

# NANTUCKET AFFORDABLE HOUSING TRUST

~~ MINUTES ~~

Tuesday, March 9, 2021

Remote Meeting *via* Zoom – 1:00 pm

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

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**ATTENDING MEMBERS:** Brian Sullivan, Brooke Mohr, Penny Dey, Reema Sherry, Dave Iverson, Kristie Ferrantella, Allyson Mitchell

**LATE ARRIVALS:** Reema Sherry *arrives 1:11 pm*

**EARLY DEPARTURES:** Brian Sullivan, Penny Dey

**STAFF IN ATTENDANCE:** Tucker Holland (Housing Specialist); Ken Beaugrand (Real Estate Specialist); Eleanor Antonietti (Land Use Specialist)

**CONSULTANTS:** Judi Barrett (Barrett Planning Group LLC); Jenn Goldson (J M Goldson LLC); Tyler Maren (Barrett Planning Group LLC); Barry Fradkin (J M Goldson LLC)

**Public Present on Zoom:** Susan Campese (NILB); Howard Dickler; Jerome Vigil

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## I. Call Meeting to Order

Brian Sullivan called the meeting to order at 1:06 pm

Brian Sullivan announced that this Open Meeting of the Nantucket Affordable Housing Trust is being conducted remotely via Zoom, 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**. Dave Iverson seconded the motion.

ROLL CALL of those participating:

1. Brooke Mohr Aye
2. Kristie Ferrantella Aye
3. Allyson Mitchell Aye
4. Dave Iverson Aye
5. Reema Sherry Aye
6. Penny Dey Aye
7. Brian Sullivan Aye

Agenda adopted by **UNANIMOUS** consent.

## III. Housing Production Plan – UPDATE – Judi Barrett and Jenn Goldson

- Review of DHCD Strategy/Action Plan Requirements
- Webinar #2 – Tuesday, March 23<sup>rd</sup> 4:00 – 6:00pm

Judi Barrett A lot to cover. May need another meeting. References various documents emailed on 3/5.

- A progress draft of the Housing Production Plan – primarily the Housing Needs Assessment
- A compressed file containing the Survey Monkey export of all results for the English, Spanish, and Portuguese surveys, and the Spanish and Portuguese comments translated (Caution: the exported data reports are large files)

- A Comments Resolution Matrix (CRM), which is the format we use to gather comments on draft deliverables.

Judi Barrett we want to be able to be thinking about strategies for implementing the plan. Jenn did a summary of focus groups and the survey. We want to give you feedback from what we learned from 1<sup>st</sup> Webinar, focus groups, and survey. We want to look at specific sites we created.

Jenn Goldson Barry (Fradkin) will share his screen. We like to understand if we have accurately interpreted what we are being told. Barry will go through some of the summary findings but asked Trust members to dig into details on what we heard from people. We are seeking feedback.

Barry Fradkin Discusses few of key findings of Focus Groups – sharing Appendix A – Focus Group Participation. There was broad recognition of housing shortages and challenges as to access and this is trickling into workforce. Moderate income workers are stuck in limbo. This impacts people across all spectrums. People need to better understand 40B and how affordable housing is regulated. Need to reach out in multiple languages. Interest in exploring approaches in other similar areas like Martha's Vineyard.

Tucker Holland asks about comments such as adding to traffic.

Barry Fradkin there was feedback related to increase in larger homes and developments which put pressure on infrastructure. Appendix B – Survey Summary. Over 1,300 total responses with 80% YR residents. Gives overview of survey results.

Jenn Goldson would like to focus on strategies.

Brooke Mohr there are no surprises in the survey results.

Judi Barrett people are asking if we can share these documents. This is intended for Committee Review Penny Dey would like opportunity to review and give feedback before releasing to public.

Brooke Mohr agrees. We need to publish this when finished to avoid confusion.

Judi Barrett screen shares the DHCD Required HPP Strategies document. Goes over various DHCD requirements and explains various challenges associated with each. Nantucket has a longstanding planning framework of Town and County overlays. Looking for feedback on ideas.

**DISCUSSION** of which commercial districts in addition to CDT might be included.

Penny Dey thinks there is some opportunity for infill development in the Town Overlay district.

Brooke Mohr what is the context of letting ADUs (Accessory Dwelling Unit) be larger?

Brian Sullivan is there a way to encourage dormitory construction for seasonal employees? Employers purchase Duplexes.

Tucker Holland Dormitories are not SHI-eligible

Brooke Mohr nonprofit universe is doing good job with dormitories.

Judi Barrett re. ADUs – the existing size limit is small and could perhaps be expanded

Penny Dey wondering about property tax incentives.

Judi Barrett that won't fit into this category. We will discuss that later. DHCD wants to hear about what characteristics of proposed development you prefer to focus on – infill or cluster developments, adaptive re-use, mixed-use, transit-oriented housing, inclusionary zoning?

Dave Iverson all of this needs to be in play. It is a function of what fits into a specific site.

Brooke Mohr inclusionary zoning does not fix the back log because requires more development to create a small percentage of units. Need to talk about it more but it is not the solution.

Brian Sullivan There is only 4.8% of Nantucket left for development.

Tucker Holland asks Judi to explain for public how this works in other places.

Judi Barrett Both Brookline and Newton have water and sewer town-wide. Year-round housing demand is a very different market. A few years ago, developers were using 40B before they got at 10%.

There is a lot of redevelopment because the demand is so high and there is infrastructure to support

it. Newton and Brookline have some of the oldest inclusionary zoning in Massachusetts which has generated housing. It may create a funding source for housing trust even if it doesn't create actual units.

Dave Iverson do we really have enough development for that to create any units? What is the threshold where inclusionary zoning would kick in?

Judi Barrett that is a policy issue. We think this is a glaring omission in your zoning.

Brian Sullivan what about bonus density for affordable units?

Judi Barrett you have to give something as a cost offset to get the units. We think you ought to be talking about this in districts where higher density is allowed.

Reema Sherry asks about differences between Flex v. Cluster development.

Judi Barrett the idea is you are allowing a certain amount of development as a right.

Reema Sherry thinks having green space incorporated would be supported by the community.

Jerome Vigil has any consideration been given to the fact that Nantucket, unlike Somerville, Newton, Brookline, is an island?

Judi Barrett HPP has certain requirements and we need to figure out how best to address these requirements so you have an HPP that you can rely on as planning and Comprehensive Permit tool. Moving on to regional collaboration to address housing development. Asks what our relationships are off island with other entities.

Brooke Mohr we had visit from Cape Development Partnership. We are also working on a Coalition version of Transfer Housing Fee.

Brian Sullivan The Housing Advocacy groups on Nantucket also have regular meetings. The Housing Stakeholders Group is one of them.

Penny Dey do we do anything with the Housing Assistance Corporation?

Tucker Holland we are involved with the Housing Transfer Fee Coalition to get statewide enabling legislation. HAC is a part of some of those discussions.

Penny Dey suggests that we add that we continue to work closely with our Legislators for state-level initiatives.

Tyler Maren mentions that we may want to continue to incorporate some of the ideas that were included in 2016 HPP.

Judi Barrett Asks for Trust to give thought to what of any former recommendations that have not been addressed yet should remain in new HPP.

Ken Beaugrand we have been looking at how places like Aspen have been addressing their problems and examining if those ideas would work on Nantucket.

Judi Barrett We will include some case study sheets in the plan.

Jenn Goldson we heard a lot about STRs in the focus groups.

Tucker Holland we want to note that we are a Housing Choice Community and we received a \$1.5 million grant from MassWorks in support of 6 Fairgrounds infrastructure this year.

Judi Barrett the Housing Choice Bill will be alluded to in some manner and should be on our radar.

Brook Mohr what qualifies for the lower threshold will be important.

Judi Barrett guidance from DHCD is very general and there are hard to answer questions based on plane language of the law. Important to ask local Counsel. Be prepared to provide Atty. General an analysis of why the new law applies. The burden is on towns. We will shift to site specific discussion.

Jenn Goldson would love to get opinions on STRs at future meeting. Now we will discuss Sites and Strategies. Screen shares a map. Mined for site ideas through focus groups but not a lot resulted. Got more ideas from Staff. Where could the Town encourage 40B Comp. Permits and where could existing zoning allow for development? Would like to know if we caught all the sites that should be in this plan for next 5 years and what can the community do to encourage the kind of housing it wants and needs.

Barry Fradkin runs down the list of 13 site ideas.

**DISCUSSION** of potential sites and constraints.

Penny Dey would be useful to get a list of undeveloped Town-owned properties such as on W. Dover St.

Brian Sullivan such as properties out near airport that the Town owns.

Ken Beaugrand those are controlled by FAA and are very complicated.

Brooke Mohr we are in process of evaluating Master Facilities. That process needs to be completed.

Judi Barrett one of the criteria is to identify municipally owned property that could undergo RFP.

Brian Sullivan points out that we own 7 Amelia drive which could accommodate 4 units and we own Waitt Drive.

Tucker Holland we need to note that opportunity to develop the old Fire Station is contingent on the Master Facilities Plan for the Town. It is going to house departments in the interim. Would rather see Waitt Drive's lots as priority development versus the Ticcoma Way lots, because they provide a nice barrier re. 6 FG. Need to be leery of asking one location to do too much.

Ken Beaugrand they also provide an opportunity for Housing Nantucket and Habitat which is important for home ownership.

**DISCUSSION** about including U Mass property. We do not own it yet.

Barry Fradkin we can use different colors to indicate types of strategies and can group together on this map.

Jenn Goldson asks Trust members to let us know of any other changes and we will revisit at next meeting. We will be getting feedback on this at next Webinar. We will take some off and add others but would like more information about vision for type of development.

Ken Beaugrand public perception is concern. Thinks we should move the Bartlett Farm and Moors End Farm to bottom if this list is ordered by priority.

Jenn Goldson The list is not prioritized. We can group these by types of housing and category (i.e. private developer vs. Trust initiative). Need to think through how we are presenting this.

Ken Beaugrand the old Fire Station availability is subject to existing Town Plan. Town has office space needs.

Tucker Holland rather than listing Moors End Farm, should list the type of housing that would go at 40 Polpis Road.

Jenn Goldson we can provide more clarity as to what we are saying and why. Can make adjustments to the chart and descriptors.

Brooke Mohr there was proposal for a bonus covenant lot on a large lot in Tom Nevers by an individual home owner. There has been talk about expanding the Covenant program. It is a zoning strategy.

Penny Dey not comfortable having private properties on this list unless they have been alerted.

Jenn Goldson agrees.

Reema Sherry asks about commercial requirement with the Amelia Drive property.

Dave Iverson re. covenant lots – that would be plugged into zoning issues.

Jenn Goldson wants to be sure Trust has what it needs to continue with outreach as to upcoming Webinar. Asks if she can have an Agenda Item for March 16<sup>th</sup> meeting.

Tucker Holland yes

Brian Sullivan we need to move the Webinar date to March 30<sup>th</sup> at 4:30pm due to a conflict with FinCom meeting on March 23<sup>rd</sup>.

Tucker Holland the consultants can accommodate a change to March 30<sup>th</sup> at 4:30pm.

Penny Dey we need to commit to get our comments back to consultants by end of next week.

Judi Barrett that would be helpful to have them by March 19<sup>th</sup>. In terms of public comments, we will ask someone to look at them to decide which of those we should address. We need direction on that.

Tucker Holland there were 600 written comments on English version of surveys. What is typically included? Could you include those you don't incorporate into document into an Appendix?

Judi Barrett we might include some of them in text boxes to reinforce information coming through data or shared observations. Can incorporate some but not all but let us know if you want us to include all in an Appendix.

Jenn Goldson they are part of the public record.

**Brian leaves meeting at 2:38pm**

**Brooke is temporary chair *pro tem*.**

Penny Dey asks about when Census results will be available.

Judi Barrett first release will be the apportionment file – age breakdown by race at the block level because that is used to define congressional districts. Has not heard definitive date yet on Summary File One which will affect the denominator.

Brooke Mohr as to private properties, please clarify why they included the farm properties. That could be controversial if not contextualized.

Jenn Goldson came out of talking with Staff. Can you encourage more farm worker housing? Doesn't know how they are housing their workers now.

**DISCUSSION** about listing specific farm or other private properties.

Judi Barrett one of the requirements is to list specific properties. It is common to identify specific sites and it is expected.

Tucker Holland Judi and Jenn talked with Andrew Vorce. The concentration of affordable housing needs to be taken into account. DHCD is increasingly looking at spreading things out. We would need to have conversation with both Bartletts and Moors End Farms but would not want to include those in this without knowing that they are receptive.

Penny Dey What would the impact be if we only included properties controlled by the Trust and the Town on the list?

Judi Barrett would like to enhance chances of having this approved rapidly. We do have to think about equity and when you look at the map you can see there is a distinct concentration of these sites in a specific part of the island. We understand the reasons based on policy decisions that may constrain one's choices from an equity perspective. We need to seek other opportunities outside the Town district. Equity matters.

Ken Beaugrand this is not a good time for the Trust to take open space, farm land, conservation land. Creating housing for the farm employees is acceptable. But this could be very damaging to our mission. Strongly suggests that you remove these from the lists.

**DISCUSSION** re. removing certain properties from this document to increase community support.

Judi Barrett when we meet next week, you can give us greater feedback of other areas outside Town overlay district to include on the list.

**CONSENSUS** that discussion of STRs will be at future meeting.

**Penny Dey recuses from next matter and leaves meeting at 2:53pm.**

#### **IV. Approval of Local Action Unit application to DHCD – 31 Fairgrounds Road**

Tucker Holland a big part of this project is to have it be included on SHI list and towards certification. Looking for approval of submission of LAU application at end of the week and to authorize the chair or vice chair to sign on behalf of the Trust.

Jerome Vigil will there be further review of construction procedures with DHCD?

Tucker Holland project will go through further review

Reema Sherry moved to authorize the Chair or Vice Chair to sign the LAU application on behalf of the Nantucket Affordable Housing Trust to DHCD regarding 31 Fairgrounds Road. Kristie Ferrantella seconded the motion.

**ROLL CALL**

1. Brooke Mohr Aye
2. Reema Sherry Aye
3. Kristie Ferrantella Aye
4. Dave Iverson Aye
5. Allyson Mitchell Aye

The MOTION carried UNANIMOUSLY

**V. Other Business**

▪ **Next Meetings**

- Regular March meeting: Tuesday, March 16, 2021 at 1:00 pm

**VI. PUBLIC COMMENT** (for items not otherwise on the agenda)

Tucker Holland FinCom meeting discussion from yesterday is continued to March 23<sup>rd</sup>. He encourages Trust members to attend.

Jerome Vigil asks if all that transpires here goes before Town Meeting.

Brooke Mohr HPP does not go before Town Meeting

**VII. BOARD COMMENTS**

Kristie Ferrantella SB's agenda tomorrow has a space to discuss housing articles that FinCom just reviewed. Please attend. Has not been posted for Trust.

Eleanor Antonietti advised Trust members that they can watch the LIVE FEED on YouTube. She will send the link.

**VIII. 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.

**NO EXECUTIVE SESSION**

**IX. Adjourn**

M/S/A Dave Iverson Kristie Ferrantella  
Meeting ended at 2:59pm

Submitted by:  
Eleanor W. Antonietti