

Surfside Association
Annual Meeting, Part 1
July 11, 2015

President Quigley opened the meeting promptly at 10:00 am at the Star of the Sea Youth Hostel with approximately 50 people attending.

Guest Speaker

President Quigley brought the meeting to order, introduced the agenda, and then introduced Patty Roggeveen of the Richmond Group.

Ms. Roggeveen, came to update the association on new developments pertaining to the 70 acres formerly known as the Glowacki property, which was purchased by the Richmond Group in 2013. She stated that the 2015 Town Meeting gave the developers a clear message on the site relating to affordability. As background, she mentioned that the developers have sold off various properties around the island that are not contiguous to the Old South Road site. They have also brought 30 rental properties up to code. She spoke of the need for rental apartments and workforce housing on the island and distributed an Executive Summary from Housing Nantucket, which is attached to the minutes. The full study is on Housing Nantucket's web site. Ms. Roggeveen also spoke of other towns in Massachusetts that have addressed this issue with great success.

After Nantucket rejected their plans at Town Meeting, the developers have decided to access the Massachusetts 40B process. 40B was developed to create affordable housing in under served markets. It is available here because Nantucket is below the target for Qualified Affordable Housing (2.5% vs. 10%). This process circumvents local approval and requires state approval. More information on the 40B process is available at masshousing.com. A final development plan will be submitted to the state when ready.

A preliminary site plan was shown which includes 105 single family houses and 264 apartments. A lively Q&A followed.

Approval of Minutes

The next order of business was the approval of the August 9, 2014 meeting minutes. Secretary Tom Szydowski mentioned that the minutes can be found on the web site. Approval was motioned and seconded and approved by voice vote.

Officer Reports

President Quigley then gave his President's Report.

Tom reported that Town Meeting approved \$1 million for the taking of the Boulevard, Clifford and a portion of Lovers Lane and the construction of a new road and bike path along the Boulevard. The town expects to complete the taking of Okorwaw and Monohansett over the next two years. Pat Newton asked that the minutes show appreciation for Tom Quigley's efforts over the past 10 years to have these roads become public ways. The meeting gave Tom a loud round of applause.

President Quigley made a report of the Surfside Road Fund. (The Surfside Roads Fund is independent of the Surfside Association. The Association handles collection of funds, but is not responsible for their deployment.) In June the Road Fund had Victor Paving patch the main roads in preparation of the summer. Tom mentioned that a generous Surfside resident paid for the paving of the last section near the airport.

Tom then discussed the July 4 events at Nobadeer beach. Even with a strong effort by the police, the situation became out of hand with garbage, dune damage and private property issues. The selectmen have also taken notice.

Ned Fawcett asked Allen Reinhard to make a report on the status of the Boy Scout Camp. A summary judgment hearing to uphold the reversionary clause was held June 23 and the judge is expected to opine shortly.

Treasurer Debby McIntosh gave out a financial report which indicated a cash balance of \$19,751.98. This year the association reverted to mailing dues statements, after trying an email approach last year, and dues receipts are up significantly.

Ned Fawcett described this year's social events. The golf tournament is on August 3 at Miacomet Golf Club. Contact Steve Chase if you want to play. The Fishing Tournament includes a number of categories including heaviest bluefish and longest striper and goes from Memorial Day to Columbus Day. The President's Cocktail party will be held at 5 p.m. on July 25 at his house at 35 Nobadeer. Members are asked to bring an hors d'oeuvre.

President Quigley, reporting for the Nominating Committee, noted that the slate that will be voted on in the August Annual Meeting is described on the Agenda, which is attached. Members interested in joining the board are invited to contact Tom Quigley.

There being no other business, the meeting was recessed until August 8.

Respectfully submitted,

Tom Szydowski

Tom Szydowski, Secretary

Surfside Association
Annual Meeting
July 11, 2014 10:00 am
Star of The Sea Youth Hostel
Surfside Nantucket, Ma. 02554
www.surfsideassociation.org

Agenda

Opening Comments: **President Tom Quigley**

Speaker: **Patty Roggeveen...Richmond Group, New Plan**

Approval of Minutes: **August 9, 2014**

Officer Reports:

President	Tom Quigley
Vice President	Chris Magee
Vice President	Ned Fawcett
Secretary	Tom Szydowski
Treasurer	Debby McIntosh

Committee Reports:

Roads	Tom Quigley
Membership	Pat Newton
Nominating	Debby McIntosh
Social Events	Ned Fawcett

Elections: Nomination Slate:

	Term Ends 8/2016		Board Members at Large
President	Tom Quigley		Term Ends
Vice President	Ned Fawcett	8/2016	Didi Coyle
Vice President	Chris Magee		Jayne Kenyon
Secretary	Tom Szydowski		Christina Earle
Treasurer	Debbie DuBois	8/2015	Allen Reinhard
			Lisa Todd
		8/2017	Andrew Ley
			Chip Newton

Old Business:

New Business:

Recess:

EXECUTIVE SUMMARY

Key Findings

- Nantucket has an **undeniable shortage of price-appropriate housing for people who work on Nantucket throughout the year**. The lack of affordably priced housing is a barrier to a decent quality of life for workers and their families and an obstacle to hiring qualified people for some specialized positions.
- Nantucket has 11,650 housing units: **64 percent seasonal and 36 percent year-round**.
- The median home price on Nantucket is \$1.2M, yet the median family income is \$92,800. **Homeownership is prohibitive for 90 percent of the island's year-round households**.
- The year-round and seasonal rental supply is conspicuously limited at all bedroom size and market levels. The greatest year-round demand is for two-bedroom units. **Nantucket needs to focus on creating reasonably priced rental housing for families if it expects to attract and keep workers over the long run**.
- Roughly 55 percent of Nantucket's homeowners and 40 percent of its renters struggle to pay for the housing units they occupy. **Half of all year-round households are housing cost burdened**.
- **Most of Nantucket's un-affordably housed renters are working-age people**, especially young people below age 34.
- The number of **owner-occupied homes has decreased** by 640 units or 5.5 percent since 2000.
- According to recent population estimates from the Census Bureau, 10,856 people in 4,200 households live on Nantucket year-round. The Town's population has increased approximately **14 percent since 2000**.

Potential Approaches

- **Develop rental housing on Town-owned land**, including units for single people and families.
- **Allow relocated units to be placed on nonconforming lots**, subject to an affordable housing covenant.
- **Commit all Community Preservation Act (CPA) funding to housing** (except the statutory set-asides for open space and historic preservation).
- **Encourage the Nantucket Land Bank to adopt a housing policy** and partner with the Town, Housing Nantucket, and others to create affordable housing.
- **Use Low Income Housing Tax Credits and state and federal resources** to increase the supply of safe, decent, sanitary rental housing.
- **Seek special legislation to establish a Housing Bank** and create shared equity housing, e.g., a land trust or buy-downs of lower-end units while they still exist.
- **Embrace inclusionary zoning** in all areas not zoned for very-low-density residential development.
- **Strengthen code enforcement**.
- **Seek special legislation to provide tax-relief and other incentives** to develop accessory units and tertiary dwellings for affordable housing.
- **Relieve sewer connection and other permitting fees for affordable housing developments**.

SURFSIDE ASSOCIATION

July 11, 2015

Balance forward		\$16694.21
Income		
Dues	\$2868.82	
Contributions	\$1760.00	
Bank interest	\$ 73.48	
Subtotal		<u>\$ 4702.30</u>
TOTAL		\$21396.51

Expenses

Social/tournaments	\$ 632.00	
Civic League	\$ 510.00	
Website	\$ 72.35	
P. O. Box	\$ 122.00	
Printing, postage	\$ 288.66	
Bank/tax charges	\$ 19.52	
Subtotal		<u>\$ 1644.53</u>

Balance forward, August 9, 2014 \$19751.98