



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lt. Governor

January 11, 2023

Mr. Jason Bridges, Chair
Nantucket Select Board
16 Broad Street
Nantucket, MA 02554

RE: Housing Production Plan - Certification Approved

Dear Mr. Bridges:

The Department of Housing and Community Development (DHCD) has reviewed the Town of Nantucket's December 13, 2022 request for certification of compliance with its Housing Production Plan (HPP). For a municipality to be certified the following needs to occur:

- Housing units affordable to low- and moderate-income households and eligible for inclusion on the Subsidized Housing Inventory (SHI) have been produced during one calendar year, the same calendar year¹ for which certification is requested during the initial year of SHI eligibility,
- Units must total at least 0.5% (24 units for Nantucket) of year-round housing units for one year of certification. A total of 1% of year-round housing units (49 units for Nantucket) are needed for a two-year certification,
- The units were produced and are eligible in accordance with the approved HPP and DHCD's c. 40B Guidelines.²

DHCD makes the following findings:

- Nantucket has a valid HPP. The effective date for the HPP is September 24, 2021, the date DHCD received a complete plan submission. The HPP has a five-year term and will expire on September 23, 2026.
- The two projects for which certification is requested are as follows: (1) Richmond Meadows II (SHI ID# 10296), Violet Place Acceleration phase. This phase consists of 48 rental units that became initially eligible for the SHI upon building permit issuance. Building permits were issued for 8 of the units on September 21, 2022, and the remaining 40 units were issued building permits on December 12, 2022. (2) Richmond Sandpiper II (SHI # 10749). This project consists of 2 homeownership units that became initially eligible for the SHI upon building permit issuance on August 24, 2022.
- These projects total 50 SHI eligible units, enough for a two-year certification period (49 units required).

¹ Up to January 10th of the following year.

² <https://www.mass.gov/files/documents/2017/10/10/guidecomprehensivepermit.pdf>.

- The housing developments are consistent with the production goals outlined in the Nantucket Housing Production Plan.

This certification is effective for a two-year period beginning on December 12, 2022 (date of building permit issuance for which the numerical target for calendar year 2022 was achieved) to December 11, 2024. Please note that all units must retain eligibility for the SHI for the entire certification period. If units are no longer eligible for inclusion on the SHI, they will be removed and will no longer be eligible for certification. This action may affect the term of your certification. I have included an updated list of SHI eligible units. Nantucket's current SHI stands at 6.78%.

I applaud your efforts to plan for the housing needs of Nantucket. Please contact Phillip DeMartino, Technical Assistance Coordinator, at (617) 573-1357 or Phillip.DeMartino@mass.gov if you need assistance as you implement your HPP.

Sincerely,



Louis Martin
Director, Division of Community Services

cc: Senator Julian Cyr
Representative Dylan A. Fernandes
Libby Gibson, Town Manager, Town of Nantucket
John Giorgio, KP Law, Town Counsel, Town of Nantucket
Vicki Marsh, KP Law, Town Counsel, Town of Nantucket
Tucker Holland, Housing Director, Town of Nantucket
Andrew Vorce, Director of Planning, Town of Nantucket