



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 DEC 12 PM 02:30
NANTUCKET TOWN CLERK
Posting Number: T 1020

Committee/Board/s

AFFORDABLE HOUSING TRUST

Day, Date, and Time

Tuesday, December 16, 2025, at 12:30 PM

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, DECEMBER 16, 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

Please list below the topics the chair reasonably anticipates 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. Approval of Minutes of December 2, 2025, at 12:30pm – REVIEW/ACTION**
 - VI. Gift/Donation Acceptances: Elizabeth Almodobar – REVIEW/ACTION**
 - VII. Review of 2021 Housing Production Plan Certification and Request to Executive Office**

of Housing and Livable Communities (EOHLC) for Safe Harbor – DISCUSSION

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

IX. Recap of Joint Meeting with the Select Board, Planning Board, and Board of Health from Barrett Planning, LLC – DISCUSSION

X. Staff Update

XI. Board Comments

XII. Other Business

1. ITEM NOT REASONABLY ANTICIPATED WITH 48 HOURS:

- a. Review of budget scenarios for Year-Round Rental Preservation Study Guidelines – DISCUSSION
2. Next Meeting(s):
 - Tuesday, January 6, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*
 - Tuesday, January 20, 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 December 2, 2025.
2. 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.

XIV. Adjournment