



UPDATED MEETING POSTING

Original Posting Date 11/12/2025
Original Posting Number T 926

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 NOV 14 PM 12:10
NANTUCKET TOWN CLERK
Posting Number:T 932

Committee/Board/s

AFFORDABLE HOUSING TRUST

Day, Date, and Time

Tuesday, November 18, 2025, AT 12:30PM

Location / Address

Trailer Meeting Room A, 131 Pleasant Street, Nantucket, MA 02554
and
REMOTE PARTICIPATION *via* ZOOM (*See Below*)
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

Dylan Metsch-Ampel
Deputy 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!**

UPDATED AGENDA FOR TUESDAY, November 18, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/81778732347?pwd=8F5fYPWFFaa3qF7tkXCyr0N6P9MFCb.1>

Meeting ID: 817 7873 2347

Passcode: 203412

Please list below the topics the chair reasonably anticipates 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 October 21, 2025, at 12:30pm – REVIEW/ACTION**
 - V. Announcement(s)**

1. The Affordable Housing Trust is considering launching a rental preservation program. The program would provide existing landlords a multi-year incentive to continue renting year-round to local tenants. Placemate is conducting a survey with landlords on Nantucket to understand if they would be interested in participating and using their input to help design the program. The survey should take less than five minutes to complete, and you can access

it here: <https://placemate.com/nantucketsurvey>.

2. The NP&EDC (Nantucket Planning and Economic Development Commission) is hosting EOHLIC (Executive Office of Housing and Livable Communities) for a virtual ADU (Accessory Dwelling Unit) Roadshow on Thursday, November 20th from 4:30pm-5:30pm. This is meant to be an educational session, specific to Nantucket, with Q&A regarding Section 8 of Chapter 150 of the Acts of 2024, which allows accessory dwelling units — or ADUs — under 900 square feet to be built by-right in single-family zoning districts.

To participate use the following link:

<https://us06web.zoom.us/j/82456662138?pwd=NkCldazuISO5LoCj9yMvq83lFxbb5r.1>

For more information regarding ADUs, the link to the Commonwealth's website is:

<https://www.mass.gov/info-details/accessory-dwelling-units>

- VI. Closing Cost Assistance Program (CCAP) – 63 Cato Lane – Elvis Butler – DISCUSSION/ACTION**
- VII. Habitat for Humanity Nantucket Request for Grant for Marketing Campaign – DISCUSSION/ACTION**
- VIII. Review of 2026 Affordable Housing Trust Meeting Dates and Hybrid Meeting Model – DISCUSSION/ACTION**
- IX. Housing Projects and Programs**
 - a. Housing Production Plan Update from Barrett Planning, LLC – DISCUSSION**
 - b. Good Landlord Tax Exemption - DISCUSSION**
- X. Staff Update**
- XI. Board Comments**
- XII. Other Business**

Next Meeting(s):

- Tuesday, December 2, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*
- Tuesday, December 16, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*

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 October 21, 2025.

2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property 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 at 20 Nancy Ann 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.

XIV. Adjournment