



MEETING POSTING TOWN OF NANTUCKET

Pursuant to MGL Chapter 30A, § 18-25
All meeting **notices and agenda** must be filed, and time stamped with the
Town Clerk's Office and posted at least 48 hours prior to the meeting
(excluding Saturdays, Sundays, and Holidays)

RECEIVED

2024 FEB 09 AM 10:38
NANTUCKET TOWN CLERK
Posting Number: T 141

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, February 13 th , 2023 @ 12:30 PM
Location / Address	REMOTE PARTICIPATION VIA ZOOM (<i>See Below</i>) THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA
Signature of Chair or Authorized Person	Ellis Ramos Housing & Real Estate Department Office Manager
WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF MEETING POSTING IS NOT IN COMPLIANCE WITH THE OML STATUTE, NO MEETING MAY BE HELD!	

AGENDA FOR 02-13-24

Please list below the topics the chair
reasonably anticipates will be discussed at
the meeting.

PLEASE CLICK ON FOLLOWING LINK TO JOIN ZOOM MEETING:

Join Zoom Meeting

<https://us06web.zoom.us/j/89820152521?pwd=khhL3ZhkgIX0lvVXrk73HUgJTFMxFj.1>

Meeting ID: 898 2015 2521

Passcode: 420443

-
- I. Call to Order
 - II. Approval of Agenda – ACTION
 - III. Public Comment

IV. Amendment to the Declaration of Trust (Article 78 from 2023 ATM)--

ACTION

V. Other Business

Next Meeting: February 20th at 12:30pm

VI. Board Comments

VII. 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.

- i. 31 Fairgrounds
- ii. 121 Orange Street

VIII. Adjourn

**SECOND AMENDMENT TO DECLARATION OF TRUST OF
TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND**

The DECLARATION OF TRUST OF THE TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FUND, a municipal affordable housing trust created pursuant to G.L. c.44, Section 55C, under Declaration of Trust dated February 8, 2010 recorded with Nantucket County Registry of Deeds in Book 1221, Page 20, as amended by First Amendment to Declaration of Trust of Town of Nantucket Affordable Housing Trust Fund dated September 25, 2014 recorded with said Deeds in Book 1452, Page 272, having an address of 16 Broad Street, Nantucket, Massachusetts (the "Trust") is hereby amended by the Trustees of the Declaration of Trust of the Nantucket Affordable Housing Trust Fund and the Select Board of the Town of Nantucket.

WHEREAS, Section 17 of the Trust provides that the Trust may only be amended by a vote of the Nantucket Town Meeting;

WHEREAS, the 2023 Annual Town Meeting voted to authorize the Trust to be amended as set forth in Article 78 of the Town Meeting Warrant;

NOW THEREFORE, the Trustees of the Trust and the Select Board of the Town of Nantucket hereby agree to amend the Trust as follows:

1. Section 2. Purpose. Section 2 is deleted in its entirety, and replaced with the following:

“The purpose of the Trust is to provide for the creation and preservation of affordable and attainable housing in the Town of Nantucket for the benefit of year-round residents. For the purposes of this Trust “affordable housing” is defined as housing that is occupied by low or moderate income households with incomes less than one hundred percent (100%) of the area wide median income as defined by the United States Department of Housing and Urban Development (HUD), adjusted for household size. For purposes of this Trust, “attainable housing” is defined as housing that meets the needs of households with incomes less than two hundred forty percent (240%) of the area wide median income as defined by HUD, adjusted for household size.”

All other provisions of this Trust shall remain the same and are hereby ratified and confirmed.

Signature Pages to Follow

Executed as a sealed instrument this _____ day of _____, 2024.

TOWN OF NANTUCKET AFFORDABLE
TRUST FUND

By its Trustees

Brian Sullivan, Trustee

Reema Sherry, Trustee

Meg Browsers, Trustee

Shantaw Bloise, Trustee

Penelope Dey, Trustee

Thomas M. Dixon, Trustee

David Iverson, Trustee

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this ____ day of February, 2024, before me, the undersigned Notary Public, appeared Brian Sullivan, Reema Sherry, Meg Browsers, Shantaw Bloise, Penelope Day, Thomas M. Dixon and David Iverson, Trustees of the Nantucket Affordable Housing Trust Fund, who proved to be through satisfactory evidence of identification, which was personal knowledge, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose, as Trustees of the Nantucket Affordable Housing Trust Fund.

Notary Public

My Commission Expires:

TOWN OF NANTUCKET
By its Select Board

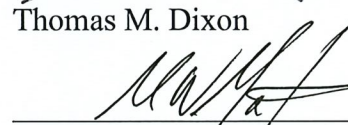
Dawn E. Hill Holdgate



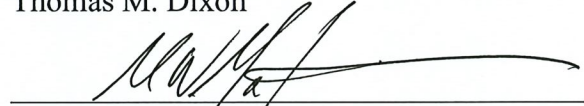
Brooke Mohr



Matthew G. Fee



Thomas M. Dixon



Malcolm W. MacNab

COMMONWEALTH OF MASSACHUSETTS

Nantucket, ss.

On this 7th day of February, 2024, before me, the undersigned Notary Public, appeared, ~~Dawn E. Hill Holdgate~~, Brooke Mohr, Matthew G. Fee, Thomas M. Dixon and Malcolm W. MacNab, members of the Town of Nantucket Select Board, who proved to me through satisfactory evidence of identification, which was personal knowledge of the undersigned, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose as the members of the Select Board of the Town of Nantucket.



Notary Public
My Commission Expires: 11/1/2024

