



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

2026 JAN 02 AM 10:15
NANTUCKET TOWN CLERK
Posting Number:T 001

Committee/Board/s	Affordable Housing Trust
Day, Date, and Time	Tuesday, January 6, 2026, at 12:30 PM
Location / Address	Trailer Meeting Room A, 131 Pleasant Street, Nantucket, MA 02554 and REMOTE PARTICIPATION via ZOOM (<i>See Below</i>)
Signature of Chair or Authorized Person	Dylan Metsch-Ampel Deputy Housing Director

WARNING: IF THERE IS NO QUORUM OF MEMBERS PRESENT, OR IF THE MEETING POSTING IS NOT IN COMPLIANCE WITH THE OPEN MEETING LAW STATUTE, NO MEETING MAY BE HELD!

AGENDA FOR TUESDAY, JANUARY 6, 2026

YOU TUBE LINK FOR VIEWING ONLY:

The meeting will be aired at a later time on the Town Government's YouTube Channel at
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUH1xA>

ZOOM LINK TO VIRTUALLY ATTEND MEETING:

<https://us06web.zoom.us/j/88512774722?pwd=YsZ87vv2QcVHed0yXawgDlwcFUc5kz.1>

Meeting ID: 885 1277 4722

Passcode: 673357

- I. ***CALL TO ORDER***
- II. ***AFFORDABLE HOUSING TRUST ACCEPTANCE OF AGENDA***
- III. ***ANNOUNCEMENTS***

1. This meeting of the Affordable Housing Trust is Being Audio and Video Recorded.
2. The Affordable Housing Trust has re-released the Request for Proposals (RFP) for the Year-Round Deed Restriction Pilot Program. The Year-Round Deed Restriction Pilot Program aims to provide housing stability, security, and affordability for people living and working year-round on Nantucket. Through the Program, the AHT will offer a financial incentive to Nantucket property owners who place a permanent deed restriction on their homes, limiting the sale or rental of these homes to year-round residents of Nantucket.

Homeowners interested in placing a year-round deed restriction on their property can apply through OpenGov.

The application is open through January 28, 2026, with awards announced on February 27, 2026. The deadline to submit inquiries and questions through OpenGov is January 9, 2026, at 2:00pm. Visit our [website](https://www.nantucket-ma.gov/184/Affordable-Housing-Trust) for details and to apply (<https://nantucket-ma.gov/184/Affordable-Housing-Trust>).

3. On December 29, 2025, the Executive Office of Housing and Livable Communities (EOHLC) approved the addition of the 64 rental units in Ticcoma Green to Nantucket'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. Nantucket now stands at 8%, up from 7% in early December and 6.55% at the start of the 2025. With the addition of Ticcoma Green, The Housing Department has requested an additional year of Safe Harbor through December 10, 2026. 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>.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR MEETINGS

V. PUBLIC COMMENT*

VI. NEW BUSINESS**

VII. APPROVAL OF MINUTES

1. Approval of Minutes of December 10, 2025, at 12:30 PM - ACTION
2. Approval of Minutes of December 16, 2025, at 12:30 PM - ACTION

VIII. CLOSING COST ASSISTANCE PROGRAM (CCAP)

1. 21R Allens Lane - Patrick O'Toole and Grace Anne Tornovish - CCAP Mortgage Modification - DISCUSSION/ACTION
2. 3 Larrabee Lane - Esmeralda Martinez and Jose Martinez - CCAP Mortgage Modification - DISCUSSION/ACTION
3. 11 Equator Drive - Karleen Thompson and Kevin Gordon - CCAP Mortgage Modification - DISCUSSION/ACTION

IX. COVENANT FORMATION ASSISTANCE PROGRAM (CFAP)

1. 13 Chatham Road - Marjory O'Day - DISCUSSION/ACTION

X. REQUEST FOR APPROVAL AND EXECUTION OF THE FOLLOWING DOCUMENTS FOR THE GRANT AND LOAN FROM THE TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FOR THE CONSTRUCTION OF THE SPARKS AVENUE AFFORDABLE HOUSING PROJECT LOCATED AT 18, 20, 22, 24 AND 26 SPARKS AVENUE.

1. Memorandum of Understanding;
2. Grant and Loan Agreement;
3. Promissory Note;
4. Mortgage and Security Agreement;

5. Any additional documents necessary to effectuate this transaction.

XI. BOARD COMMENTS

XII. OTHER BUSINESS

1. Next Meeting(s):

- i. Tuesday, January 20, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*
- ii. Tuesday, February 3, 2026, 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 16, 2026.
- 2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 1 Toombs Court 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 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.

XIV. ADJOURNMENT

**Public Comment: please see attached Public Comment Policy which can also be found at <https://www.nantucket-ma.gov/DocumentCenter/View/51055/Public-Comment-Policy---Adopted-by-the-Select-Board-on-February-12-2025-PDF>.*

***New Business: Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting may be brought up for discussion in accordance with the Open Meeting*