

# Nantucket Housing Office

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## **PRESS RELEASE    OCTOBER 15, 2003**

### **DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD) APPROVES NANTUCKET'S AFFORDABLE HOUSING PLAN**

At a meeting today with Toni Hall, Acting Associate Director of DHCD's Division of Municipal Development, the Nantucket Housing Office's Bob Nussbaum and Leedara Zola were informed that the Affordable Housing Plan for the Town of Nantucket had been approved. The plan was developed for the Town through a collaboration of the Nantucket Housing Office and the Town Planning Director, and builds off past work such as the Nantucket Comprehensive Community Plan, Nantucket's Executive Order 418 Certified Housing Plan and Nantucket's Year-round Housing Needs Assessment. Nantucket's is only the third such plan to have been approved by DHCD.

Communities with an approved Affordable Housing Plan may request DHCD certification of compliance with their plan by submitting evidence that housing units eligible to be counted in DHCD's Subsidized Housing Inventory have been produced in the calendar year totaling at least  $\frac{3}{4}$  of one percent of the community's year-round housing stock. For Nantucket, the production goal is 30 units. To be counted, the units must have 1) affordability to households with incomes at or below 80% of Nantucket median income; 2) a deed restriction; 3) a regulatory agreement (for monitoring compliance with the restrictions); and 4) fair and open marketing.

Once a community is in compliance with its plan, for a twelve-month period the local Zoning Board of Appeals has the ability to deny or approve with modifications any request for a 40B Comprehensive Permit. According to Bob Nussbaum, the Executive Director of the Nantucket Housing Office, "This will enable Nantucket to earn local control a year at a time, 30 units or more per year. Without this new Planned Production capability, things would have remained out of our hands for years."

Leedara Zola adds: "The Plan outlines a set of strategies to reach our goal, but does not specifically call out individual housing developments. We have

flexibility. It's up to us as a community to address our housing needs with Nantucket scale and Nantucket style housing solutions.”

As a first step, the Nantucket Housing Office is in the process of preparing a Local Initiative program application for its own rental units (16 plus five in the planning stage) that would enable them to be counted in the Subsidized Housing Inventory. The Housing Office is also working with other non-profits, such as Habitat for Humanity Nantucket and Sherburne Commons, to facilitate their units being counted.

For further information about this press release, please contact the Nantucket Housing Office, (508) 228-4422 or [info@nantuckethousingoffice.org](mailto:info@nantuckethousingoffice.org).