



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 29 AM 09:58
NANTUCKET TOWN CLERK
Posting Number:T 401

Committee/Board/s	Affordable Housing Trust
Day, Date, and Time	Tuesday, June 2, 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, JUNE 2, 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/88512774722?pwd=YsZ87w2QcVHed0yXawgDlwcFUc5kz.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. 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
3. 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

4. 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/housingstory>. Public participation is a vital part of the process, and your participation is appreciated!

IV. *PUBLIC COMMENT**

V. *NEW BUSINESS***

VI. *APPROVAL OF MINUTES*

1. Approval of Minutes of May 19, 2026, at 12:30 PM.

VII. *HOUSING DEPARTMENT REQUESTS*

1. Review of UMass Donahue Institute (UMDI) Analysis of proposed real estate transfer fees on Martha's Vineyard and Nantucket for year-round housing
2. Review of Closing Cost Assistance Program (CCAP) Income Limits with 2026 Department of Housing and Urban Development (HUD) Updates
3. Discussion and possible vote regarding a request for waiver of income verification requirements associated with the Year-Round Deed Restriction Pilot Program Round I
4. Award of Request for Proposals (RFP) for Year-Round Deed Restriction Pilot Program Round II

VIII. *STAFF REPORT*

1. Monthly Departmental Report

IX. *BOARD COMMENTS*

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

X. *OTHER BUSINESS*

1. Next Meeting(s):
 - i. Tuesday, June 16, 2026, at 12:30 PM - Hybrid - 131 Pleasant Street and Zoom
 - ii. Tuesday, July 7, 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 May 19, 2026.
2. 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.
3. 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.
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.

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*