



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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Committee/Board/s | Nantucket Housing Authority

Day, Date, and Time | Wednesday, September 24, 2025, 1:00 PM

Location / Address | □ 3 Manta Drive, Nantucket

**Signature of Chair or
Authorized Person** | Nancy Friend, Executive 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

Please list below the topics the chair anticipates will be discussed at the meeting.

Open Session:

1. Call to Order/Roll Call
2. Public Hearing of the Nantucket Housing Authority Proposed FY26 Annual Plan
3. Bill roll/Payroll Signing of Warrant September 2025
4. Minutes of August 20, 2025
5. Grant Contract NHA/NGRID State Housing Heat Source Pumps
6. 2026 HUD Utility Allowance Schedules for Local Affordable Rentals 0-6 Bedroom
 - Apartment (0-6 Bedroom)
 - Row House/Town House/Semi-Detached/Duplex (0-6 Bedroom)
 - Detached House (0-6 Bedroom)
 - Mobile Home (0-6 Bedroom)
7. Work Plan 201043 Change Order #0001 \$28,057.71 (4, 5,6,8)
8. Work Plan 201043 Change Order #10 (\$4,593.31) Credit for locksets
9. Work Plan 201043 Change Order #8 \$7,304.80 (unanticipated 8/20/25)
10. Rowse Architect Fee Amendment No. 03 \$7,040.00 (unanticipated 8/20/25)
11. Executive Director's Report

Executive Session

Invoking Exemption 3; To discuss strategy with respect to pending litigation by Deutsche Bank National Trust Company as Trustee for Harborview Mortgage Loan Trust, Mortgage Loan Pass-Through Certificates, Series 2007-5, where an open meeting will have a detrimental effect on the litigation position of the Nantucket Housing Authority and the chair so declares.

The Open Session will not be reconvened at the conclusion of the executive session.

Other Business:

Report from Other Committees: CPC, NP & EDC, AHT

Adjournment: