



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 29 AM 09:47
NANTUCKET TOWN CLERK
Posting Number:T 1089

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, December 3, 2024 @ 12:30 PM
Location / Address	REMOTE PARTICIPATION <i>VIA ZOOM (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 12-03-24

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/88099072275?pwd=IN7dgRnufeanCE6LYEfMA2QVcR7hoH.1>

Meeting ID: 880 9907 2275

Passcode: 775739

I.Call to Order

II.Approval of Agenda – ACTION

III.Public comments *for items not listed on the agenda.*

IV.Approval of Minutes – ACTION

- a. October 18, 2024 *(continued from 11/19/24 meeting)*
- b. October 28, 2024 *(continued from 11/19/24 meeting)*
- c. November 1, 2024 *(continued from 11/19/24 meeting)*
- d. November 7, 2024 *(continued from 11/19/24 meeting)*
- e. November 19, 2024

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

V.Announcements

- a. 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>
- b. 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.
- c. Affordable Housing Trust Fund Quarterly Update to the Select Board will be at the December 4, 2024, meeting at 5:30pm.

VI.Review and Approve Closing Cost Assistance Program Application for Ilkania Acosta for a dwelling located at 7 Sandpiper Place – DISCUSSION/ACTION

VII.Review and Approve the Good Landlord Tax Exemption Guidelines for 2025 Annual Town Meeting Warrant Article – DISCUSSION/ACTION

VIII.Request for Approval of Draft Commitment Letters from Town of Nantucket to HallKeen Management for Workforce Housing Rental Project at 6 Fairgrounds Road. – VOTE

IX. Other Business

Next meeting: December 17, 2024, at 12:30pm

X. Board Comments

XI. Executive Session

a. Approval of Executive Session Minutes from

- January 16, 2024 (*continued from 11/19/24 meeting*)
- February 20, 2024 (*continued from 11/19/24 meeting*)
- March 26, 2024 (*continued from 11/19/24 meeting*)
- October 1, 2024 (*continued from 11/19/24 meeting*)
- October 15, 2024 (*continued from 11/19/24 meeting*)
- October 18, 2024 (*continued from 11/19/24 meeting*)
- October 28, 2024 (*continued from 11/19/24 meeting*)
- November 1, 2024 (*continued from 11/19/24 meeting*)
- November 7, 2024 (*continued from 11/19/24 meeting*)
- November 19, 2024

2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 10 Parker Lane and 55 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 18, 18A, 20, 22, 24 and 26 Sparks Avenue, where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares

4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 1, 2, 3, 4, 5, 7, 9, and 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

V. Review Request for Additional Funding for the Workforce Housing Rental Project at 1, 2, 3, 4, 5, 7, 9, and 11 Wiggles Way formerly known as 31 Fairgrounds Road

XII.Adjourn