



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



AGENDA PROTOCOL

For all Town of Nantucket Boards, Committees, Commissions, Work Groups, Councils and Trusts
(herein collectively referred to as "Committees" in this document)

Roberts Rules: Town of Nantucket Committees follows Roberts Rules of Order to govern its meetings as per the Town Code Charter.

Public Comment: Public Comment is to bring matters of public interest to the attention of the Committees. At the Committee's discretion, matters raised under Public Comment may be directed to Town Administration and/or appropriate departmental staff, or may be placed on a future agenda, allowing all viewpoints to be represented before the Committee takes action, if any. Except in emergencies, the Committee will not normally take any other action on Public Comment in its sole discretion.

To facilitate that any individual who wishes to provide Public Comment has the opportunity and to ensure the ability of the Committee to conduct its business in an orderly fashion, the following rules and procedures are adopted consistent with the United States Constitution and the Massachusetts Declaration of Rights.

The agenda for regular Committee meetings will include a Public Comment period at the beginning of the meeting unless there is more urgent business for the Committee to take up first. This time is reserved for speakers to address the Committee on matters that are not related to any other Agenda item. If a speaker wishes to address the Committee on a matter that is related to another Agenda item, the Chair will accept public comment when that Agenda item is reached during the meeting.

All speakers are encouraged to present their remarks in an orderly and peaceable manner, without disruption to other speakers.

All remarks will be addressed through the Chair of the meeting.

The Chair of the meeting may not interrupt speakers who have been recognized to speak, except that the Chair reserves the right to terminate speech which is not protected under the United States Constitution and the Massachusetts Declaration of

Rights because it constitutes true threats, incitement to imminent lawless conduct, or engages in conduct that disrupts other speakers.

Each speaker may not exceed three (3) minutes during any Public Comment portion of the meeting.

Disclaimer: Public Comment is not a time for debate or response to comments by the Committee. Comments made during the Public Comment period do not reflect the views or positions of the Committee. Because of free speech principles, the Committee does not have authority to prevent all speech that may be upsetting and/or offensive made during the Public Comment period.

Unanticipated Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting Law.

Public Participation: The Committee welcomes valuable input from the public at appropriate times during the meeting with recognition from the Chair at their sole discretion. For appropriate agenda items, the Chair will introduce the item and take public input. Individual Committee Members may have questions on the clarity of the information presented. The Committee will hear any staff input and then deliberate on a course of action.

Committee Report and Comment: Individual Committee Members may have matters to bring to the attention of the Committee during a meeting. If the matter contemplates action by the Committee, Committee Members will consult with the Chair and/or appropriate Town officials or employees in advance and provide any needed information by applicable Committee deadlines and/or schedule the matter for a future Committee meeting. Otherwise, except in emergencies, the Committee will not normally take action on Committee Comment.

Approved: March 27, 2024

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.

Question: Mary Mack asked the Trust about the difference between units that count toward the Subsidized Housing Inventory (SHI) list and those that are eligible for Safe Harbor. Specifically, she wanted to know why some units might count toward SHI but not Safe Harbor.

Answer: Units count toward the **Subsidized Housing Inventory (SHI)** if they meet long-term affordability criteria, regardless of when they were created. However, for **Safe Harbor**, units must align with a state-approved Housing Production Plan (HPP) and meet annual production goals to provide temporary protection from Chapter 40B developments.

Key difference: SHI includes all qualifying affordable units over time, while Safe Harbor focuses on recent progress and strategic compliance with the HPP. Some units might count for SHI but not Safe Harbor if they were created outside the HPP's timeline or don't meet annual targets.

V. Closing Cost Assistance Program Application – REVIEW/ACTION

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

Miliana Capan 5A Waitt Drive at 80% AMI



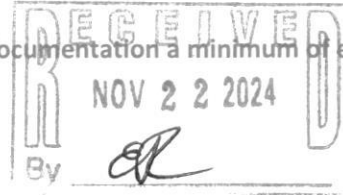
Nantucket Affordable Housing Trust Fund

16 Broad Street, 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) *Habitat Home 5A Waitt Drive*
- ☒ Provide us with your closing attorney's contact information and wiring instructions *Patricia Holsted*
- ☒ 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) *Beginning of 2025*

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.***

David Cunningham 5B Waitt Drive at 80% AMI



Nantucket Affordable Housing Trust Fund

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- ☒ 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) *Don't need*
- ☒ 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) *Don't need*
- ☒ 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) *End of January 2025*

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

This item will be a verbal update from Senator Julian Cyr