



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 16 AM 11:46
NANTUCKET TOWN CLERK
Posting Number:T 459

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Tuesday, May 20, 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	Kristie Ferrantella Housing Director
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 20, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/89683472345?pwd=RxSrIK9JSjOnpSghryptwYaNc7bi7v.1&from=addon>

Meeting ID: 896 8347 2345

Passcode: 668667

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, May 6, 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 5:00 pm on 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/>.

VI. Covenant Formation Assistance Program (CFAP) – 9 Allens Lane – Kimberley Beans – DISCUSSION/ACTION

VII. Appoint designee for 7 Amelia Drive Request for Proposal (RFP) Evaluation Committee – DISCUSSION/ACTION

VIII. Communication Subcommittee Update – UPDATE

IX. Staff Report – UPDATE

X. Board Comments

XI. Other Business

Next Meeting(s):

- June 3, 2025 at 12:30 PM
- June 17, 2025 at 12:30 PM

XII. 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 May 6, 2025.
2. 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; Votes May be Taken.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 1 Hatch 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; Votes May be Taken.

XIII. 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

IV. Approval of the meeting minutes – REVIEW/ACTION

- May 6, 2025

V. Announcements

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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	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.





Waitt Drive Village

APPLICATION PACKET

April 15- June 16, 2025



April 15 , 2025

Dear Applicant,

Thank you for your interest in becoming a Habitat Homeowner! Habitat for Humanity Nantucket, Inc. is excited to be developing Phase Two of the Waitt Drive Village. Phase Two of the Waitt Drive project is for the central duplex which will consist of a two bedroom and two and half bath home with an unfinished basement.

The Open Application period for the duplex homes will run from April 15 to June 16, 2025. Please refer to the Applicant Checklist provided in this packet to make sure that all the necessary paperwork is included with your application before you submit your Family Application.

To be eligible to be included in the Lottery for the duplex, you must meet certain criteria as further explained in this application packet. The key requirements are:

- All Applications **MUST** be accompanied by a mortgage pre-approval letter from a residential mortgage lender.
- A completed Application form.
- Household income and assets below the limits described on page 5.
- Applicants must be US Citizens or permanent residents in the US.

Qualified applicants will be entered into the Lottery drawing expected to be scheduled on June 25 2025. The top two entrants selected in the Lottery will be required to supply additional information to Habitat, including tax returns, bank statements, proof of employment and other information as outlined . Lottery winners are **NOT** guaranteed a home until after all elements of the review are completed.

Applications must be received by **5pm on June 16 , 2025**, or, if sent by mail, must be postmarked June 16 and arrive within five business days, June 23. Applications can be submitted:

- By mail to Habitat for Humanity Nantucket, Inc., Box 1022, Nantucket, MA 02554
- Drop off at: 75 Old South Road (the Habitat Office)

Habitat Nantucket will be offering four Information Meetings (attendance can be in person or via Zoom) and we encourage interested applicants to attend at least one session. These Sessions are your opportunity to have your questions answered and learn more about the application and lottery processes. The dates are:

- **IN PERSON April 28 - 6:30 PM Nantucket Atheneum**
- **IN PERSON May 12 - 6:30 PM Nantucket Atheneum**
- **VIRTUAL May 17 - 10 AM**
- **VIRTUAL June 7- 10 AM**

Please contact Gennifer Costanzo at gennifer@habitatnantucket.org for the Zoom login information and any other questions about the Information Sessions.

After reviewing all the complete Applications, Habitat will inform all the applicants in writing whether or not they qualify for the Lottery. Qualified applicants will be entered in the Lottery which is moderated according to Massachusetts Executive Office of Housing and Livable Communities' guidelines. The top Lottery selections will be notified immediately after the drawing to begin the final review process.

Please contact the Habitat Nantucket office if you have any questions at 508-325-8912 or by emailing habitatnantucket@comcast.com or gennifer@habitatnantucket.org.

Habitat Nantucket would like to thank the Town of Nantucket, the Affordable Housing Trust, The Tuppancey-Harris Foundation, the Community Foundation for Nantucket, and many private contributors for their consistent support of Habitat Nantucket's mission on Nantucket.

Kind regards,

Gerard Keneally
President

Joe Grause
Chair, Family Selection Committee

Affordable Home Ownership Opportunity
Applying For 2 Habitat for Humanity Homes
On Waitt Drive, Nantucket, MA 02554

You may be eligible for a Habitat home if:

- ✓ You are in critical need of year-round affordable housing, *and*
- ✓ You are willing to complete the required “sweat equity” on your home or other Habitat projects (350 hours)
- ✓ You are eligible under the income and asset limits, *and*
- ✓ You are able to make monthly housing payments of approximately **\$1192.00**
- ✓ You are unable to qualify for conventional mortgage financing for a market rate home, *and*
- ✓ You are a first-time home buyer (some exceptions apply; see application packet for more information)
- ✓ You are a U.S. Citizen or Permanent Resident.

Application period: Applications will be available beginning April 15, 2025. We will accept applications during a 60-day period, until June 16, 2025. The completed Application packet with required documentation, must be received in the Nantucket Habitat office; or postmarked on or before **June 16th, 2025**. A mailed application must be received no later than 5 business days after the postmark. Applications may not be submitted by fax or email.

Applications will be available at public locations in the Town of Nantucket, at the Habitat office located at 75 Old South Rd. , online at the Habitat website, and by mail. Call Habitat at 508-325-8912 when the application period opens, to request an application to be mailed to you.

Check www.habitatnantucket.org for more information, or contact: Gennifer Costanzo, Development & Communications Coordinator gennifer@habitatnantucket.org 508-221-2534

Information about Habitat for Humanity Homes

How many? What size? What else should I know?

This phase of the Waitt Drive project will be comprised of a duplex:

- 2 two-bedroom, two and a half-bath with 1300 sqft. of livable area.

We anticipate home construction to take about 10 to 12 months .

There will be a homeowners’ association for the Waitt Dr. homes to provide for the common maintenance of the access drive and common landscaping.

All the homes will share paved driveway(s), full basements, front porch, and come equipped with kitchen appliances (stove, refrigerator, dishwasher), laundry appliances, and air-source heat pumps for heating, cooling and hot water.

Sample House Price and Monthly Payment – *Estimated**

	2-bedroom Duplex
House Price	\$256,750
Principal Payment	\$714.00
Escrow Payment*	\$478.00
Total Monthly Payment*	\$1192.00

*These are sample **estimates** for monthly principal, property taxes, insurance and homeowners' association \$60/month fee. Actual costs will vary.

Because we cannot accurately project an occupancy date, we urge applicants to maintain the best housing circumstances possible until the new houses are ready.

Reasonable Accommodation: If, because of the disability of a household member your family needs consideration of a modification to the home or some aspect of our program, please add this request to your application.

What You Should Know About Building a Home with Habitat for Humanity

Income Eligibility

Maximum income eligibility is household income at 80% of area median income by household size for four homes,

80% of Area Median Income by Family Size **Effective April 1, 2025 (Adjusted annually by HUD/FHLBB)**

Family Size	80%
2	\$95,800
3	\$107,800
4	\$119,750

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

ASSET LIMITATION: Total of all household assets must be under **\$75,000**.

Sweat Equity and Unique Habitat for Humanity Partnership Requirements

1. You will be building your own home alongside community volunteers! Habitat for Humanity Nantucket expects construction to take 8-12 months. The sweat equity requirement is 350 hours per household. Sweat equity must be completed before we will close on your home.

Affordability: To keep our homes affordable, we rely on cash donations, grants, land donations, volunteerism, and gifts of materials and professional services. Our homes are deed restricted to continue as affordable homes in perpetuity. In your application packet, be sure to review the "Important Information" sheet for some details about eligibility and affordable housing restrictions.

Application Review Process:

1. Your complete application will be evaluated on a preliminary basis for your financial eligibility.
2. Applicants who clear the preliminary review and who receive the requisite Mortgage Pre-Approval letter from a financial institution will be included in the Lottery.
3. The first two names drawn in the Lottery will move to final review. You will be contacted for an appointment for Habitat volunteers to visit your family in your home, to interview you and evaluate your family's housing needs and "willingness to partner with Habitat" - including fulfilling requirements such as sweat equity. At that point, there will be a final review of your application and supporting documentation.
4. Lottery winners who complete this final review will be awarded a Habitat home. If any of the Lottery winners are disqualified, Habitat will replace them with the next-highest ranked applicant from the Lottery.

More about Habitat for Humanity: HHN is a 501(c)3 non-profit organization , with a mission to build homes, hope, lives and community on Nantucket. We work to provide the opportunity of affordable home ownership on Nantucket. Homes are built in partnership with families who have a need for decent, affordable housing and do not have the financial means to build or purchase a home through conventional financing.

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



Important Information

Affordable Home Deed Rider: Each home will be sold with an Affordable Deed Rider that **preserves** it as an affordable home in the future. This rider will limit the sales price of the house in the future so that it will remain affordable to an income eligible household. The rider will also require the home to be used as your primary residence. Renting of the home is not allowed. Any additional financing or capital improvements will need the approval of the Town, Habitat and the Executive Office of Housing and Livable Communities (EOHLC). A copy of the deed rider may be viewed at:

<http://www.mass.gov/hed/docs/dhcd/hd/liprider.pdf>

NON DISCRIMINATION: Habitat for Humanity of Nantucket does not discriminate in the selection of applicants on the basis of race, color, national origin, disability, ancestry, children, familial status, genetic information, material status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law.

FINANCIAL INTEREST: Individuals who have a financial interest in the development and their families shall not be eligible.

PRIVACY NOTICE is enclosed in the packet.

HABITAT FOR HUMANITY HOME MORTGAGE POLICY: All applications MUST be accompanied by a mortgage pre-approval letter from a residential mortgage lender to qualify for the final lottery.

“FIRST TIME HOMEBUYER” DEFINITION EXPLAINED- To qualify you must be a “first time home buyer.” However, there are several important EXCEPTIONS. If any of these expectations describe YOUR situation, you may still be considered a qualified “first time homebuyer” for the purchase of this application.

First time homebuyer means: The household shall not have owned a home within three years preceding the application.

Exceptions to this rule include:

1. displaced homemakers , where the displaced homemaker (an adult who has not worked full time, full-year in the labor force for a number of years but has , during such years, worked primarily without remuneration to care for the home and family), while a homemaker, owned a home with his or her partner or resided in a home owned by the partner.
2. single parents , where the individual owned a home with his or her partner or resided in a home owned by the partner and is a single parent(is unmarried or legally separated from a spouse and either has one or more children of whom the individual has custody or joint custody , or is pregnant);
3. households where at least one household member is 55 or older;
4. households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
5. households that owned a property that was not in compliance with state, local or model building codes and that cannot be brought into compliance for less than the cost of constructing a permanent structure.

Please note: Even if you qualify for the exception, *your previously owned home must be sold* before the date of your application.

FINAL LOTTERY preferences: In the final lottery of eligible candidates there are certain preferences that will be applied, including,

1. households that need the number of bedrooms being offered will have priority over smaller families.
2. Then, for one of the homes, a preference for local applicants (as defined on checklist form) over non-local applicants.

The information on the "Government Monitoring Form" as to minority / non-minority status will be used to ensure that Local Preference does not create a discriminatory consequence in the lottery.

REPORTING OF ALL INCOME AND ASSETS:

INCOME

- **All income of all adults 18 or older** who are members of the household to live in the Habitat home (even if temporarily away) must be reported.
- Most of **the income of full-time students over 18**, other than head of household or spouse, will be disregarded for eligibility purposes as long as their student status is documented (but it still must be reported and documented).
- Adult household members with **zero income** must sign a certification of zero income.
- There **are a very few sources of income that are not counted as income**. You should report all income. Our credit reviewers have the list of excluded income, and will disregard any income on that list. If you have a question whether a source should be counted, list and document it, and put that question in your cover note. (Examples may include certain one-time payments, or compensation specifically for medical expenses)
- Habitat for Humanity of Nantucket uses **the standards of HUD 24 CFR 24 5.609 and LIP guidelines** in considering what income to count, and the required methodology of the Federal Home Loan Bank of Boston Affordable Housing Program.

ASSETS

All assets of all household members, including minor children, should be listed in the application with their value, and documented. **There is a \$75,000** asset limitation to qualify as an affordable home ownership applicant under the EOHLC Ch. 40B program (which governs the homes you are applying for with Habitat. Habitat's **reference for what assets shall be considered is HUD Handbook (6/07) Exhibit 5-2: Assets**. Common assets are cash (including the cash from lump sum payments, even if not counted as income) held in bank accounts or in other ways, revocable trusts, rental or capital investment income, stocks, bonds, treasury bills, C.D.s, retirement accounts, if the holder has access to the funds (even with a penalty), face value of whole (not term) life insurance, and others. Excluded from the limit is certain personal property (such as car, furniture, wedding ring, and other) that is not held as an investment, and assets (other than owned rental property) that are part of an active business. All assets should be reported. Habitat's credit reviewers will reference the list of what is included/excluded if this may make a difference in an applicant's eligibility for our program.

REASONABLE ACCOMMODATION: persons with disabilities have the right to request a reasonable accommodation related to the home, or to some aspect of the Habitat process. Please see the bottom of Application, Page 1, asking if a modification will be needed to the home, and the Sweat Equity Form, where we ask about restrictions to your participation and what you *will* be able to do. You must document that you/a household member has a disability, and the relevant restrictions for the accommodations you are requesting.



Habitat for Humanity of Nantucket

Habitat for Humanity of Nantucket, Inc. Privacy Statement and Notice

At Habitat for Humanity of Nantucket, we are committed to keeping your information private. We recognize the importance applicants, program families, tenants, and homeowners place on the privacy and confidentiality of their information. While new technologies allow us to more efficiently serve our customers, we are committed to maintaining privacy standards that are synonymous with our established and trusted name.

When collecting, storing, and retrieving applicant, program family, tenant, and homeowner data – such as tax returns, pay stubs, credit reports, employment verifications and payment history – internal controls are maintained throughout the process to ensure security and confidentiality.

We collect nonpublic personal information about you from the following sources:

- Information we receive from you on applications or other forms;
- Information about your transactions with us, our affiliates, or others; and
- Information we receive from a consumer reporting agency. Credit reports are not used to screen out applicants.

We may disclose the following kinds of non-public personal information about you:

- Information we receive from you on applications or other forms, such as your name, address, social security number, income and assets, and sources of income
- Information about your transactions with us such as your loan balance and payment history
- Information we receive from a consumer reporting agency such as your creditworthiness and credit history.

Habitat for Humanity of Nantucket employees and volunteers are subject to a written policy regarding confidentiality and access to applicant data is restricted to staff and volunteers on an as-needed basis. Information is used for lawful business purposes and is never shared with third parties without your consent, except permitted by law.

As permitted by law, we may disclose nonpublic personal information about you to the following types of third parties:

- Financial service providers, such as mortgage servicing agents
- Nonprofit organizations or governments and related entities authorized to oversee grant compliance
- Consumer Reporting Agencies

Please note that if Habitat for Humanity of Nantucket would be disclosing your nonpublic personal information to *non-affiliated third parties* – other than those permitted by law listed above – you would be given the opportunity to “opt out” of these disclosures by calling our office at 508-325-8912. **However, we do not disclose your information .**





Applicant Checklist and Guide to Answering Questions For All Applicants:

Applicant Name _____

The following materials are needed to complete your application for a Habitat home. Please complete this checklist, keep it, and return a copy with your application.

PRESENT HOUSING CONDITIONS:

- All landlord contact info is provided on page 1 of application (information for the past two years).
Housing Need Statement/Letter: Why do you need a Habitat home? Describe any circumstance about your current housing that relates to your serious need for an affordable home: poor condition of current residence, overcrowded living conditions, high rent compared to income, being homeless or at high risk of being homeless, or other. Be specific. Include eviction notices, notice of possible sale of property you are renting or other information to support your statement. Describe efforts to find other, more suitable housing. Document whatever the interviewers will not be able to see during a home visit.

LOCAL PREFERENCE:

There is local preference for 1 of the 2 homes for households who currently live in or are employed in the Town of Nantucket and/or persons with a bona fide job offer in the Town, or whose children attend public school in the Town of Nantucket. If that applies to you, please provide documentation.

ASSETS & DEBT:

See the "Required Protected Information" sheet (Page 5) of application. This must be filled out completely. Attach additional sheets, if needed to list all assets for all household members, as well as listing all debt for Applicant #1 and #2.

Debt means any money that you owe to someone else: credit card charges, retail store credit charges, car loan, personal loan, student loan, charge-offs.

INCOME INFORMATION & DOCUMENTATION:

- All income of all adults 18 or older, who will be members of the household in the Habitat home (even if they are temporarily away) must be reported on Pg. 2 of the application. Add an extra page if needed.
- Documentation of full-time student status for dependent household members between the ages of 18 and 25. Up-to-date receipts of payment of registration or a letter provided by the high school or college are examples.

CITIZENSHIP or U.S. PERMANENT RESIDENCY STATUS:

- Submit a copy of one of the following: U.S. birth certificate, OR U.S. certification of birth abroad, or US passport, OR certificate of naturalization, OR permanent resident.

Applicants must be U.S. citizens OR have secured their permanent residency status and provide documentation at the time of submitting the application.

AUTHORIZATION TO RELEASE INFORMATION:

- Return the signed form. All household members, age 18 and over, must sign a Release.

CLOSING COSTS:

- Explanation of source of closing costs and insurance. Where will you be getting the money to pay the closing costs? It is important to describe the plan you will develop for meeting this obligation. You will need to have it when you actually purchase the home.

If any part of the closing costs is a gift, provide a signed statement from the individual donor, stating that it is a gift.

MORTGAGE PRE-APPROVAL LETTER

- Applications MUST be accompanied by a mortgage pre-approval letter from a residential mortgage lender.

WILLINGNESS TO PARTNER—SWEAT EQUITY FORM:

- Signed statement about Sweat Equity: Answer the questions and sign it--- use the back or attach another paper if necessary.
- If you, or a household member, needs specialized care from others in the household, for medical or safety reasons, please provide documentation of the disability from the physician.

- **Complete the “Information for Government Monitoring Purposes Form”**
- **APPLICATION IS SIGNED AND DATED BY APPLICANT AND CO-APPLICANT.**
Don’t forget to do this step!

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

VI. Covenant Formation Assistance Program (CFAP) – 9
Allens Lane – Kimberley Beans –
DISCUSSION/ACTION



75 Old South Road • P.O. Box 3149 • Nantucket, MA 02554 • Tel: 508.228.4422

**Nantucket Housing Needs Covenant Program
Secondary Lot Subprogram
Qualified Seller's Certificate**

This certifies that the household comprised of the following individual(s):

Kimberley Beans, Trustee of Seashell4 Realty Trust

Representing themselves as all legal and beneficial owners of the property located at:

9 Allens Lane (portion)

has submitted sufficient proof to meet the criteria outlined in the Nantucket Housing Needs Covenant Program Regulations for the above referenced subprogram.

Issue Date: May 8, 2025 Valid through: May 8, 2026

or the time at which information provided in the Qualified Seller's Application is no longer valid, whichever comes sooner.

Maximum Sale Price or Maximum Resale Price: **\$760,278**

Nantucket Housing Authority by NHA Properties, Inc, its Agent
d/b/a Housing Nantucket, by Executive Director:
(for authority see Book 1262, Page 340)


Anne Kuszpa

THE COMMONWEALTH OF MASSACHUSETTS

Nantucket County, ss.

May 8, 2025

On this 8th day of May, 2025 before me, the undersigned notary public, personally appeared Anne Kuszpa, proved to me through satisfactory evidence of identification, which is personal knowledge of the undersigned, to be the person whose name is signed on the above document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Notary Public

My commission expires:
Charlyn F. Puza
NOTARY PUBLIC
Commonwealth of
Massachusetts
My Commission Expires
3/12/2032



Housing the Nantucket Community Since 1994

housingnantucket.org



Nantucket Affordable Housing Trust Fund



Covenant Formation Assistance Program (CFAP) Application

Applicant Name: Kimberly Beans

Applicant Name

Email Address: Kbeans4@comcast.net

Phone: 508 246-0178

Physical Address: 9 Allens LN Nantucket MASS 02554

Mailing Address: 9 Allens LN Nantucket Mass 02554

Address of Property comprising proposed Covenant Unit :

Name of Property Owner: Kimberly Beans

Mortgages and/or Encumbrances affecting the Property: Bank of America

In signing this application I/we hereby certify that:

- The information contained in this application is true and accurate to the best of my/our knowledge and belief under the full pains and penalties of perjury and understand that perjury will result in disqualification from further consideration
- I/We have read and understand all the general information provided about the CFAP Program and the Nantucket Housing Needs Covenant Program. I/We understand the covenant restriction is a Deed Rider that is recorded on the property at the time of the first transaction into the Covenant Program.
- I/we understand that I will sign a promissory note at the time this application is approved. A mortgage securing repayment of the promissory note will be recorded on my property immediately. I/we understand is my/our obligation to fulfill the repayment terms of the CFAP promissory note.
- I/we understand that the Covenant Transaction Fee, which is a flat fee applicable to every Covenant transaction, is not included in loaned funds and is due at closing.

Kimberly Beans 3-24-25
Signature Date Signature Date

Submit to Housing Nantucket, 75 Old South Road, PO Box 3149 Nantucket, MA 02584

info@housingnantucket.org

IX. Staff Report – UPDATE