



UPDATED MEETING POSTING

Original Posting Date January 15, 2026

Original Posting Number T 049

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 16 PM 02:30
NANTUCKET TOWN CLERK
Posting Number:T 054

Committee/Board/s	Affordable Housing Trust
Day, Date, and Time	Tuesday, January 20, 2026, at 12:30 PM
Location / Address	Trailer Meeting Room A, 131 Pleasant Street, Nantucket, MA 02554 and REMOTE PARTICIPATION <i>via ZOOM (See Below)</i>
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!

UPDATED AGENDA FOR TUESDAY, JANUARY 20, 2026

Please list below the topics the chair reasonably anticipates will be discussed at the meeting

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/89243722122?pwd=q3T4GrZVBtz4GUbOxWUJu68vfEgoNK.1>

Meeting ID: 892 4372 2122

Passcode: 461305

- 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://nantucket-ma.gov/184/Affordable-Housing-Trust) for details and to apply (<https://nantucket-ma.gov/184/Affordable-Housing-Trust>).

3. On January 8, 2026, Housing Nantucket released the 2026 Covenant Program Updates. There are currently 122 covenant properties across the island. For 2026 the maximum sales price is capped at \$854,171, up from \$760,278 in 2025. To qualify, purchasers must have a household income of \$242,250 or less and unrestricted assets below \$427,085. The 2026 transaction fee is \$4,271, which is paid by the seller.
4. The Affordable Housing Trust quarterly update to the Select Board will be on January 28, 2026, at 5:30pm. The Select Board meeting is in the Public Safety Facility Community Room located at 4 Fairgrounds Road, with remote participation via zoom.

IV. *UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR MEETINGS*

V. *PUBLIC COMMENT**

VI. *NEW BUSINESS***

VII. *APPROVAL OF MINUTES*

1. Approval of Minutes of January 6, 2026, at 12:30 PM

VIII. *HOUSING DEPARTMENT REQUESTS/REPORTS*

1. Request for Approval and Execution of Purchase and Sale Agreement for 158 Madaket Road
2. Review of Housing Production Plan (HPP) Stakeholder Interviews by Barrett Planning, LLC
3. Review and Award of Year-Round Deed Restriction Pilot Program I

IX. *STAFF REPORT*

X. *BOARD COMMENTS*

XI. *OTHER BUSINESS*

1. Next Meeting(s):
 - i. Tuesday, February 3, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*
 - ii. Tuesday, February 17, 2026, 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 January 6, 2026.

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.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 8C Thirty Acres 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.

XIII. 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*