of Existing Rental units results in no equity from Neighborhood First capital

2. Under the Buy-down of Existing Rentals model, as proposed, units are already in the year-round rental stock, therefore there would be no increase in year-round supply

3. Buy-down of Existing Rental units may require additional investment to ensure units are up to code

4. Buy-down of Existing Rentals may result in displacement of current year-round residents in order to meet program requirement of units counting on SHI list

5. While original proposition from a specific rental unit owner was not economically compelling, this concept may be worth exploring further

6. Exploration of an ownership buy-down program could be explored; units would need to be brought down to 80% AMI to be eligible to count on the SHI list (a requirement of the use of these funds)

Strategy 3 - New Affordable Developments:

1. Multiple projects can be organized as mixed-income communities of appropriate scale for the particular location

2. Massing, density and aesthetics need to be evaluated on a case-by-case basis; this is a significant concern of the community and the committee

3. Potential subsidy from state and federal sources could be in the range of 50% of the cost of new construction

4. The Town could seek sites near transportation, employment, school and other services and in so doing reduce reliance on travel by car

**END**  
**OF**  
PACKET

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SEPTEMBER 15, 2020

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