



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 DEC 05 PM 02:08
NANTUCKET TOWN CLERK
Posting Number: T 988

Committee / Board	AFFORDABLE HOUSING TRUST
Day, Date, and Time	Wednesday, December 10, 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	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 WEDNESDAY, DECEMBER 10, 2025

PLEASE CLICK THE LINK TO JOIN ZOOM MEETING:

<https://us06web.zoom.us/j/86050169050?pwd=UhgfbxRL1UEARBFG1r9sWNAGX3blbS.1>

Meeting ID: 860 5016 9050

Passcode: 329765

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

V. Request for Approval and Execution of the Following Closing Documents for the Ticcoma Green Workforce Rental Housing Project on Certain Parcels of Town-owned Unimproved Land Located at 6 Fairgrounds Road and 4 Waitt Drive, Shown as Lots 83 and 84 on Plan of Land Entitled “Division Plan of Land in Nantucket, MA., Prepared for Town of Nantucket,” Dated June 3, 2016, Prepared by Blackwell and Associates, Inc. and Recorded with Nantucket County Registry of Deeds as Plan No 2016-58:

1. Assignment and Pledge of Massachusetts State Low Income Housing Tax Credits and Related Rights and Proceeds (Unit 4)
2. Assignment and Pledge of Massachusetts State Low Income Housing Tax Credits and Related Rights and Proceeds (Unit 9)
3. Master Subordination Agreement (Unit 4) **(R)**
4. Master Subordination Agreement (Unit 9) **(R)**
5. State LIHTC Charitable Donation and Transfer Agreement (Unit 4)
6. State LIHTC Charitable Donation and Transfer Agreement (Unit 9)
7. State LIHTC Purchase and Transfer Agreement (Unit 4)
8. State LIHTC Purchase and Transfer Agreement (Unit 9)
9. State Credits Loan Agreement (LIHTC) (Unit 4)
10. State Credits Loan Agreement (LIHTC) (Unit 9)
11. State LIHTC Guaranty Agreement (Unit 4)
12. State LIHTC Guaranty Agreement (Unit 9)
13. State Tax Credit Indemnity Agreement (Unit 4)
14. State Tax Credit Indemnity Agreement (Unit 9)
15. Lender Advisor Agreement (Unit 4)
16. Lender Advisor Agreement (Unit 9)

And any other documents related to this transaction.

VI. Board Comments

VII. Other Business

Next Meetings:

- Tuesday, December 16, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*
- Tuesday, January 6, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*

VIII. Executive Session PURSUANT TO MGL C. 30A § 21(A)

1. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 5 Gray Avenue, Lot 176, Lot 177, and Lot 178, 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.

IX. Adjournment