

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, January 21, 2020

1:00 pm

4 Fairgrounds Rd

PSF Community Room

Trust Members: Brian Sullivan (Chair), Brooke Mohr (Vice-Chair), Penny Dey, Rita Higgins, Dave Iverson, Charity-Grace Mofsen, Reema Sherry

ATTENDING MEMBERS: Brian Sullivan, Brooke Mohr, Penny Dey, Dave Iverson, Charity-Grace Mofsen, Reema Sherry

ABSENT: Rita Higgins

STAFF IN ATTENDANCE: Tucker Holland (Housing Specialist); Eleanor Antonietti (Land Use Specialist); Ken Beaugrand (Real Estate Specialist) arrives 1:53pm

Public Present: Anne Kuszpa (Housing Nantucket); Grant Sanders; Steven Cohen; Michael Getter

I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:01pm

II. Approval of Agenda

Penny Dey **moved to approve the agenda.** Reema Sherry seconded the motion.
The motion carried unanimously.

III. Approval of the Minutes

▪ December 17, 2019

Penny Dey **moved to continue** the approval of the the Minutes for the meeting on December 17, 2019 to the meeting on February 18, 2020. Brooke Mohr seconded the motion.

The motion carried unanimously.

IV. Updates

▪ State House updates

Tucker Holland talks about recent press conference on behalf of coalition for Housing Bank Bill. They are working on statewide version and trying to advance local option bill. While they are cautiously optimistic about momentum, the Mass Assn. of Realtors is adamantly opposed. Explains that even if it becomes statewide initiative, the option and the money will stay local. Brooke Mohr We are poised to reach out to the community to send emails and campaign.

▪ Presentation to Select Board (1/8/2020)

Brooke Mohr recaps Select Board presentation.

CONSENSUS to officially thank the Neighborhood First Advisory Committee which is technically not dissolved.

STAFF will craft letter of appreciation, and with updates on current status, to be signed by the Chair and sent to each individual member.

- **NDP Follow Up – Scope of Services**

Tucker Holland has given NDP our list of questions and comments. They are working on follow up.

- **Housing Forum / Ripple Effect – March 29-30, 2020**

Brooke Mohr explains that, upon further review of timing, the event will take place late Spring or early summer to capture some seasonal residents and to appeal to speaker. Timing right before Town Meeting was not suitable.

V. Draft Financials

Tucker Holland is working with Bob (Dickinson) in Finance Dept. to correctly reflect starting balance and have things put in appropriate buckets. Clarifies that \$5 million voted from CPC is not connected to Neighborhood First. The Trust had previously gone to SB about need to have funds available for land acquisitions to work with Habitat or Housing Nantucket. SB tasked Fin. Director to find solution to come up with \$5 million bonding. CPC funds can only be used for up to 100% AMI.

VI. 2020 Update of Housing Production Plan

Tucker Holland explains that the current HPP is good through October 2021, but the updates take time. Need to consider putting out RFP for assistance with update of next HPP. One of principal advantages is it could cut in half the number of units a community needs to reach Safe Harbor.

VII. Draft RFP for Properties under Neighborhood First

Brian Sullivan explains that the goal is to get out RFP in February to find suitable properties. Tucker gives details of RFP content and timelines. We have a working outline to give people about 6 weeks to respond with opportunities. Main focus will be comparative evaluation criteria to be based off of Neighborhood First documents. Need to be very clear to applicant or proposer how they will be judged.

Need the Trust to designate a member to work with Ken and Tucker. Would then circulate to group for individual feedback through Staff. Feedback would be consolidated for review by Town Counsel and Finance & Procurement Departments.

CONSENSUS is to have someone from Neighborhood First and with real estate background. Penny Dey volunteers.

Dave Iverson **moved to nominate Penny Dey to collaborate with Staff on drafting the RFP.** Reema Sherry seconded the motion.

The motion carried unanimously.

Tucker Holland says the Draft will be circulated next week. One of the criteria that Neighborhood First identified was susceptibility to delay. This is a qualitative assessment that needs description. How would you think about scoring for each of criteria? It cannot be an arbitrary decision

Penny Dey remembers that there was a commitment to try and work within existing zoning. Still concerned with scale, different from appropriate for density. Energy efficiency was important.

VIII. Communications Plan – Annual Town Meeting 2020

- Communicate what we have accomplished
- Investigate how an enhanced website would interface with TON web infrastructure

Brooke Mohr Proposes that we invest funds in social media and public outreach, to make the information available. Also, we did not get the grant for the Housing Hub so we need to allocate funds. Have to figure out how a dedicated website and Town website will interface. Suggests we hire an expert consultant to help guide the process. Asks the Trust to allocate up to \$10,000 to achieve these two goals. Deadline would be prior to ATM, ideally. She wants to know what we can and cannot do structurally, legally, technologically. How committed are we to Housing Hub website?

Penny Dey states she is more concerned that we educate public at Town Meeting about where we are.

Brooke Mohr agrees and points out that that the 1st tranche of communication is about where we are, then moving ahead with RFP. We need a vehicle to spread information, a host site for all of the work we are planning.

Tucker gives update on 6 Fairgrounds which received a favorable decision by Appeals Court. Although ground will not be broken until financing is in place, the developer team and infrastructure dept.s are gearing up and planning.

DISCUSSION about prioritizing and breaking up the 2 tasks. Housing Hub requires longer working effort and is not as urgent as public outreach. Suggestion to start with an allocation of \$7,000. See where that gets us and then we can reassess. Need to clarify what are we communicating and what is the message we are getting out there. A lot of people don't read public notices. Goal has been to have a consolidated site. Need to figure out most effective way to communicate, *i.e.* active *v.* passive communication.

Brooke Mohr explains that the creation of the Housing Hub as envisioned is a bigger project and will have to go out to RFP. Asks that we have an agenda item for what we want to do for RFP. Need subgroup of this board to come up with list of things we want to communicate and how we intend to do so. Examples include update on 6 Fairgrounds, the Select Board presentation, RFPs.

Brian Sullivan wants to find a consultant to look at both short and longer terms marketing plan.

Tucker Holland proposes that some members work on a subcommittee with him to determine specific priorities to be communicated before Town Meeting and the cost. We could begin to explore with Town IT staff what would be involved. Suggests Brooke and Reema would be ideal as they have been so involved with Housing Hub.

Penny Dey **moved to** appoint Brooke Mohr, Reema Sherry, and Dave Iverson to serve on Communications Plan Subcommittee to work with Staff. Charity-Grace Mofsen seconded the motion.

The motion carried unanimously.

The Communications Plan Subcommittee will come back with a proposal for funding and plan at next meeting.

IX. 2020 Town Meeting

- Housing-related warrant articles
 - ❖ Zoning Bylaw amendment to alter the secondary dwelling definition to add a requirement that one of the two dwelling units on the lot be owner occupied;

Brooke Mohr attended Planning Board hearings around this. Observed that there is a complexity to these issues. We need to understand unintended consequences.

Brian Sullivan asks how this will work when ownership transfers. Who will enforce?

Steven Cohen (attorney) Zoning Enforcement Officer will enforce. He explains that any 2nd DU built under that permit would only be available if property was owner occupied and could not be used for rentals. The proponent's stated purpose was to prevent spec owners from building only for summer rentals. Most of peak season housing is 2nd DU. This would eliminate employee housing and therefore create seasonal employment problems.

Dave Iverson acknowledged that several problems need to be fixed with this article.

- ❖ Rural Affordable Development – Zoning Bylaw amendment to create an additional development option to create affordable dwelling units through the issuance of a special permit in the LUG-2 and LUG-3 districts (citizen petition);

Steven Cohen represents property owner who wanted to subdivide into a friendly 40B in Tom Nevers west. The State liked the program but under 40B financial restriction rules, designed as a sales process, this doesn't work if homeowner keeps the lot. They reworked it to have a local version of 40B that would allow for 50% to be developed as affordable and also have market rate lots for homeowners. Proposal is to allow lots of 120,000 or more in LUG 2 and LUG 3 to be divided into as many as 4 lots 2 of which would be affordable housing restricted. Each would be restricted to one DU, further limited by septic & well systems, numerous Title V issues. Would be allowed through Special Permit from Planning Board. Described the MAP that goes with article. Ground cover would comply with zoning. They anticipate shared septic systems.

Penny Dey asks about all the people who bought out there who count on large lot rural zoning.

Steven Cohen states there is a big difference between up-zoning to have more development versus allowing for development to have an affordable housing options. Now, you could do a 1-lot Covenant subdivision. So if we have 4 acres, can we do 2? Lots are very big. 50% affordable is double affordable requirement under 40B law.

Brian Covenant program does not qualify under 40B. Asks him if he is prepared to do an 80% SHI qualified lot?

Steven Cohen They have not talked about that yet. Difficult to make economics work. They get density bonus with 40B. Only allowed to have limited profit, but if homeowner keeps two of the lots, equity is too high. Going with limited development.

Dave Iverson explains that the Planning Board had a problem with how broad it was and how many properties would come into play, and we have the Covenant program.

Steven Cohen says that the original idea was not to focus on Tom Nevers west. They have gone back to drawing board to see how we could narrow without killing it. Thinks it will probably move forward as a pilot program. He affirms that they may request to continue to February. Once Warrant is published doesn't matter which meeting. Need to

identify appropriate parcels. If we had 5 lots that created 10 affordable units and 10 1-acre lots, impact would be acceptable. Need to get away from idea that development to create affordable housing is bad.

DISCUSSION about being sensitive to rural character of the neighborhood. Board asks to be kept updated on how this evolves.

Steven Cohen says they will revise article and submit to Trust. They are looking for support at some point.

- Role of AHTF in taking public position on housing-related articles
Tucker Holland refers to opinion of Town Counsel that the Trust can take a formal position on articles in alignment with and related to subjects that it deals with, but not required to do so.
Dave Iverson Benefit is to push forward well thought out affordable housing initiatives
Ken Beaugrand asserts that any initiative would be in support of information that is available. This becomes an advocacy role as opposed to a commentary role.

CONSENSUS that it is helpful to have conversations about housing-related articles to be better able to make informed decisions, but do not want this to detract time and resources from mission. If we are going to take a position and proffer opinions, we need to make sure someone from our group is present to explain. It is our responsibility to help these things move forward.

X. CONTINUED DISCUSSION – Select Board New Housing, Strategic Goal #4 – Incentivizing owners to rent second dwellings on a year-round basis

- Tertiary Dwelling Analysis & Evaluation
DISCUSSION about whether or not the majority were existing illegal DUs becoming legal. How do we follow whether or not they are truly owner occupied. Do they ever see the rental market? We need to examine this program to consider how to incentivize people to rent year-round YR. Needed to know how they are used.
Discussion carried forward to next meeting.
- Property Tax Incentives – Determining the mechanics of making that happen

XI. Cost Benefit Analysis “Calculator”

XII. General Updates/Discussion

XIII. Other Business

- **2020 Meeting Dates** – 3rd Tuesday of month at 1 pm in PSF 1 *except* on 6/16/2020

XIV. Public Comment

XV. Board Comments

The **MOTION** was made by Penny Dey and seconded by Reema Sherry to carry all items not discussed at this meeting to the next meeting.

The motion carried unanimously.

XVI. 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 Brooke Mohr and seconded by Penny Dey 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 VOTE:

Penny Dey	Aye
Dave Iverson	Aye
Brooke Mohr	Aye
Brian Sullivan	Aye
Reema Sherry	Aye
Charity-Grace Mofsen	Aye

The vote as **UNANIMOUS.**

XVII. Adjourn

Open Session Meeting ended at 2:17pm

Submitted by:
Eleanor W. Antonietti