



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)

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2025 JUN 27 AM 11:19
NANTUCKET TOWN CLERK
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Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Tuesday, July 1, 2025, at 12:30 PM
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, JULY 1, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/83737487449?pwd=2PizibgalyMR4pOsQfYIbrAYB7H9aM.1>

Meeting ID: 837 3748 7449

Passcode: 812726

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 Minutes of June 17, 2025, at 12:30 PM; June 26, 2025, at 10:00 AM – REVIEW/ACTION
- V. Announcement(s)

1. Join the Executive Office of Housing and Livable Communities (EOHLC) for a virtual

AHT Meeting on July 1, 2025, at 12:30 PM

listening session to share your hopes for the Seasonal Communities Designation. Established by the Affordable Homes Act in August 2024, the Seasonal Communities Designation is designed to provide a unique set of housing tools to communities with significant seasonal variation in housing and employment. You can read more about the designation and sign up for one of the sessions by [clicking here](https://www.mass.gov/info-details/seasonal-communities) or visiting <https://www.mass.gov/info-details/seasonal-communities>. The Virtual Sessions will be on July 9, 2025, at 6:00 pm and July 17, 2025, at 11:00 am.

- VI. Communications Update – DISCUSSION**
- VII. Lease to Locals – UPDATE / DISCUSSION**
- VIII. Transfer Fee Study – DISCUSSION/VOTE**
- IX. Select Board Quarterly Report – REVIEW**
- X. Board Comments**
- XI. Other Business**

Next Meetings:

- Tuesday, July 15, 2025, at 12:30 pm
- Tuesday, August 5, 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 June 17, 2025; June 26, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 8 Skyline Drive 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 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.
4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 1 Daffodil Lane 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