



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 083

Committee/Board/s	Affordable Housing Trust
Day, Date, and Time	Tuesday, February 3, 2026, at 12:30 PM
Location / Address	Trailer Meeting Room A, 131 Pleasant Street, Nantucket, MA 02554 and REMOTE PARTICIPATION <i>via</i> ZOOM (<i>See Below</i>)
Signature of Chair or Authorized Person	Caroline Ferguson Administrative Specialist

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, FEBRUARY 3, 2026

***THE MEETING WILL BE AIRED AT A LATER TIME ON
THE TOWN GOVERNMENT'S YOUTUBE CHANNEL AT
<https://www.youtube.com/channel/UC-sgxAlfdoxteLNzRAUHIxA>***

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. ***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. 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.

The application is open through February 18, 2026, with awards announced on April 1, 2026. The deadline to submit inquiries and questions through OpenGov is February 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 29, 2026, the state approved Nantucket's request for a Certification of the Housing Production Plan after 64 affordable homes at Ticcoma Green were added to the Subsidized Housing Inventory List. This extends the Town's Safe Harbor protections through December 10, 2027.

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 20, 2026, at 12:30 PM
2. Approval of Minutes of January 22, 2026, at 12:30 PM

VIII. *HOUSING DEPARTMENT REQUESTS/REPORTS*

1. 10 Field Avenue - Manny Hernandez - CCAP Mortgage Modification
2. Review and Adoption of Rental Preservation Program Guidelines
3. Approval of Release of Request for Qualifications for Administrator for Rental Preservation Program
4. Review and Adoption of Updated Lease to Locals Program Guidelines
5. Review of Timeline and Process for 2026 Howard Dickler Award

IX. *BOARD COMMENTS*

X. *OTHER BUSINESS*

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

XI. *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 20, 2026.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 135 and 137 Orange 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.
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.

4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 8A 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.
5. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 71 Surfside 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.

XII. 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*