



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 MAY 02 AM 08:40
NANTUCKET TOWN CLERK
Posting Number:T 398

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Tuesday, May 6,2025, AT 12:30PM
Location/Address	REMOTE PARTICIPATION <i>via</i> ZOOM (<i>See Below</i>) The meeting will be aired at a later time on the Town Government's YouTube Channel at https://www.youtube.com/channel/UC-sgxA1fdoxteLNzRAUHixA
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 TUESDAY, MAY 6, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/81417885039?pwd=8yb4UzQuU59MLo3v3DRATPu8Wd2Vn1.1&from=addon>

Meeting ID: 814 1788 5039

Passcode: 234330

Listed below are the topics the chair reasonably anticipates and will be discussed at the meeting.

- I. Call to Order
- II. Approval of Agenda – ACTION
- III. Public Comments *for items not on the agenda.*
- IV. Approval of the meeting minutes – REVIEW/ACTION

- Tuesday, March 4, 2025
- Tuesday, April 15, 2025

V. Announcement(s)

1. Habitat for Humanity Nantucket announced the lottery for the Duplex at Waitt Drive Village. These units will serve households earning up to 80% of the Area Median Income. The application is open until June 16th, 2025. For more information on how to apply please visit their office at 75 Old South Road or visit their website <https://www.habitatnantucket.org>
2. Richmond Development has opened applications for the lottery of seven income-restricted rental units at Meadows I. These units will serve households earning up to 80% of the Area Median Income. For more details and to apply, visit the Richmond Office at 1 Orchid Place or visit <https://sebhousing.com/>.
3. The deadline for submitting applications for one (1) two-year at-large term on the Affordable Housing Trust to the Town Administration Office is May 16, 2025, at 12:00pm.

VI. Status Reports for the Affordable Housing Trust Fund Grants – UPDATE

1. Housing Nantucket update on the Lease to Locals Grant (continued from April 15, 2025)

VII. Dr. Howard Dickler Citizen Award 2025 Winner Announcement– UPDATE

VIII. Communication Subcommittee Update – UPDATE

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 15, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 71 Surfside 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 at 25 Monohansett 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
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

5. Real Property Regarding at 5 Gray 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

X. Adjournment



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

V. Announcement

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3. The deadline for submitting applications for one (1) two-year at-large term on the Affordable Housing Trust to the Town Administration Office is May 16, 2025, at 12:00pm.



Habitat for Humanity Nantucket

APPLICATIONS AVAILABLE
Duplex Affordable Home for Purchase:
To be Built on Waitt Drive, Nantucket, MA
House price: 2-bedroom: \$256,750

Estimated monthly payment - \$1192- 2 Bedroom



Applications may be obtained :

- Online www.habitatnantucket.org
- Nantucket Atheneum , 1 India St.
- At the Habitat for Humanity office 75 Old South Road
- Or call to have an application mailed to you: 508-325-8912

Any questions: call 508-221-2534 or email gennifer@habitatnantucket.org

APPLICATION DEADLINE: JUNE 16, 2025 5PM

Maximum income eligibility is income at or below 80%.

80% of Area Median Income by family size Effective April 1, 2025 (Adjusted annually by HUD/FHLBB)

Family Size	Maximum Income
1	\$83,850
2	\$95,800
3	\$107,800
4	\$119,750

This is the maximum *gross* income your household may earn and be eligible for consideration for a Habitat for Humanity home on Nantucket.

You may qualify for Habitat home ownership, if you are:

- receive a pre-approval letter from a residential mortgage lender
- in critical need of year-round affordable housing, *and*
- willing to complete the required 350 hours of "sweat equity" on your home and other Habitat projects
- able to make housing payments of approximately \$1192.00 per month, *and*
- unable to qualify for conventional mortgage financing of a market rate house, *and*
- first time home buyer (some exceptions apply; described in application packet), *and*
- U.S. Citizen or Permanent Resident

Habitat for Humanity of Nantucket does not discriminate in the selection of applicants. Habitat for Humanity of Nantucket is not-for-profit organization and we do business in accordance with Federal and Massachusetts Fair Lending Laws.



Affordable Housing Lottery

Meadows I – Chicory Place Apartments

1, 2, 3, 4, 5, & 7 Chicory Place, Nantucket, MA

Two (2) Studios at \$1,927; One (1) 1BR at \$2,197, Four (4) 2BRs at \$2,437

**Rents are subject to change after the first year of lease. Tenants will pay for electricity (which is also used for heating/cooling, cooking, hot water). Cold water and sewer charges are included in the rent. One parking space will be included for residents of Studio and 1BR units, while two parking spaces will be assigned to residents of 2BR units. Pets are permitted, subject to restrictions.*

Meadows I is a rental development located in Nantucket. The community will include seven (7) apartments which will be leased to households with incomes at or below 80% of the area median income. The affordable units will undergo a complete interior renovation and will be delivered in like-new condition to qualified households.

Maximum Household Income Limits

\$83,850 (1 person), \$95,800 (2 people), \$107,800 (3 people) \$119,750 (4 people)

Public Info Session: June 3, 2025 at 6:00 pm via Zoom

Go to [zoom.com/join](https://zoom.us/join) or call (646) 558-8656 and enter Meeting ID: 818 9317 7595, Passcode: 088159

Application Deadline: June 23, 2025 at 2:00 pm

Completed Applications must be delivered, or postmarked, by this date. Applications postmarked by the deadline must be received no later than 5 business days from the deadline.

Lottery: July 8, 2025 at 6:00 pm via Zoom

Go to [zoom.com/join](https://zoom.us/join) or call (646) 558-8656 and enter Meeting ID: 857 2736 5609, Passcode: 276410

Attendance is not required at Info or Lottery sessions. To view the recorded sessions at a later date, please search for Meadows I Nantucket on the SEB Housing YouTube channel.

For Lottery Information and Applications, or for reasonable accommodations for persons with disabilities, go to www.sebhousing.com or call (617) 782-6900x1, then 0, and leave a message or postal mail SEB Housing, 257 Hillside Ave, Needham MA 02494. For TTY Services dial 711.

Free translation available. Traducción gratuita disponible. Tradução livre disponível.



SCAN HERE

Select Board
2025 Committee Appointments Timeline
As of 4/8/2025

April 16 – Select Board review list of openings.

April 17 – Notify members of committees whose terms are expiring.

April 17, April 24, May 1 and May 8 – Advertise committee openings in newspaper and on Town's website; put on Select Board agenda as announcement starting April 16.

May 16 at 12:00 PM – Deadline for submitting applications for committee openings to Town Administration office. This includes applications for:

- Agricultural Commission
- Airport Commission
- Board of Health
- Cannabis Advisory Committee
- Capital Program Committee
- Cemetery Commission
- Coastal Resiliency Advisory Committee
- Conservation Commission
- Contract Review Committee, Human Services
- Council for Human Services
- Council on Aging
- Cultural Council
- Finance Committee
- Historic District Commission Associate
- Nantucket Affordable Housing Trust
- Nantucket Historical Commission
- Planning Board Alternate
- Real Estate Assessment Committee
- Roads and Right-of-Way Committee
- Scholarship Committee
- Steamship Authority Port Council
- Tree Advisory Committee
- Zoning Board of Appeals
- Zoning Board of Appeals Alternate

May 21 and May 28 – The names of applicants who have submitted applications will be read aloud and applications will be included in the Board's packet.

June 4 – Meeting for the applicants who applied to the following committees to introduce themselves and review their applications:

- Agricultural Commission
- Airport Commission
- Board of Health

- Cannabis Advisory Committee
- Capital Program Committee
- Cemetery Commission
- Coastal Resiliency Advisory Committee
- Conservation Commission
- Contract Review Committee, Human Services
- Council for Human Services
- Council on Aging
- Cultural Council

June 11 – Meeting for the applicants who applied to the following committees to introduce themselves and review their applications:

- Finance Committee
- Historic District Commission Associate
- Nantucket Affordable Housing Trust
- Nantucket Historical Commission
- Planning Board Alternate
- Real Estate Assessment Committee
- Roads and Right-of-Way Committee
- Scholarship Committee
- Steamship Authority Port Council
- Tree Advisory Committee
- Zoning Board of Appeals
- Zoning Board of Appeals Alternate

June 25 – Committee appointments.

2025 Committee Openings Information
As of 4/9/2025

Committee	# seats open	Term Expiration	Notes
Agricultural Commission	2	2028	
Airport Commission	1	2028	
Board of Health	1	2028	
Cannabis Advisory Committee	1	2028	
Capital Program Committee	1	2028	
Cemetery Commission	1	2028	
Coastal Resiliency Advisory Committee	1	2028	
Conservation Commission	3	2028	
Contract Review Committee, Human Services	1	2028	
Council for Human Services	1	2027	vacant
Council for Human Services	3	2028	
Council on Aging	1	2026	vacant
Council on Aging	3	2028	
Cultural Council	3	2028	
Finance Committee	3	2028	
Historic District Commission Associate	1	2028	
Nantucket Affordable Housing Trust	1	2027	2-year term, at-large
Nantucket Historical Commission	2	2028	
Planning Board Alternate	1	2028	
Real Estate Assessment Committee	1	2028	
Roads and Right of Way Committee	3	2028	
Scholarship Committee	2	2028	
Steamship Authority Port Council	1	2027	2-year term
Tree Advisory Committee	2	2028	
Zoning Board of Appeals	1	2030	5-year term
Zoning Board of Appeals Alternate	1	2028	3-year term

VII. Status Reports for the Affordable Housing Trust Fund Grants – UPDATE

- 1. Housing Nantucket update on the Lease to
Locals Grant (continued from April 15, 2025)**

LEASE TO LOCALS

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AHT Update

May 6, 2025



Lease to Locals Update

Discussion/Questions from April 15 AHT meeting

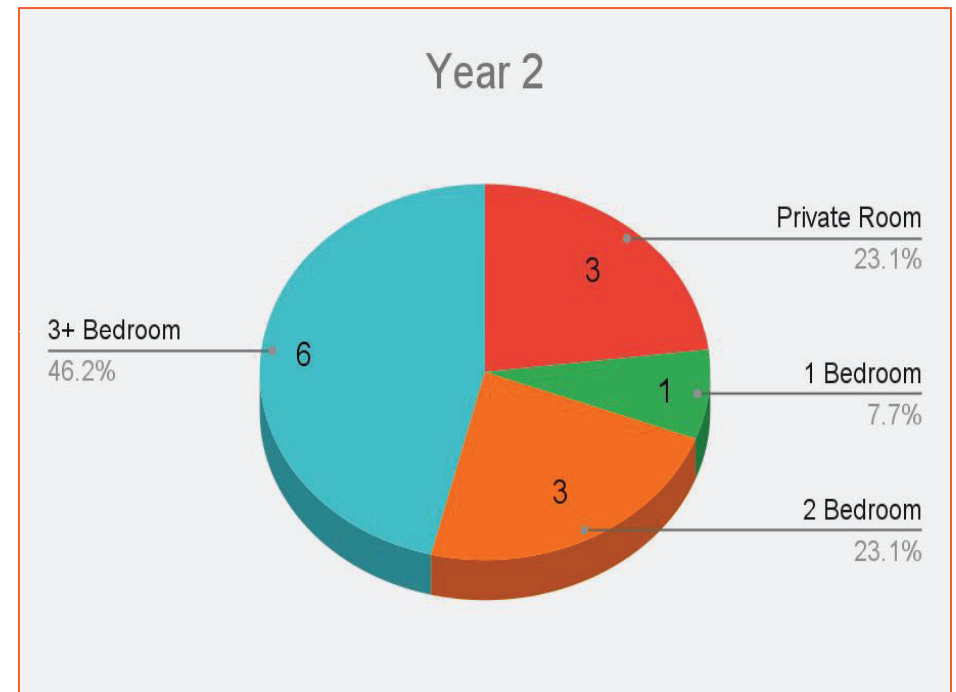
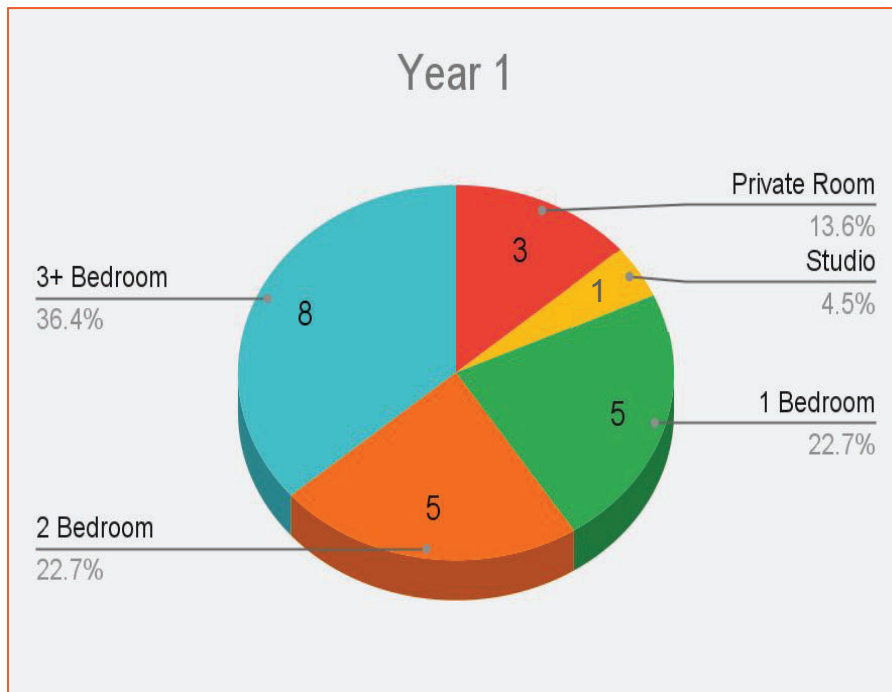
Results:

- Breakdown by unit size by year
- Breakdown of household size by unit by year
- Breakdown of prior usage by year

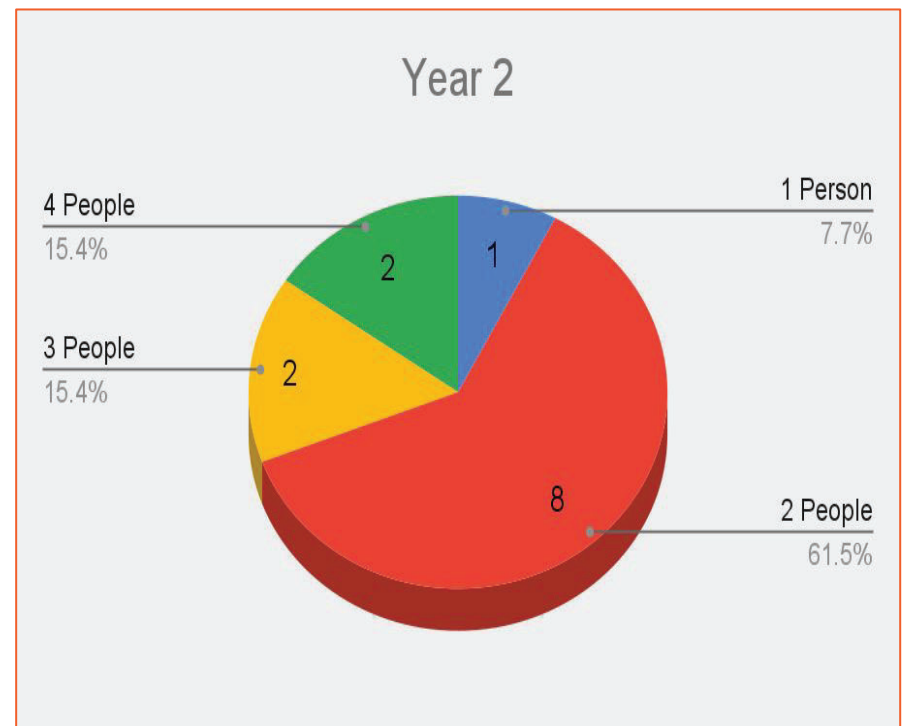
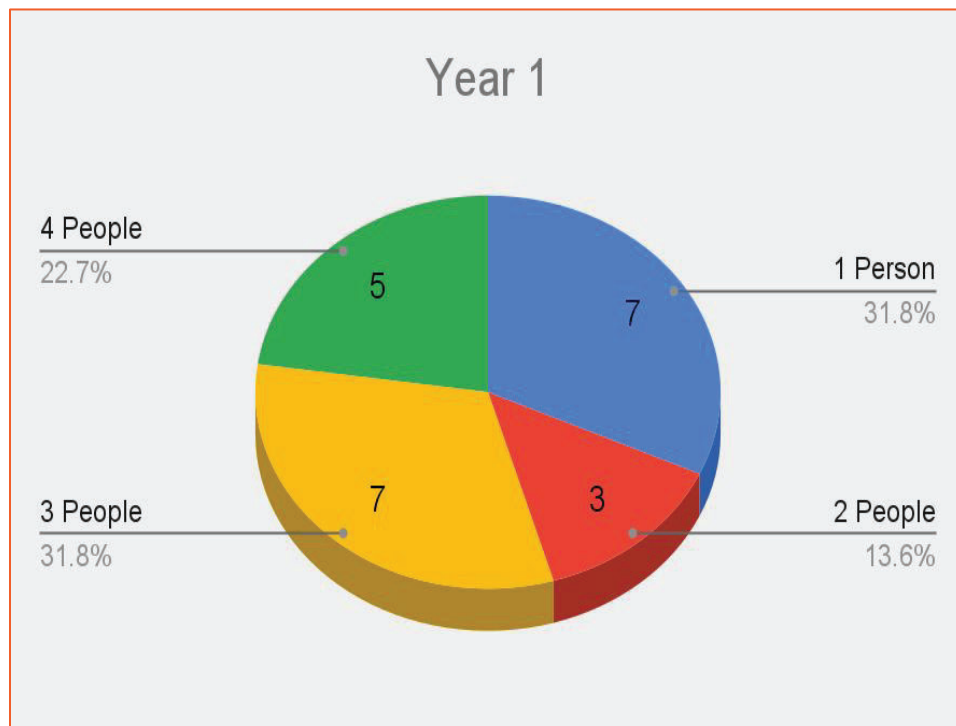
Budget:

- Pipeline / Remaining AHT incentive budget for this year
- Budget scenarios / request
 - 25% incentive for year 1 renewing for 3rd year
 - 50% incentive for year 2 renewing for 2nd year
 - 3rd year new cohort

Results – Unit Size

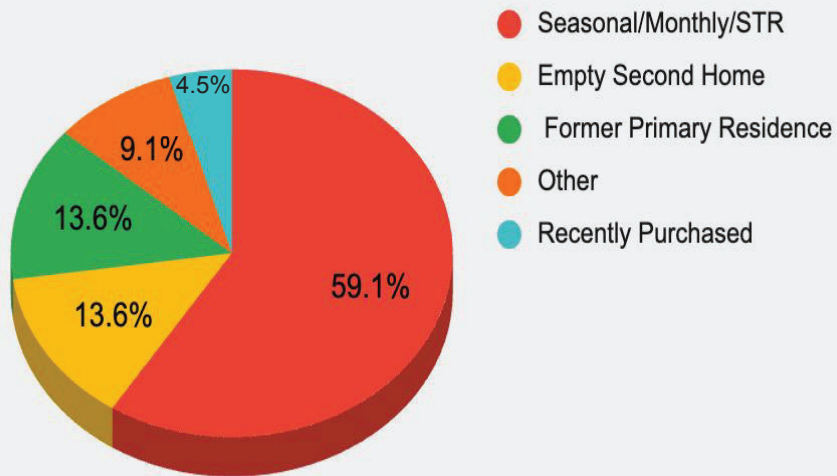


Results – Household Size

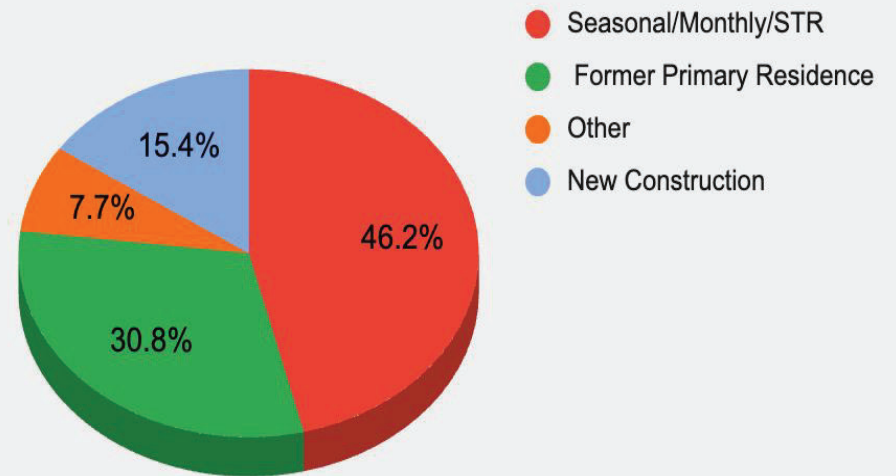


Results – Prior Usage

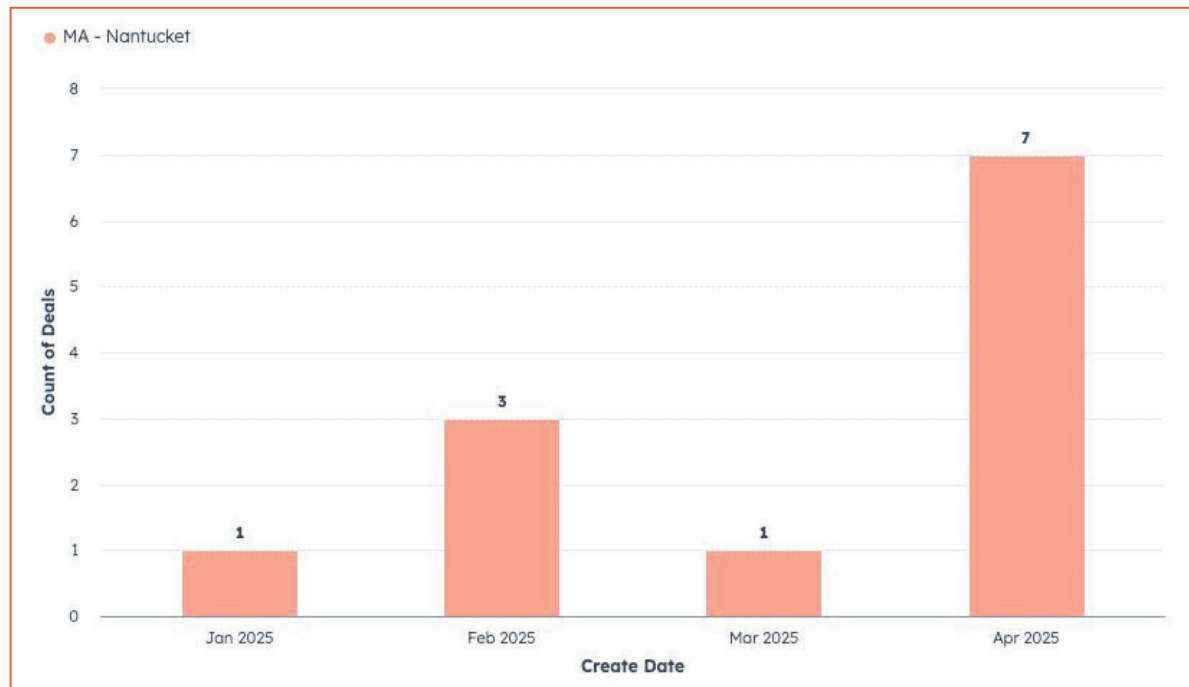
Year 1



Year 2



Pipeline - Property Owner Leads in 2025



Pipeline:

- We continue to get new property owner interest
- The majority future interest is for late summer / fall 2025
- To continue the momentum we will be requesting incentive budget for next year

Program Budget – Forecast for year 3

3 Year Budget	Year 1	Year 2*	Year 3**
# of new Properties	22	24	24
Tenants Housed (Annually)	54	58	58
Total # of Tenants (Retained)	54	98	127
Incentive Payment	\$392,000	\$427,636	\$427,636
Renewal 1 Payment		\$132,750	\$160,364
Renewal 2 Payment			\$63,700
Projected Incentive Spend		\$560,386	\$651,700

Assumptions	
Average Incentive per unit	\$17,818
Average # of tenants per unit	2.4
Retention Rate (Renewal 1)	75%
Retention Rate (Renewal 2)	65%
Renewal 1 Payment	50%
Renewal 2 Payment	25%

* Incentives funded by AHT (\$450k) and Remain (\$100k)

** Assumes AHT request of \$550k for Year 3 (Sept 2025 to August 2026)



Next Steps

Any additional AHT questions?

AHT Funding Request

- Come back in June with \$ request for year 3

LEASE TO LOCALS

powered by  placemate

AHT Update

April 15, 2025

Program Policies



Property must be located on Nantucket

Property can not be an existing year-round rental in the past 12 months



New Leases must be long-term (12+ mo.) and subject to rent caps

Incentive amounts vary based on size of unit and # of qualified tenants, up to \$27,000



At least 1 member of the **household must be employed** year-round on Nantucket

Incentives given for **children**, to encourage family participation

Program Results - Year 1

Year 1 Results



22

Properties



54

Total
People
Housed



46

Qualified
Tenants
Housed



\$3,173

Average
Monthly Rent



\$1,623

Average
Monthly Rent
per bedroom

Program Results - Year 2 (Renewals and New)

Program Policies

Year 1 Properties that renewed could receive 50% incentive

Unit Size	Incentive per Qualified Tenant	Max Incentive per property	Max Rental Rate Increase
Private Room	\$2,250	\$2,250	5%
Studio	\$3,500	\$7,000	
1BD	\$4,500	\$9,000	
2BD	\$4,500	\$13,500	
3BD+	\$4,500	\$13,500	

Program Policies

Year 2 Incentives and Rent Caps

Unit Size	Incentive per Qualified Tenant	Max Incentive per property	Max Rental Rate
Private Room	\$4,500	\$4,500	\$1,500
Studio	\$7,000	\$14,000	\$2,000
1BD	\$9,000	\$18,000	\$2,700
2BD	\$9,000	\$27,000	\$3,500
3BD+	\$9,000	\$27,000	\$4,000

Year 1 – Renewals

Year 1 Properties Eligible for Renewal Incentive

- 22/22 Units eligible for renewal
- Offered 50% incentive to renew with qualified tenants
- We forecasted 80% of property owners would renew

So far 14 of 22 have renewed (64%)

- 20/22 units have leases eligible for renewal
 - 2 have not finished leases yet
- 15/20 (75%) eligible properties are renewing with qualified tenants
- 5/20 properties that did not renew indicated the reduced grant amount + only a 5% rent increase, was not enough money to cover the carrying costs

Year 2 – Results



12

Additional
Properties



27

Total
People
Housed



22

Qualified
Tenants
Housed



\$2,958

Average
Monthly Rent



\$1,315

Average
Monthly Rent
per bedroom

Year 1 & 2 – Combined Results



34

Properties



81

Total
People
Housed



68

Qualified
Tenants
Housed



\$3,097

Average
Monthly Rent



\$1,483

Average
Monthly Rent
per bedroom

Year 1 & 2 – 54 local employers

ACK Dental Art	Gentle Hands General Services	Pioneer Cleaning
ACK OP CO	Guevara Irrigation Corp	Pocomo Meadow Oyster Bar
ACK Shine Inc	Hy-Line Cruises	Stanmar Inc
Advisors Living	JOP Carpentry (self employed)	Stephanie Peterson Graphic Design
AP Pool Cleaning Inc	JVP Construction (Employee)	Straight Wharf Restaurant CO
Ben Moore	JVP Construction (Owner)	Swept Away Cleaning
Bright Seasons	Life Massage	The Nautilus Restaurant
Ca'merchante LLC	Maddox inc (subcontractor)	The Pearl
Cisco Brewers	Mama Mia Cleaning Inc	The Tile Room
Classy Carpentry	Millies	Tidy ACK Inc
Coast to Coast Cleaning Inc	Nantucket Cottage Hospital	Town of Nantucket
Congdon and Coleman Insurance	Nantucket Fencing	Valley Transport Services of MA
Deborah Wilson Garden Services	Nantucket Plantsman	Via Mare Restaurant
Department of Transportation: FAA	Nantucket Public School District	VTS Inc of Massachusetts
EM builders	Nantucket Wine & Spirits	W&N Builders Group
Fairwinds Counseling Center	North Wind Building Corp	Wingworks Landscape
Faregrounds Restaurant	Noway Holdings Inc	Wooden Leg LLC
	Oshea Electric Inc	

* Nantucket Cottage Hospital has 10 employees placed in Lease to Locals properties

** Nantucket Public School District has 3 employees placed in Lease to Locals properties

Program Budget – Projections

Results Summary	Amount	Properties
Year 2 Incentive Budget	\$550,000	
Year 1 Renewals (Actual)	\$130,500	14
Year 2 Properties (Actual)	\$175,500	12
Total Allocated (Actual)	\$306,000	26
Remaining Incentive Budget	\$244,000	
Pending Year 1 Renewals	\$18,000	3
Year 2 Properties Pipeline	\$175,500	8
Year 2 Properties - Pending	\$50,500	2-4
Max Incentive Spend	\$550,000	

**VIII. Dr. Howard Dickler
Citizen Award 2025 Winner
Announcement – UPDATE**

IX. Communication

Subcommittee Update – UPDATE

**TOWN/COUNTY
OF NANTUCKET
TOWN HOUSING
OFFICE**



MEMO

TO: Nantucket Affordable Housing Trust Fund

FROM: Ellis Ramos, Housing and Real Estate Office
Manager

DATE: April 30, 2025

RE: Communication Update

Overview

The Communications Subcommittee has continued its efforts to increase transparency and public awareness around the Affordable Housing Trust's work. In conjunction with the 2025 Annual Town Meeting, we implemented a multi-platform outreach campaign to share information about the Trust's funding allocations and supported programs.

Recent Outreach Activities

1. Trifold Flyer:

A trifold informational flyer was developed and distributed at the 2025 Annual Town Meeting. The flyer provided a clear summary of the Trust's expenditures and the programs it funds.

2. Digital & Social Media Promotion:

A complementary social media graphic was created to promote the same information featured in the flyer. This graphic was shared across all Town of Nantucket social media platforms. It was also distributed to the *Inquirer and Mirror*, *Daybreak*, and the *Nantucket Current*.

The *Inquirer and Mirror* included the graphic in its e-newsletter on the Friday before the Town Meeting, and they shared it via an email blast to their 13,000+ subscribers. The *Nantucket Current* committed to sharing the content through their e-newsletter and social media stories during the same time frame. The *Daybreak* also shared it via e-newsletter on Friday.

Next Steps: Ongoing and Future Outreach

We are now shifting our focus toward sustained and proactive communication efforts. Right now, our primary focus is on the NCTV Community Impact Video Series.

We are in the process of coordinating with NCTV to schedule a recording session for a series of Community Impact Videos. These videos will highlight personal stories from individuals and families who have directly benefited from the Trust's support. Scheduling is pending final confirmation from NCTV. We will share a finalized schedule once it is confirmed.

Two individuals have confirmed that they would like to participate in the video series: Joel Alvarado and Forest Bell (currently a Board member of the Affordable Housing Trust).

We are continuing to reach out to additional community members, and we are in the process of confirming their interest. Many beneficiaries have expressed appreciation for the Trust's support, yet some remain hesitant to appear on camera, which poses a challenge to gathering participants.

16 Broad Street • Nantucket, MA 02554 (508) 228-7200
www.nantucket-ma.gov