



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

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NANTUCKET TOWN CLERK
Posting Number:T 965

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Tuesday, December 2, 2025, at 12:30 PM
Location/Address	Trailer Meeting Room A, 131 Pleasant Street, Nantucket, MA 02554 and REMOTE PARTICIPATON <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	Caroline Ferguson, Administrative Specialist
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, DECEMBER 2, 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.

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- I. Call to Order
 - II. Approval of Agenda – ACTION
 - III. Announcement(s)
 1. This meeting of the Affordable Housing Trust is being audio and video recorded.
 2. The Executive Office of Housing and Livable Communities (EOHLC) approved the addition of the twenty-eight units in Richmond Development's Meadows I to the Town's Subsidized

Housing Inventory (SHI) list. Municipalities' SHI lists are managed by EOHLC, and they are the Commonwealth's official record of towns' and cities' affordable housing units. Municipalities must have 10% of their housing stock on the SHI list or be making incremental progress toward that goal to maintain local control over Chapter 40B developments. You can learn more about Chapter 40B, the SHI list, and Safe Harbor on the Town's website [here](https://www.nantucket-ma.gov/696/Chapter-40B-and-SHI-List): <https://www.nantucket-ma.gov/696/Chapter-40B-and-SHI-List>

3. This fall, students from Worcester Polytechnic Institute (WPI) have been on island partnering with Town departments and island organizations, including the Housing Department. Their final presentations are scheduled for Tuesday, December 9 from 12:30 to 2:30pm in the Community Room at 4 Fairgrounds Road. You are welcome to attend, and if you are unable to be there in person, the presentations will be broadcast on Nantucket Community Television (NCTV) and available on YouTube. The schedule of presentations is below.

12:30: Introductions

12:40: Understanding the Needs of Nantucket Youth (Our House Nantucket)

1:00: Tackling Intentional and Unintentional Littering on Nantucket (Nantucket Litter Derby)

1:20: Adaptive Reuse of Second-Story Space in Downtown (Housing Department)

1:40: Developing a Database and Outreach Strategy for Maria Mitchell Association Camps

2:00: Mapping Hydrants for the Nantucket Fire Department (Fire Department)

2:20: Closing remarks

IV. Public Comments *for items not on the agenda.*

V. Approval of Minutes of November 18, 2025, at 12:30 PM – REVIEW/ACTION

VI. Housing Projects and Programs

a. Lease to Locals Update from Placemate – DISCUSSION/ACTION

b. Rental Preservation Program Study Update from Placemate – DISCUSSION

c. Good Landlord Tax Exemption – DISCUSSION/ACTION

VII. Guest Speaker, Rachael Freeman, Executive Director Nantucket Land Bank – DISCUSSION

VIII. Worcester Polytechnic Institute (WPI) Student Research – Unlocking Housing Potential: Adaptive Reuse of Second-Story Space in Downtown Nantucket – DISCUSSION

IX. Discussion regarding expansion of Income Restriction Limit to 250% Area Median Income (AMI) under Seasonal Communities Designation – DISCUSSION

X. Board Comments

XI. Other Business

Next Meetings:

- Tuesday, December 10, 2025, at 12:30 pm – remote only – *Zoom*
- Tuesday, December 16, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*

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 November 18, 2025.
2. 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.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 14 Somerset 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.
4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 8 White Street 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 located at map 68 parcel 56.1 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.
6. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 158 Madaket 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.

XIII. Adjournment