



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 JUL 10 PM 03:16
NANTUCKET TOWN CLERK
Posting Number:T 607

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Tuesday, July 15, 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 15, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/81778732347?pwd=8F5fYPWFFaa3qFTkkXCyr0N6P9MFCb.1>

Meeting ID: 817 7873 2347

Passcode: 203412

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 July 1, 2025, at 12:30 PM – REVIEW/ACTION
- V. Announcement(s)

1. Join the Executive Office of Housing and Livable Communities (EOHLC) for a virtual listening session to share your hopes for the Seasonal Communities Designation. Established

AHT Meeting on July 15, 2025, at 12:30 PM

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 last Virtual Session will be on July 17, 2025, at 11:00 am.

2. The Affordable Housing Trust quarterly update to the Select Board will be on July 23, 2025, at 5:30pm. The Select Board Meeting is in the Public Safety Facility Community Room located at 4 Fairgrounds Road, with remote participation via Zoom.

- VI. Sparks Avenue Local Action Units (LAU) Application Approval and Endorsement of Local Preference Letter – DISCUSSION/VOTE**
- VII. Year-Round Deed Restriction Pilot Program – DISCUSSION/ACTION**
- VIII. Lease to Locals – DISCUSSION/VOTE**
- IX. Rooted Renters Program and Tenant Retention Programs – DISCUSSION**
- X. Staff Update – DISCUSSION**
- XI. Board Comments**
- XII. Other Business**

Next Meetings:

- Tuesday, August 5, 2025, at 12:30 pm
- Tuesday, August 19, 2025, at 12:30 pm

XIII. 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 July 1, 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 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.
4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 17B Essex 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; Votes May be Taken.

5. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 16 Atlantic 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.

XIV. Adjournment