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)

Committee / Board	**AFFORDABLE HOUSING TRUST**
Day, Date, and Time	**TUESDAY, March 26th, 2024 @ 12:00 PM**
Location / Address	**REMOTE PARTICIPATION *VIA* ZOOM (*See Below*)** **THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN'S GOVERNMENT TV YOUTUBE CHANNEL AT** **https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHIxA**
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 03-26-24
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/89838581127?pwd=yAbWIl2wy9Telrrrg1DC8C6pNQgvXa.1

Meeting ID: 898 3858 1127
Passcode: 859960

I. Call to Order

II. Approval of Agenda – ACTION

III. Approval of minutes

- *Note: all Trust open meetings are recorded and available on the Town's YouTube* *channel.*

- February 22nd , 2024

- March 19th , 2024

IV. Public Comment

V. CCAP Application Review – ACTION

VI. Annual Town Meeting Communication Strategy – UPDATE

VII. Senator Cyr – Good Landlord Tax Exemption – UPDATE

VIII. Housing Advocacy Day on April 11th—DISCUSSION

IX. Other Business

Next Meeting:

April 16th at 12:30pm

April 30th at 12:30pm

X. Board Comments

XI. 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. 113 Pleasant Street
    ii. Richmond Meadows II
    iii. 44 Miacomet
    iv. 18 Sparks Avenue
    v. 27 Rugged Road

XII. Adjourn

III. APPROVAL OF MINUTES

- **FEBRUARY 22ND**

  ALL TRUST MEMBERS WERE PRESENT

- **MARCH 19TH**

  ALL TRUST MEMBERS WERE PRESENT

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, February 20th , 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

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ATTENDING MEMBERS: Brian Sullivan, Dave Iverson, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel)

SPEAKER IN ATTENDANCE: Cinder McNerney, Meghan Hyland, Branda McDonough, Brian Turbit

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I. Call to Order

Brian Sullivan called this meeting to order at 12:38pm

II. Approval of Agenda – ACTION

Dave Iverson made a MOTION to approve the agenda. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Penny Dey Aye
3. Meg Browers Aye
4. Tom Dixon Aye
5. Reema Sherry Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

I. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

- **October 3rd,2023**

Penny Dey made a MOTION to approve the meeting minutes for October 3rd. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Penny Dey Aye
3. Tom Dixon Aye

4. Reema Sherry Aye
5. Shantaw Bloise-Murphy Aye
6. Meg Browers Aye
7. Brian Sullivan Aye

- **October 10th , 2023**

Penny Dey made a MOTION to approve the meeting minutes for October 10th. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Penny Dey Aye
3. Tom Dixon Aye
4. Reema Sherry Aye
5. Shantaw Bloise- Murphy Aye
6. Meg Browers Aye
7. Brian Sullivan Aye

- **October 31st ,2023**

Penny Dey made a MOTION to approve the meeting minutes for October 10th. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Penny Dey Aye
3. Tom Dixon Aye
4. Reema Sherry Aye
5. Shantaw Bloise- Murphy Aye
6. Meg Browers Aye
7. Brian Sullivan Aye

- **November 17th, 2023**

The November 17th meeting minutes got moved to a future meeting.

II. Public Comment

No Public comments.

III. CCAP Application—ACTION

- 6B Beachgrass- Margarita Acosta

Penny Dey made a MOTION to approve the Closing Cost Assistance for Margarita Acosta. Meg Browers seconded this motion.

AFTH Meeting on February 20th,2024 at 12:30pm

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Penny Dey Aye
3. Tom Dixon Aye
4. Reema Sherry Aye
5. Shantaw Bloise- Murphy Aye
6. Meg Browers Aye
7. Brian Sullivan Aye

IV. Approve Seven Letter contract extension— DISCUSSION/ ACTION

Kristie Ferrantella explained to the Trust that Seven Letter is helping with the Transfer fee process. This is just to extend the existing contract.

Penny Dey asked if other Towns are also contributing to pay the Seven Letters contract?

Kristie Ferrantella said that Marthas Vineyard is also contributing.

Reema Sherry made a MOTION to extend the Seven Letter contract through June 30th of 2024. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Dave Iverson Aye
2. Penny Dey Aye
3. Meg Browers Aye
4. Tom Dixon Aye
5. Reema Sherry Aye
6. Shantaw Bloise- Murphy Aye
7. Brian Sullivan Aye

V. Hilltop and Bond Counsel Discussion—DISCUSSION

VI. Year-Round Deed Restriction – UPDATE/DISCUSSION

VII. Vesper Lane Parking license Agreement –DISCUSSION/ACTION

Brian Sullivan said that the Nantucket Cottage Hospital has requested to use the portion of the AHT land on Vesper Ln to use as a parking lot for their summer employees. They are asking if the AHTF would entertain a lease agreement.

The Trust members said that they oud have to see a locus map, rend consideration and I time frame before voting on this item.

This item will be carried to a future meeting to await more information from the Hospital as requested by the Trust.

VIII. Communication Strategy Plan for ATM—UPDATE

Kristie Ferrantella said that

She asked the Trust if they would approve the creation of a communication sub committee for the AHTF.

Meg Browers volunteered to be part of the communication committee with Ellis Ramos and Kristie Ferrantella.

IX. Other Business

Next Meeting: March 19th at 12:30pm

Kristie Ferrantella said that she will be a the FinCom Meeting on Thursday February 22nd and she encourages the Trust members to show up if they can.

X. Board Comments

No board comments

XI. 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. Richmond 55

    ii. 113 Pleasant Street

    iii. 31 Fairgrounds

    iv. 6 Fairgrounds

Reema Sherry made a MOTION to close public session to move to executive session not to return to public session , Pursuant to MGL C. 30A § 21(A) for the purpose 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. Penny Dey seconded this motion.

ROLL CALL of those participating:

1. Reema Sherry Aye
2. Dave Iverson Aye
3. Tom Dixon Aye
4. Penny Dey Aye
5. Meg Browers Aye
6. Shantaw Bloise-Murphy Aye

7. Brian Sullivan Aye

This meeting was adjourned at 2:30pm.

AFTH Meeting on February 20th,2024 at 12:30pm

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

TUESDAY, March 19th, 2024.

Remote Meeting via Zoom– 12:30 pm

Trust Members: Brian Sullivan (Chair), Reema Sherry (Vice-Chair), Meg Browers, Dave Iverson, Shantaw Bloise-Murphy, Penny Dey, Tom Dixon

ATTENDING MEMBERS: Brian Sullivan, Dave Iverson, Meg Browers, Penny Dey, Reema Sherry, Shantaw Bloise-Murphy, Tom Dixon

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Housing & Real Estate Office Manager), Vicki Marsh (Town Counsel), Tucker Holland (Housing Consultant)

SPEAKER IN ATTENDANCE: Judi Barrett (Barrett Planning LLC) Gery Keneally (Habitat for Humanity) Colin Frolich (Placemate) Julia Lindner (ACK.NOW Community Initiative)

I. Call to Order

Brian Sullivan called this meeting to order at 12:40pm.

II. Approval of Agenda – ACTION

Meg Browers made a MOTION to approve the agenda. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

III. Approval of Minutes – ACTION

Note: all Trust open meetings are recorded and available on the Town's YouTube channel

- November 13th , 2023
- November 17th , 2023
- November 29th , 2023
- December 5th , 2023

  - **November 17th ,2023 minutes**

Tom Dixon made a MOTION to approve the meeting minutes for the November 17th meeting. Shantaw Bloise-Murphy seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

  - **December 5th, 2023, minutes**

Dave Iverson made a MOTION to approve the meeting minutes for the December 5th meeting. Reema Sherry seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

IV. Public Comments

Jack O'Brien said that he and a group of college students are part of a group called Semester Cinema that are on the island working on a Housing Documentary. He explained to the trust that they are conducting a study and that they will be working on a Documentary that highlights the Housing Crises on Nantucket.

Some Discussion followed.

V. Approval of CPA Grant Agreement from the Affordable Housing Trust to Habitat for the Waitt Drive Village Affordable Housing Project– ACTION

Kristie Ferrantella explained to the Trust members that, in February 2024, the AHTF approved the Grant for 4 million Dollars for Habitat for Humanity construction on Waitt Drive. She said that today they just need to vote and sign the Grant Agreement.

Vicki Marsh told the trust that they would need to sign this Grant Agreement so the funds can be disbursed to Nantucket Habitat for Humanity.

Penny Dey made a MOTION to approve and Authorize the AHTF Chair to sign the Grant Agreement on behalf of the AHTF. Dave Iverson seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

VI. Vesper Lane Parking License Agreement – REVIEW/ ACTION

Vicki Marsh said that the Nantucket Cottage Hospital has sent a request to use the AHTF parcel on Vesper Lane to use as parking lot for their seasonal summer employees.

Some discussion followed.

Reema Sherry made a MOTION to approve the Nantucket Cottage Hospital request, subject to a final plan and approval from Town Counsel and to authorize the AHTF Chair or Vice-Chair to sign. Penny Dey Seconded this motion.

ROLL CALL of those participating:

1. Penny Dey Aye
2. Dave Iverson Aye
3. Reema Sherry Aye
4. Meg Browers Aye
5. Tom Dixon Aye
6. Shantaw Bloise-Murphy Aye
7. Brian Sullivan Aye

VII. The Howard Dickler Award – REVIEW

Kristie Ferrantella said that this award will honor a community member who best exhibits the spirit of Dr. Dickler on housing advocacy for our year-round community, through their dedication, drive, creativity, inclusiveness, and, perhaps most of all, their fearless willingness to share ideas.

Nominations, in the form of a brief description of why the nominee deserves to be recognized, will be accepted by the Housing & Real Estate Office from Trust members along with any and all Nantucket residents (year-round and seasonal) by April 12th, 2024.

Determination of the award winner will be by vote of the Trust members and in consultation with Ana Martinez, Howard's wife. The announcement of the recipient will be timed to the Annual Town Meeting. An honorarium will be donated in the recipient's name to the housing-related organization of the recipient's choice.

Some discussion followed.

VIII. Lease to Locals Program -DISCUSSION

Julia Lindner explained to the AHTF board members that the Lease to Locals program is on hold , because they ran out of funds due to the huge success of the pilot program.

Colin Frolich explained to the Trust Members what Placemate is and what their goals are. He also shared with the trust a bit of their history. He said that they saw a need for year-round housing on Nantucket and that why ACK NOW brough them on board to try to help.

Some discussion followed.

Vicki Marsh asked Colin Frolich if Placemate writes the program's policy or if the Municipality.

Colin Frolich said that the program policies are created by the Municipality according to their own guidelines.

Kristie Ferrantella asked if the Trust was to fund this program if this program would still be administrated by ACKNOW or if the Town would become the administrated.

Some discussion followed.

IX. 135 and 137 Orange Street RFP Review Committee – UPDATE

Kristie Ferrantella updated the Trust that the RFP for 135 and 137 Orange Street was rejected last week. One of the criteria's that lead to the rejection was the financial part of it. The RFP Committee tried to find a solution, but realized they that, that could be considered as negotiating with the developer and it wouldn't be fair to other developers. So, they decided to reject the RFP.

Some discussion

X. Request for Proposals (RFP) - DISCUSSION

- 135 and 137 Orange Street
- 7 Amelia
- 12 and 12 R Bartlett Road

- 16 Vesper Lane

Kristie Ferrantella said that after the rejection of the RFP for 135/137 Orange Street she meet with Brian Turbit the TON Finance Director and they decided to put a small RFP subcommittee together to figure a way to bundle the RFPs and release them together. She said the idea is that the developers could bid on all the RFPs or they could do it a la cart and bid on one or a couple of them RFPs.

XI. Annual Town Meeting – Housing Articles – REVIEW

XII. Communication Strategy for Annual Town Meeting – UPDATE

XIII. Year-Round Deed Restriction Pilot Program – ACTION

XIV. Other Business

Next Meetings: April 16th at 12:30pm

XV. Board Comments

XVI. 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. 6 Fairgrounds Road
  ii. 113 Pleasant St
  iii. 21 Woodland Drive
  iv. 8, 10 and 12 Honeysuckle
  v. 44 Miacomet Rd
  vi. 18 Sparks Ave

XVII. Adjourn

V. CCAP APPLICATION

Nantucket Affordable Housing Trust Fund

2 Fairgrounds Road, Nantucket, MA 02554

Closing Cost Assistance Payment Application

For Planning Office Only
Date Received:

FULL NAME: ____

FULL NAME: ____

Note: *Please provide the full name and Social Security number for all individuals that will be on the mortgage on a separate piece of paper in typed form.*

CURRENT ADDRESS

STREET: ____

CITY/TOWN:_____________________________________ STATE: _______ ZIP CODE: __________________

BEST PHONE: ______________________________ EMAIL ADDRESS:_________________________________

YEARS AT THIS ADDRESS: _____________ If less than two years, please provide previous address:

____

HOUSEHOLD INFORMATION

HOUSEHOLD AMI (please circle one): 175% 150% 100% 80%

TOTAL NUMBER OF PERSONS IN HOUSEHOLD (INCLUDING SELF): _____________

PLEASE LIST ALL HOUSEHOLD MEMBERS WHO WILL OCCUPY THE HOME, REGARDLESS OF AGE

NAME	AGE	RELATIONSHIP

1. Do you own or have financial interest in any other real estate and/or business? YES ______NO ______

If yes, please describe: ____

____

2. Do you have an executed Purchase and Sale Agreement? YES ______NO ______

It YES-Please attached an executed copy as part of the application

If NO-When is the anticipated date a Purchase and Sale Agreement will be executed? ___________

If NO-Do you have an accepted offer? YES ______NO ______

Please not that CCAP loans authorized without an executed Purchase and Sale Agreement will expire six (6) months from approval date.

SUBJECT PROPERTY:

Address:____

Purchase Price: $__________________________Scheduled Closing Date:_____________

Property Type: □Single-Family Home □Condominium □Land

4. Is there a permanent deed restriction on the subject property guaranteeing ongoing affordability at 175% AMI or less? YES_____NO_____

If NO, Would you be willing to place a deed restriction on the subject property to guarantee ongoing affordability YES____ NO______

**Permanent deed restriction on the subject property guaranteeing ongoing affordability at 175% AMI or less is a requirement of funding.*

5. Have you attended an approved First Time Home Buyer Education class*? YES_______ NO_______

If YES, please provide a copy of your completion certification.

* *Attendance is a requirement of funding.*

6. Have you been awarded a right to purchase an 80-175% AMI restricted property through an authorized monitoring agent? YES ______NO______

If YES, please provide a copy of your certificate.

* *Right to purchase an 80-175% AMI restricted property through an approved lottery program is a requirement of funding.*

HOUSEHOLD ASSETS

Assets are items of value, such as IRAs, CDs, and checking and savings accounts. Interest received from assets are included as part of your income. Assets do not include necessary personal property such as clothing, furniture, automobiles, jewelry, etc. Please describe your assets and income or dividends from these assets in the chart below. Continue on a separate sheet if necessary.

Household Member	Asset Description	Cash Value
		$
		$
		$
		$
		$

Total cash value of all assets = $_____________

In signing this application I/we hereby certify that:

- I/we have correctly indicated the number of persons in the household;
- My/our total liquid assets do not exceed the allotted amount for my/our AMI bracket;
- We have been qualified to purchase a permanently deed-restricted home in the County of Nantucket, MA, for buyers at 175% or below Area Median Income;
- The information contained in this application is true and accurate to the best of my/our knowledge and belief under the full pains and penalties of perjury and understand that perjury will result in disqualification from further consideration; and
- I/we understand that it is my/our obligation to secure the necessary mortgage for the purchase of the home and all expenses, including closing costs, down payments, etc.
- I/we will furnish to the Town of Nantucket upon request at any time any and all income and/or asset and other financial information, any and all household, resident location, and workplace information and I further direct any employer, landlord, or financial institution to release any information to the Town for the purpose of income and/or asset determination eligibility.
- I/we understand that I/we are purchasing an affordable home at a substantially discounted price and that the home will remain affordable for any future buyers. I/we understand that I/we will be required to sign a Deed Rider that describes my/our responsibilities under the affordable housing program. The restrictions will apply to me and all future buyers of my/our home.
- I/we understand that to avoid unnecessary delays, I/we should submit the application and all required documentation a minimum of eight (8) weeks prior to my/our loan closing.

______________________________ ______________________________

Signature Date Signature Date

Submit to Town of Nantucket, Affordable Housing Trust Fund, Planning Office, 2 Fairgrounds Road, Nantucket, MA 02554

Nantucket Affordable Housing Trust Fund

2 Fairgrounds Road, Nantucket, MA 02554

Closing Cost Assistance Program Application Checklist

Applying for closing cost payment assistance is a multi-step process. The first step is to submit an application and copies of all required documentation in order for us to determine if you qualify for the program. Second, once you have found a home, submit all of the property eligibility information for review. After the property's eligibility is confirmed, at your loan closing with your primary lender, you will sign loan agreements provided by the closing attorney.

To avoid unnecessary delays, submit your application and all required documentation a minimum of eight (8) weeks prior to your loan closing.

Step 1: Submit Applicant Eligibility Information

□ Completed Closing Cost Assistance Program Application
□ Completed and signed W-9
□ Written verification from an authorized monitoring agent that you are income and asset qualified to be purchasing the permanently deed-restricted 175% or below AMI restricted unit on the application
□ Bona fide Loan Estimate including estimated closing costs from a recognized financial institution (N/A for Habitat for Humanity homes)
□ Provide us with your closing attorney's contact information and wiring instructions
□ An executed Purchase and Sale Agreement, as soon as it is available (N/A for Habitat for Humanity)
□ Notify the AHTF of your closing date as soon as it's available to you (please keep in mind note at bottom of page when scheduling the closing date)

Additional information (not required, but helpful to submit if you have it):
□ Mortgage Pre Qualification letter on bank letterhead from a recognized financial institution (For Habitat for Humanity Homes you must provide the Terms and Conditions Letter in place of the Mortgage Pre Qualification)
□ Executed Final Loan Commitment Letter on bank letterhead from a recognized financial institution (Habitat for Humanity Homes are to provide a final Settlement Statement)

Step 2: Post-Closing

□ Copy of the final affordability deed rider to be executed at closing
□ Prompt return to the AHTF by the closing attorney of excess funds beyond closing costs disclosed on the Closing Disclosure
□ Copy of the Closing Disclosure statement (This is the Settlement Statement for Habitat homes)
□ Copy of the recorded mortgages, promissory note, and post-closing agreement note.

*****Please Note**-Funds are not immediately released after application is approved. Once applications are approved and all documentation has been received, the CCAP Funds will be processed and sent for approval to be paid through Town Warrant. Town Warrants are held every couple of weeks. On the Friday after Town Warrant, the CCAP Funds will be sent to your closing attorney's IOLTA account via wire transfer to be held until the closing date. Please keep this process in mind when scheduling your closing date as to not cause any delays.***

Closing Cost Assistance Program - CCAP

Purpose

The Town of Nantucket, through its Affordable Housing Trust, offers up to $15,000 for each eligible buyer to put towards closing costs for the purchase of deed-restricted affordable units. It is intended to assist year-round residents qualifying at the 80%-175% AMI level who can afford monthly mortgage payments, yet do not have enough money to pay the initial home purchase closing costs. The goal of the program is to increase homeownership among the low and moderate income households in the Town of Nantucket. This is a zero-percent (0%) loan program subject to repayment as described below.

Eligibility

- Available to qualified applicants earning up to 175% AMI
- Applicant must provide written confirmation they have been deemed eligible to purchase a home through a DHCD-approved lottery process or have a fully executed P&S for a permanently deed restricted 175% or below AMI unit and Qualified Purchaser Certificate from a recognized Monitoring Agent
- Applicant must have a mortgage pre-qualification letter from a recognized financial institution on bank letterhead clearly

indicating their qualification to purchase the unit
- The property must be located in Nantucket County
- There must be a permanent deed restriction on property guaranteeing ongoing affordability at 175% AMI or less

Other requirements / details:

- Available on a first-come, first-serve basis until the annual Trust Fund allocation for this program is depleted
- Loans are up to $15,000 solely for closing costs based on a bona fide Loan Estimate from a recognized financial institution
- Funds to be released to closing attorney following receipt of bona fide mortgage loan commitment letter, original promissory note, and post-closing agreement, and once the purchase is approved to close
- Closing cost funds loaned based on approved legitimate closing costs and limited to $15,000
- This is a zero-percent (0%) loan secured by a second mortgage on the property from the purchaser to the Trust Fund which will be recorded as a subordinate lien by the closing attorney
- The loan must be repaid when property is sold or transferred
- The loan will be subordinated if refinanced by original owner(s)
- A waiver of loan repayment may be requested by the owner/seller if the property has been held for five years or more and the gross sales amount is not $30,000 more than the original purchase price

Closing Cost Assistance Program Guidelines

The Closing Cost Assistance Program ("CCAP") is offered through the Town of Nantucket's Affordable Housing Trust and offers up to $15,000 for eligible buyers to be put toward bona fide closing costs for the purchase of permanently deedrestricted affordable units restricted to buyers at an 175% AMI or less income level. The program is intended for lower to moderate income home buyers who can afford monthly mortgage payments but do not have enough to pay the initial home purchase closing costs. The goal is to increase homeownership among 175% and below AMI households in the Town of Nantucket. Applications and a checklist to guide you through the process are available at the Planning Office or http://nantucket-ma.gov/184/Affordable-Housing-Trust-Fund

You are encouraged to begin your house-hunting process by applying for CCAP early. ***To avoid unnecessary delays, submit your application and all required documentation a minimum of eight (8) weeks prior to your loan closing.*** *Once qualified, your conditional letter of approval is valid for 6 months.*

What Type of Assistance is Available?

The CCAP is considered a "deferred payment loan." The loan is interest free and you will not have to pay anything back unless you sell or transfer the property. If the property is sold prior to the fifth anniversary of the sale, you will be required to pay back the full amount upon sale. After five years, the loan may be forgiven if the gross sales price is not greater than $30,000 more than the original purchase price. You must request the waiver and conditions must be sufficient for the AHTF to consider the request. A granted waiver may result in tax consequences to you. Please consult your tax adviser.

What is the Maximum Amount of Assistance?

The CCAP program will loan eligible buyers bona fide closing costs up to $15,000.

Who is Eligible?

Applicants must meet the following eligibility requirements:

- You must purchase a permanently deed-restricted affordable unit in the County of Nantucket and agree to future resale restrictions
- The home must be intended for and maintained as your principal residence
- You must complete an approved homebuyer training course and provide certification of completion • A household cannot have more liquid assets than allotted for their corresponding AMI
- You must be approved for a mortgage with a recognized commercial lender
- You must provide the loan required down payment from your own funds
- You must not exceed175% of the current HUD annual median household income.

Household Size	1	2	3	4	5	6
80 % AMI Income Limits	$65,950	$75,350	$84,750	$94,150	$101,700	$109,2[illegible]
100 % AMI Income Limits	$95,300	$108,900	$122,500	$136,100	$147,000	$157,9[illegible]
150 % AMI Income	$142,950	$163,350	$183,750	$204,150	$220,500	$236,8[illegible]

Limits						
175 % AMI Income Limits	$166,775	$190, 575	$214, 375	$238, 175	$257, 250	$276, 325

****Chart issubject to change based on current HUD calculations. Please refer to https://www.huduser.gov/portal/datasets/il.html for most current figures.****

CCAP Application & Checklist

- CCAP Application and Checklist (PDF)

Household Size	1	2	3	4	5	6
80 % AMI Income Limits	$ 69,800.00	$ 79,800.00	$ 89,750.00	$ 99,700.00	$ 107,700.00	$ 115,700.00
100 % AMI Income Limits	$ 101,600.00	$ 116,100.00	$ 130,600.00	$ 145,100.00	$ 156,700.00	$ 168,400.00
110% AMI Income Limits	$ 111,800.00	$ 127,700.00	$ 143,700.00	$ 159,600.00	$ 172,400.00	$ 185,200.00
150 % AMI Income Limits	$ 152,500.00	$ 174,200.00	$ 195,900.00	$ 217,700.00	$ 235,100.00	$ 252,600.00
175 % AMI Income Limits	$ 177,900.00	$ 203,200.00	$ 228,600.00	$ 253,900.00	$ 274,300.00	$ 294,700.00
200 % AMI Income Limits	$ 203,300.00	$ 232,300.00	$ 261,200.00	$ 290,200.00	$ 313,500.00	$ 336,700.00
240% AMI Income Limits	$ 243,900.00	$ 278,700.00	$ 313,500.00	$ 348,200.00	$ 376,200.00	$ 404,100.00

VI. COMMUNICATION STATEGY

Testimonials (Videos):

Mission: To provide for the creation and preservation of affordable housing in the Town of Nantucket, preferably in perpetuity, as a general policy, for the benefit of year-round low and moderate income households who would otherwise have difficulty, financial or otherwise, locating housing on Nantucket.

How has the Town of Nantucket Affordable Housing Trust supported you in your housing journey or your housing efforts for our community?

- Elizah Tripp, Habitat Owner
- Shantaw Bloise Murphy, Year round community member, NPS graduate, AHT member
- Ellis Ramos, Year round community member, Municipal Employee
- Anne Kuszpa, Housing Nantucket Executive Director
- Joe Grause, Habitat for Humanity Board Member

Draft ideas for Video Scripts:

Social Media Posts for Nantucket Affordable Housing Trust

Post 1:
"Thanks to Nantucket Affordable Housing Trust, I found a safe and affordable place to call home on this beautiful island made possible in part by a CCAP grant and a Habitat home. Grateful for their support in making housing accessible for all. #AffordableHousing #NantucketTrust"

Post 2:
"The programs offered by Nantucket Affordable Housing Trust are putting year-round residents and families in affordable homes. It is critical that Nantucket residents have a stable and secure home. I'm proud to serve on the trust and am grateful for AHT's dedication to the community. #ImpactfulPrograms #NantucketHousing"

Post 3:
"Finding affordable housing on Nantucket is a challenge, and the Affordable Housing Trust offers opportunities like the CCAP and XXXX to the workforce to make homeownership a reality. AHT also does a great job of working with other island housing nonprofits to provide funding for rental and homeownership at an affordable level". #CommunitySupport #NantucketAffordableHousing"

Post 4:
"Finding affordable housing on Nantucket can be extremely challenging, but thanks to the support and resources provided by Nantucket Affordable Housing Trust, Housing Nantucket is

able to continue to provide affordable year round workforce housing to Nantucketers. Their impact on the community is truly remarkable. #AffordableHousing #CommunityImpact"

Post 5:
"The Affordable Housing Trust's programs have made a significant difference in the lives of many individuals and families on Nantucket. I am proud to work with AHT and their support helps us continue to build Habitat homes here so our friends and neighbors can pursue affordable homeownership. #ImpactfulInitiatives #NantucketHousing"

Social Media Text Flyers/Posts:

To garner support for the Nantucket Affordable Housing Trust and encourage voters to support the article to appropriate $45 million for affordable housing, here are the top 10 talking points for a social media campaign leading up to the annual town meeting:

1. **Addressing the Affordable Housing Crisis**: Highlight the urgent need to address the affordable housing crisis on Nantucket and emphasize the importance of providing affordable housing options for residents.

2. **Supporting the Town's Strategic Plan**: Emphasize how the proposed funding aligns with the Town's strategic plan and housing goals, demonstrating a commitment to the community's long-term vision.

3. **Achieving Housing Production Plan Goals**: Showcase how the appropriation of $45 million will enable the town to continue making progress towards achieving the goals outlined in the housing production plan.

4. **Municipal Housing Solutions**: Discuss how the trust will facilitate the development of municipal housing projects that cater to the needs of residents and contribute to a more inclusive community.

5. **Affordable Homeownership Opportunities**: Emphasize the importance of providing affordable homeownership opportunities, allowing more residents to own their own residences and build equity.

6. **Community Impact**: Illustrate how investing in affordable housing will positively impact the community, fostering economic stability and enhancing the quality of life for residents.

7. **Supporting Local Businesses**: Highlight how affordable housing initiatives can support local businesses by ensuring a stable workforce and promoting economic growth in the area.

8. **Ensuring Diverse Housing Options**: Stress the need for diverse housing options to accommodate residents with varying income levels and ensure a vibrant and inclusive community.

9. **Long-Term Benefits**: Showcase the long-term benefits of investing in affordable housing, including increased property values, reduced homelessness, and a stronger sense of community cohesion.

10. **Call to Action**: Encourage residents to support the article at the annual town meeting, urging them to vote in favor of appropriating funds for affordable housing to create a more equitable and sustainable future for Nantucket.

By effectively communicating these key points through a social media campaign, you can engage the community, build support, and rally voters to prioritize affordable housing in Nantucket.

VII. GOOD LAND LORD TAX EXAMPTION

Guidance on *new* Good Landlord Tax Exemption

Cyr, Julian (SEN) <Julian.Cyr@masenate.gov>
Thu 3/7/2024 4:14 PM

To:amorse@provincetown-ma.gov <amorse@provincetown-ma.gov>;dtangeman@truro-ma.gov <dtangeman@truro-ma.gov>;tom.guerino@wellfleet-ma.gov <tom.guerino@wellfleet-ma.gov>;jbeebe@eastham-ma.gov <jbeebe@eastham-ma.gov>;plombardi@brewster-ma.gov <plombardi@brewster-ma.gov>; jgoldsmith@chatham-ma.gov <jgoldsmith@chatham-ma.gov>;jpowers@town.harwich.ma.us <jpowers@town.harwich.ma.us>;esullivan@town.dennis.ma.us <esullivan@town.dennis.ma.us>;rwhritenour@yarmouth.ma.us <rwhritenour@yarmouth.ma.us>;mark.ells@town.barnstable.ma.us <mark.ells@town.barnstable.ma.us>;Libby Gibson <LGibson@nantucket-ma.gov>;jhagerty@edgartown-ma.us <jhagerty@edgartown-ma.us>;jgrande@tisburyma.gov <jgrande@tisburyma.gov>; townadmin@westtisbury-ma.gov <townadmin@westtisbury-ma.gov>;dpotter@oakbluffsma.gov <dpotter@oakbluffsma.gov>;townadministrator@aquinnah-ma.gov <townadministrator@aquinnah-ma.gov>;townadministrator@chilmarkma.gov <townadministrator@chilmarkma.gov>;Kimberly Newman <knewman@town.orleans.ma.us>; dabramson@provincetown-ma.gov <dabramson@provincetown-ma.gov>;kreed@truro-ma.gov <kreed@truro-ma.gov>
Cc:Patron, Kathleen (SEN) <Kathleen.Patron@masenate.gov>;Holcomb, Michael (SEN) <Michael.Holcomb@masenate.gov>;Peake, Sarah - Rep. (HOU) <Sarah.Peake@mahouse.gov>;Flanagan, Christopher - Rep. (HOU) <Christopher.Flanagan@mahouse.gov>;Diggs, Kip - Rep. (HOU) <Kip.Diggs@mahouse.gov>;Fernandes, Dylan - Rep. (HOU) <Dylan.Fernandes@mahouse.gov>;amiller@provincetown-ma.gov <amiller@provincetown-ma.gov>;turner@mvcommission.org <turner@mvcommission.org>;silber@mvcommission.org <silber@mvcommission.org>;acktownconsultant@gmail.com <acktownconsultant@gmail.com>;Kristie Ferrantella <kferrantella@nantucket-ma.gov>;plagg@eastham-ma.gov <plagg@eastham-ma.gov>;driviello@provincetown-ma.gov <driviello@provincetown-ma.gov>;ksclark@truro-ma.gov <ksclark@truro-ma.gov>;elizabeth.jenkins@town.barnstable.ma.us <elizabeth.jenkins@town.barnstable.ma.us>;kwilliams@yamouth.ma.us <kwilliams@yamouth.ma.us>

1 attachments (225 KB)
igr2024-4.pdf;

Dear Cape and Islands Town Administrators/Managers and Select Board Chairs,

I wanted to share an important update on the implementation of An *Act to improve the Commonwealth's competitiveness, affordability, and equity* that was enacted into law last fall. Included in the $1 billion tax relief package is a new local option provision known as the *Good Landlord Tax Exemption*.

I am thrilled to inform you that towns are now able to adopt this *Good Landlord Tax Exemption* and I urge you to review and consider adopting this new local option tax exemption to help preserve year-round rental housing.

The local option property tax exemption is available to property owners who rent their residential units to income-qualifying persons at affordable rates; rentals must be on a year-round, annual basis. The attached guidance from the Dept of Revenue provides greater detail, but in essence, your towns are eligible for a local option property tax exemption that would be set at a rate determined by the town. Towns can allow for exemptions on units available to renters earning up to 200% of Area Median Income.

With our dire housing crisis and the ongoing conversation of year-round rentals to more profitable seasonal occupancy, the *Good Landlord Tax Exemption* provides a tool to help preserve year-round rentals. I would urge you to take a close look at adopting this exemption swiftly to encourage property owners to retain their year-round rentals. Any tool that municipalities can use to protect, preserve, and create affordable year-round housing is worth adopting. The Senate originated this policy in our version of the tax bill, and I’m proud to have led its establishment with my colleague Senator Lydia Edwards. Kudos to the Town of Provincetown for pioneering a similar tax exception at 80% AMI via home rule in the mid-aughts.

Please don’t hesitate to follow up with me and with Michael Holcomb from my team should you have any questions about this new opportunity and how to implement it in your town.

Respectfully,
Julian

Julian Cyr
State Senator
Cape and Islands District
State House, Room 111
Boston, MA 02133
617-722-1570
Pronouns: He/Him/His
www.SenatorCyr.com

Geoffrey E. Snyder
Commissioner of Revenue

Sean R. Cronin
Senior Deputy Commissioner

Informational Guideline Release

Municipal Finance Law Bureau
Informational Guideline Release (IGR) No. 24-4
March 2024

AFFORDABLE HOUSING PROPERTY TAX EXEMPTION

(G.L. c. 59, § 5O)

This Informational Guideline Release (IGR) informs local officials about a new local option affordable housing property tax exemption. It also explains local standards and procedures that may be adopted relative to the exemption.

Topical Index Key:

Abatements and Appeals
Exemptions

Distribution:

Assessors
Collectors
Treasurers
Accountants and Auditors
Selectmen/Mayors
City/Town Managers/Exec. Secys.
Finance Directors
City/Town Councils
City Solicitors/Town Counsels

Municipal Finance Law Bureau
Informational Guideline Release (IGR) No. 24-4
March 2024

AFFORDABLE HOUSING PROPERTY TAX EXEMPTION

(G.L. c. 59, § 5O)

SUMMARY:

This Informational Guideline Release (IGR) informs local officials about a new local option, affordable housing property tax exemption. The exemption was created by section 3 of "AN ACT TO IMPROVE THE COMMONWEALTH'S COMPETITIVENESS, AFFORDABILITY AND EQUITY," which was signed into law on October 4, 2023. St. 2023, c. 50. For municipalities that accept it, this new tax exemption would apply to the property of residential unit owners who rent their units to income-qualifying persons at affordable rates on a year-round, annual basis.

GUIDELINES:

I. LOCAL ACCEPTANCE

A. Acceptance

Acceptance of G.L. c. 59, § 5O is by vote of the municipality's legislative body, subject to charter. G.L. c. 4, § 4. Following acceptance, the board of selectboard of a town; the town council of a municipality having a town council form of government; the city manager, with the city council's approval, in a city with a plan D or E form of government; or the mayor, with the city council's approval, in all other cities may establish the parameters of the affordable housing property tax exemption. This includes all of the locally determined amounts noted in Section II below, any other restrictions or regulations consistent with the intent of the law and any local rules and procedures. A municipality may also adopt ordinances or by-laws to implement the provisions of the exemption.

B. Effective Date

The acceptance vote should explicitly state the fiscal year in which the exemption will first be available, the first of which can be fiscal year 2025.

C. Revocation

Acceptance may be revoked, but the city or town must wait until at least three years after acceptance. Revocation is also by vote of the legislative body, subject to charter. G.L. c. 4, § 4B.

D. Notice of Acceptance or Revocation

The city or town clerk should notify the Municipal Databank that G.L. c. 59, § 5O has been accepted or revoked as soon as possible after the vote takes place.

II. SCOPE OF ABATEMENT

A. Residential Ownership

Applicants, including the trustees of a trust, must be the assessed owner of the property on which the tax to be abated is assessed and must own the property on the applicable July 1 exemption qualification date.

This exemption only applies to class one residential units. The unit is not required to be subject to an affordability restriction, but it may have one. Additionally, an accessory dwelling unit that meets the qualifications is eligible to receive the exemption.

B. Domicile

The applicant does not have to be domiciled on their property to qualify unless the municipality adopts a local rule requiring this.

C. Exemption Amount

The amount of the exemption will be determined locally but cannot be more than the tax otherwise due on the parcel (based on its assessed full and fair cash value), multiplied by the square footage of the qualifying housing units and divided by the total square footage of the structure located on the parcel.

For example, based on full and fair cash value, the tax obligation of a three-unit home is $12,000. Each of the three units is 900 square feet. If only one of the units qualifies for the exemption, then the property owner would receive an exemption equal to 1/3 (900/2700) of the locally determined amount. As such, in this example, the maximum exemption amount would be $4,000 for that unit.

Otherwise, if a property for which an applicant seeking an exemption is assessed by an income approach to value, then fair market rent must be assumed for all units.

D. Exemption Criteria

Residential unit owners must rent their units to income-qualifying persons at an affordable rate in order to qualify for exemption. The affordable housing rate is determined by the city or town but must be in accordance with the United States Department of Housing and Urban Development's (HUD) guidance and regulations.

Additionally, the occupants must have an annual household income that does not exceed the amount set by the city or town; provided, however, that said income shall not be more than 200 percent of the area median income. HUD income limits are available online here.

For example, a municipality determined that the gross occupant income shall not exceed 80 percent of area median income. The municipality further determined that the affordable rate shall not exceed 30 percent of the actual occupant's monthly household income. An application is submitted for an occupant household of one. The relevant area median income limit for a household of one within the statistical area in which the municipality lies was $82,950. Under the established guidelines of the municipality as set forth above, an occupant income of $82,950 meets the income requirement, and rent no higher than $24,885 annually meets the affordable rate requirement.

Further, the unit(s) in question must be rented on an annual basis and be occupied by qualifying persons for the entirety of the applicable fiscal year. If a unit is occupied as such by successive but separate annual leases to qualifying persons, without a significant gap between said leases, the unit is still eligible for exemption.

There are no age-related criteria for qualifying renters.

E. Applications to Assessors

To be considered for this exemption, applicants must submit STF 5O, attached below, annually to the local assessors. The applications must include, but are not limited to, a signed lease or leases evidencing an annual rental agreement (including material terms of the lease, such as the rental amount and coverage for the 12 months of the entire fiscal year at issue) with proof of the household income of the occupying person(s) as established through federal and state income tax returns. The application must be filed with the assessors on or before the abatement deadline date, which is the due date of the first actual tax bill.

Any abatements granted shall be charged against the overlay account. As such, the assessors should factor in the amounts needed to fund the exemption when determining overlay needs each year.

III. ADOPTION OF LOCAL RULES

As noted above, the board of selectmen or select board of a town; the town council of a municipality having a town council form of government; the city manager, with the city council's approval, in a city with a plan D or E form of government; or the mayor, with the city council's approval, in all other cities may establish the parameters of the affordable housing property tax exemption. This includes all of the locally determined amounts noted in Section II above, any other restrictions or regulations consistent with the intent of the law and any local rules and procedures. A municipality may also adopt ordinances or by-laws to implement the provisions of the exemption.

A municipality should adopt rules to determine:

- The maximum amount of the exemption;
- The annual occupant household income limit;
- The affordable housing rate of rent;
- The domiciliary requirements of the owner, if any; and
- Any other restrictions or regulations consistent with the intent of the law it elects to implement.

State Tax Form 5O

Revised 12/2023

The Commonwealth of Massachusetts

Assessors' Use only
Date Received
Application No.
Parcel Id.

____
Name of City or Town

FISCAL YEAR _______ APPLICATION FOR AFFORDABLE HOUSING EXEMPTION
General Laws Chapter 59, § 5O

THIS APPLICATION IS NOT OPEN TO PUBLIC INSPECTION
(See General Laws Chapter 59, § 60)

Return to: Board of Assessors

Must be filed with assessors not later than due date of first actual (not preliminary) tax payment for fiscal year.

INSTRUCTIONS: Complete all sections fully. Please print or type.

A. IDENTIFICATION OF OWNER.

Name of Owner/Applicant: ______________________________

Telephone Number: ______________________________

Email Address: ______________________________

Legal residence (domicile) on July 1, __________

____
No. Street City/Town Zip Code

Mailing address (if different)

____

Location of property: ______________________________

No. of dwelling units: 1 ☐ 2 ☐ 3 ☐ 4 ☐ Other ______

Did you own the property on July 1, _______ Yes ☐ No ☐

B. IDENTIFICATION OF RENTER/LESSEE.

Name of Renter/Lessee: ______________________________

Telephone Number: ______________________________

Email Address: ______________________________

Legal residence (domicile) on July 1, __________

____
No. Street City/Town Zip Code

Mailing address (if different)

____
No. Street City/Town Zip Code

Did the Renter/Lessee live in the property on July 1, Yes ☐ No ☐

If no, did another qualifying Renter/Lessee live in the property on July 1? Yes ☐ No ☐

Does the Renter/Lessee intend on living at the property through June 30, Yes ☐ No ☐

If no, will another qualifying Renter/Lessee live in the property through June 30? Yes ☐ No ☐

Please supplement this application within 30 days of any change of Renter/Lessee.

Is the Renter/Lessee subject to an annual lease? Yes ☐ No ☐

How much rent is being charged (monthly)? ______________________________

Are there any other charges being made upon the Renter/Lessee (whether included in the rental agreement or not)? If so, please identify the charges and the respective amounts. ______________________________

Please attach a copy of the signed lease(s) to this application.

Other information (as required by the local assessors):

C. RENTER/LESSEE ANNUAL HOUSEHOLD INCOME. Copies of Renter/Lessee's federal and state income tax returns, and other documentation, may be requested to verify income.

	All Household Members
Number of persons in the household	
Total gross income from all persons	

D. PARCEL INFORMATION.

How many units on are the parcel	
Total square footage of the structure located on the parcel	
Total square footage of qualifying housing units	

E. SIGNATURE. Sign here to complete the application**.**

This application has been prepared or examined by me. Under the pains and penalties of perjury, I declare that to the best of my knowledge and belief, this return and all accompanying documents and statements are true, correct and complete.

Signature of Owner Applicant　　　　　　　　　　　　Date

If signed by agent, attach copy of written authorization to sign on behalf of taxpayer.

DISPOSITION OF APPLICATION (ASSESSORS' USE ONLY)

Ownership ☐	GRANTED ☐	Assessed Tax $ ________
Occupancy ☐	DENIED ☐	Prorated Exemption Amount $ ________
Income ☐	DEEMED DENIED ☐	Adjusted Tax $ ________
Rate ☐		Board of Assessors
Date Voted/Deemed Denied	____________	____________
Certificate No.	____________	____________
Date Cert./Notice Sent	____________	____________
		Date:

FILING THIS FORM DOES NOT STAY THE COLLECTION OF YOUR TAXES

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

TAXPAYER INFORMATION ABOUT THE AFFORDABLE HOUSING EXEMPTIONS

PERSONAL EXEMPTIONS. You may be eligible to reduce all or a portion of the taxes assessed on your real property if you meet the qualifications described herein for the affordable housing exemption allowed under Massachusetts law.

More detailed information about the qualifications for this exemption may be obtained from your board of assessors.

WHO MAY FILE AN APPLICATION. You may file an application if you meet all qualifications as of July 1. You may also apply if you are the personal representative of the estate, or trustee under the will, of a person who qualified for a personal exemption on July 1.

WHEN AND WHERE APPLICATION MUST BE FILED. Your application must be filed with the assessors on or before the date the first installment payment of the actual tax bill mailed for the fiscal year is due, unless you are a mortgagee. If so, your application must be filed during the last 10 days of the abatement application period. Actual tax bills are those issued after the tax rate is set. Applications filed for omitted, revised or reassessed taxes must be filed within 3 months of the date the bill for those taxes was mailed. THESE DEADLINES CANNOT BE EXTENDED OR WAIVED BY THE ASSESSORS FOR ANY REASON. IF YOUR APPLICATION IS NOT TIMELY FILED, YOU LOSE ALL RIGHTS TO AN ABATEMENT AND THE ASSESSORS CANNOT BY LAW GRANT YOU ONE. TO BE TIMELY FILED, YOUR APPLICATION MUST BE (1) RECEIVED BY THE ASSESSORS ON OR BEFORE THE FILING DEADLINE OR (2) MAILED BY UNITED STATES MAIL, FIRST CLASS POSTAGE PREPAID, TO THE PROPER ADDRESS OF THE ASSESSORS ON OR BEFORE THE FILING DEADLINE AS SHOWN BY A POSTMARK MADE BY THE UNITED STATES POSTAL SERVICE.

PAYMENT OF TAX. Filing an application does not stay the collection of your taxes. In some cases, you must pay all preliminary and actual installments of the tax when due to appeal the assessors' disposition of your application. Failure to pay the tax when due may also subject you to interest charges and collection action. To avoid any loss of rights or additional charges, you should pay the tax as assessed. If an exemption is granted and you have already paid the entire year's tax as exempted, you will receive a refund of any overpayment.

ASSESSORS DISPOSITION. Upon applying for an exemption, you may be required to provide the assessors with further information and supporting documentation to establish your eligibility. The assessors have 3 months from the date your application is filed to act on it unless you agree in writing before that period expires to extend it for a specific time. If the assessors do not act on your application within the original or extended period, it is deemed denied. You will be notified in writing whether an exemption has been granted or denied.

APPEAL. You may appeal the disposition of your application to the Appellate Tax Board, or if applicable, the County Commissioners. The appeal must be filed within 3 months of the date the assessors acted on your application, or the date your application was deemed denied, whichever is applicable. The disposition notice will provide you with further information about the appeal procedure and deadline.

RE: Guidance on *new* Good Landlord Tax Exemption

John Giorgio <JGiorgio@k-plaw.com>

Tue 3/12/2024 3:25 PM

To:Libby Gibson <LGibson@nantucket-ma.gov>;Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>;Brooke Mohr <bmohr@nantucket-ma.gov>
Cc:Kristie Ferrantella <kferrantella@nantucket-ma.gov>;Brian Turbitt <bturbitt@nantucket-ma.gov>;Rob Ranney <rranney@nantucket-ma.gov>;Rick Sears <rsears@nantucket-ma.gov>

Libby;

This requires a town meeting vote to accept the statute. After that, the Select Board can vote to establish the eligibility criteria.

John

John W. Giorgio, Esq.
KP | LAW
101 Arch Street, 12th Floor
Boston, MA 02110
O: (617) 556 0007
D: (617) 654 1705
F: (617) 654 1735
C: (617) 785 0725
jgiorgio@k-plaw.com
www.k-plaw.com

From: Libby Gibson <LGibson@nantucket-ma.gov>
Sent: Monday, March 11, 2024 5:11 PM
To: Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>; Brooke Mohr <bmohr@nantucket-ma.gov>
Cc: Kristie Ferrantella <kferrantella@nantucket-ma.gov>; Brian Turbitt <bturbitt@nantucket-ma.gov>; John Giorgio <JGiorgio@k-plaw.com>; Rob Ranney <rranney@nantucket-ma.gov>; Rick Sears <rsears@nantucket-ma.gov>
Subject: FW: Guidance on *new* Good Landlord Tax Exemption

I know you want to get this on an SB agenda, which is fine – I have it on tentatively for 3/20 (although we are trying to keep that “light” for the OIH design updates). According to the IGR it looks like this is a local option which will require a Town Meeting vote. John, is that correct? Or? There are also rules which “should” be adopted by the Select Board, which are contained in section III of the IGR. I would suggest that the AHT perhaps take this up and provide the SB with some recommendations?

C. Elizabeth Gibson, ICMA-CM
Town Manager
Town of Nantucket
(508) 228-7255

From: Cyr, Julian (SEN) <Julian.Cyr@masenate.gov>
Sent: Thursday, March 7, 2024 4:14 PM
To: amorse@provincetown-ma.gov; dtangeman@truro-ma.gov; tom.guerino@wellfleet-ma.gov; jbeebe@eastham-ma.gov; plombardi@brewster-ma.gov; jgoldsmith@chatham-ma.gov; jpowers@town.harwich.ma.us; esullivan@town.dennis.ma.us; rwhritenour@yarmouth.ma.us; mark.ells@town.barnstable.ma.us; Libby Gibson <LGibson@nantucket-ma.gov>; jhagerty@edgartown-ma.us; jgrande@tisburyma.gov; townadmin@westtisbury-ma.gov; dpotter@oakbluffsma.gov; townadministrator@aquinnah-ma.gov; townadministrator@chilmarkma.gov; Kimberly Newman <knewman@town.orleans.ma.us>; dabramson@provincetown-ma.gov; kreed@truro-ma.gov; bcarboni@truro-ma.gov; aimeeeckman855@comcast.net; mherman@town.orleans.ma.us; cmetters@chatham-ma.gov; nchatelain@brewster-ma.gov; jkavanagh@townofharwich.us; clambton@town.dennis.ma.us; mstone@yarmouth.ma.us; feliciaprecinct13@gmail.com; Dawn Hill Holdgate <dhillholdgate@nantucket-ma.gov>; egreen-beach@oakbluffsma.gov; selectboard@edgartown-ma.us; smanter@wt-pd.com; bill.rossi@compass.com; tdmurphy007@gmail.com; rcutrer@tisburyma.gov
Cc: Patron, Kathleen (SEN) <Kathleen.Patron@masenate.gov>; Holcomb, Michael (SEN) <Michael.Holcomb@masenate.gov>; Peake, Sarah - Rep. (HOU) <Sarah.Peake@mahouse.gov>; Flanagan, Christopher - Rep. (HOU) <Christopher.Flanagan@mahouse.gov>; Diggs, Kip - Rep. (HOU) <Kip.Diggs@mahouse.gov>; Fernandes, Dylan - Rep. (HOU) <Dylan.Fernandes@mahouse.gov>; amiller@provincetown-ma.gov; turner@mvcommission.org; silber@mvcommission.org; acktownconsultant@gmail.com; Kristie Ferrantella <kferrantella@nantucket-ma.gov>; plagg@eastham-ma.gov; driviello@provincetown-ma.gov; ksclark@truro-ma.gov; elizabeth.jenkins@town.barnstable.ma.us; kwilliams@yamouth.ma.us
Subject: Guidance on *new* Good Landlord Tax Exemption

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Please don't hesitate to follow up with me and with Michael Holcomb from my team should you have any questions about this new opportunity and how to implement it in your town.

Respectfully,
Julian

Julian Cyr
State Senator
Cape and Islands District
State House, Room 111
Boston, MA 02133
617-722-1570
Pronouns: He/Him/His
www.SenatorCyr.com

VIII. HOUSING ADVOCACY DAY IN BOSTON