



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 NOV 15 AM 10:21
NANTUCKET TOWN CLERK
Posting Number:T 1043

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, November 19, 2024 @ 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 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 11-19-24

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/84954595019?pwd=phLqILNDBmukANqeEzNdkxK4Gf04Dc.1>

Meeting ID: 849 5459 5019

Passcode: 223749

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Public comments *for items not listed on the agenda.*
- IV. Approval of Minutes – ACTION

- October 15, 2024
- October 18, 2024
- October 28, 2024
- November 1, 2024
- November 7, 2024

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

V. Announcements

1. The Nantucket Affordable Housing Trust is excited to announce the release of two Requests for Proposals (RFPs) for the development of affordable housing on Trust-owned vacant lots. For more details and to access the documents, please visit <https://www.nantucket-ma.gov/199/Procurement>
2. Richmond Development has opened applications for the lottery of 12 income-restricted rental units at Gooseberry Place within Meadows II. These units offer a range of affordability, with options for households earning 80%, 110%, and 120% of the area median income (AMI). Applications are due by December 9th and the lottery will take place on January 9, 2025. For more details and to apply, visit the Richmond Office at 1 Orchid Place or the Nantucket Atheneum.

VI. Response to Public Comment from October 18, 2024

VII. Review 2025 Affordable Housing Trust Fund Meeting Schedule – DISCUSSION

VIII. Select Board Quarterly Report - REVIEW

IX. Presentation by Stephen Maury on a proposal for a Housing development at 13 and 13A Woodland Drive — DISCUSSION

- X. Request for Approval and Execution of Purchase and Sale Agreement for 8C Thirty Acres
- XI. Review Draft Commitment Letter from Town of Nantucket to HallKeen Management for Ticcoma Green Project at 6 Fairgrounds Road.
- XII. Review of the Good Landlord Tax Exemption Guidelines for Annual Town Meeting Warrant Article – DISCUSSION/ACTION
- XIII. Review Draft Zoning Bylaw Amendment: Cottage Community – DISCUSSION
- XIV. Board Comments
- XV. Other Business
- XVI. Executive Session

Next meetings: November 22, 2024, at 12:30pm
December 3, 2024, at 12:30pm

Approval of Executive Session Minutes from January 16, 2024, February 20, 2024, March 26, 2024, October 1, 2024, October 15, 2024, October 18, 2024, October 28, 2024, November 1, 2024, November 7, 2024.

1. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 21 Fairgrounds Road where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 1,2,3,4,5,7,9,11 Wiggles Way formally known as 31 Fairgrounds Road, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 17B Essex Road, where an Open Meeting May have

a Detrimental Effect on the Negotiating Position of the Affordable
Housing Trust Members and the Chair so Declares

XVII. Adjourn