



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

2025 JAN 03 AM 10:12
NANTUCKET TOWN CLERK
Posting Number:T 006

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	TUESDAY, January 7, 2025 @ 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 01/07/2025

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/87087191403?pwd=VaK7lsLbuy0I9cGScp4t9nzBYeRB3C.1>

Meeting ID 870 8719 1403

Passcode: 279072

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Approval of minutes – REVIEW/ACTION
 - November 19, 2024

- November 25, 2024
- December 03, 2024
- December 17, 2024
- December 23, 2024

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

1. Response to Mary Mack's question from the December 17th, 2024, Affordable Housing Trust meeting.

V. Closing Cost Assistance Program Application – REVIEW/ACTION

1. Miliana Capan – 5A Waitt Drive
2. David Cunningham – 5A Waitt Drive

VI. Affordable Homes Act and the Seasonal Communities Designation and how does it affect Nantucket update from Senator Julian Cyr – UPDATE

VII. Other Business

Next Meeting:
January 21st, 2025, at 12:30pm

VIII. Board Comments

IX. Executive Session PURSUANT TO MGL C. 30A § 21(A)

1. Purpose 7: To Comply with, or Act Under the Authority of, Any General or Special Law (Open Meeting Law, G.L. c. 30A, §§ 18-23) to Approve Executive Session Minutes from April 16, 2024; May 21, 2024; June 25, 2024; July 9, 2024; July 16, 2024; August 6, 2024; September 10, 2024; November 19, 2024; November 25, 2024; December 3, 2024.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 13A and 13B Cedar Circle, 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 at 41 Jefferson Ave, 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 at 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.

XII. Adjourn