



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 MAY 15 AM 10:09
NANTUCKET TOWN CLERK
Posting Number: T 365

Committee/Board/s	Affordable Housing Trust
Day, Date, and Time	Tuesday, May 19, 2026, at 12:30 PM
Location / Address	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, MAY 19, 2026

THE MEETING WILL BE AIRED AT A LATER TIME ON THE TOWN GOVERNMENT'S YOUTUBE CHANNEL AT

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/89243722122?pwd=q3T4GrZVBtz4GUbOxWUJlu68vfEqoNK.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 Town of Nantucket Housing Department and Barrett Planning Group LLC are hosting the second community-wide Housing Workshop for the Nantucket Housing Production Plan (HPP) and are seeking your participation. Please join us on Monday, June 1 in the Nantucket High School cafeteria (10 Surfside Road) from 4:30 - 6:00 PM.
3. Barrett Planning Group LLC has released Part 2 of the Housing Production Plan (HPP) Survey. To access the survey, visit https://storymaps.arcgis.com/collections/dc677280fd184b76b42536341f0f91e82026.05.05%20Agenda/nantucketma.gov/housing_story. Public participation is a vital part of the process, and your participation is appreciated!

4. Housing Nantucket is accepting applications to the Sandpiper Place, Phase II lottery. The lottery application is for four (4) Affordable homes and two (2) Workforce homes in the Sandpiper Place development off Old South Road. The Affordable homes will be income restricted at 80% Area Median Income (AMI), and the workforce homes will be income restricted at 175% AMI. The application deadline is Tuesday, May 26 at 2:00 PM. For more details and to access the application, visit <https://housingnantucket.org/sandpiper2/>.
5. Housing Assistance Corporation (HAC) is accepting applications to a lottery for 1 Cranberry Lane, a three-bedroom, two-bathroom single family home. The home is income restricted at 80% Area Median Income (AMI), and it is being sold for \$373,000. To learn more and apply visit <https://haconcapecod.org/properties/beach-plum-village/>, email lotteries@haconcapecod.org, or call (508) 771-5400. The deadline to apply is Wednesday, June 3, 2026, at 5:00pm
6. The University of Massachusetts, Amherst Donahue Institute has released a study on the impacts of a real estate transfer fee on Martha's Vineyard and Nantucket. To learn more, please visit <https://www.nantucket-ma.gov/3847/Real-Estate-Transfer-Fee>.
7. The Housing Department is partnering with the Nantucket Public Schools for an Advocacy Day with Senator Cyr and Representative Moakley. We invite the community to join students, staff, and community housing advocates to travel to the State House on Wednesday, June 17, 2026, to discuss the housing challenges facing Nantucket. If interested, please contact staff at housing@nantucket-ma.gov

IV. PUBLIC COMMENT*

V. NEW BUSINESS**

VI. APPROVAL OF MINUTES

1. Approval of Minutes of April 7, 2026, at 12:30 PM, April 21, 2026, at 12:30 PM, April 28, 2026, at 12:30 PM, and May 8, 2026, at 12:30 PM.

VII. CLOSING COST ASSISTANCE PROGRAM (CCAP) APPLICATIONS

1. Review and Approval of Application at 7A Waitt Drive - Yanjiao Wu
2. Review and Approval of Application at 45A Beach Grass Road - Simone Whyte-Blake and Paul Blake

VIII. HOUSING DEPARTMENT REQUESTS

1. Housing Production Plan (HPP) Update from Barrett Planning Group LLC
2. Review of 71 Surfside Road Invitation for Bids (IFB) and Approval of Request for Information (RFI)
3. 14A Equator Drive
 - i. Approval and execution of a Mortgage Discharge for the Mortgage from the Affordable Housing Trust to Laurel E. Long on Lot 26, Plan 35397-G dated March 8, 2022 and registered on April 7, 2022 as Document No. 173662 on Certificate of Title No. 22597 granted to create a Covenant Lot under the

Affordable Housing Trust Covenant Formation Program.

- ii. Approval and execution of a Subordination Agreement for a Mortgage from Aaron and Heather McAuley to the Affordable Housing Trust dated June 15, 2023 and registered as Document No. 177239 on Certificate of Title No. 29212 given as part of the Closing Cost Assistance Program ("CCAP") subordinating to a new primary mortgage with Rockland Trust in relation to the McAuley's refinance.

IX. *Staff Report*

1. Monthly Departmental Report

X. *BOARD COMMENTS*

1. Committee Reports
 - i. Select Board
 - ii. Nantucket Housing Authority
 - iii. Nantucket Planning & Economic Development Commission (NP&EDC)

XI. *OTHER BUSINESS*

1. Next Meeting(s):
 - i. Tuesday, June 2, 2026, at 12:30 PM - *Zoom only*
 - ii. Tuesday, June 16, 2026, at 12:30 PM - *Zoom only*

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 April 21, 2026, April 28, 2026, and May 8, 2026.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 7 Dooley 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 27 Old South 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 13 Woodland Drive 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*