

NANTUCKET AFFORDABLE HOUSING TRUST

~~ MEETING MINUTES ~~

Thursday, April 1, 2025.

Remote Meeting via Zoom– 1:30pm

Trust Members: Brian Sullivan (chair), Penny Dey (Vice-Chair), Shantaw Bloise-Murphy, Abby De Molina, Meg Browers, Tom Dixon, Forest Bell

ATTENDING MEMBERS: Penny Dey, Tom Dixon, Abby De Molina, Forest Bell, Meg Browers, Shantaw Bloise-Murphy

STAFF IN ATTENDANCE: Kristie Ferrantella (Housing Director), Ellis Ramos (Office Manager), Rachel Field (Property Manager) Tracy Macdonald (Real Estate Specialist)

SPEAKERS IN ATTENDANCE: Joe Grause and Richard Hussey (Habitat for Humanity Nantucket)

I. Call to Order

Penny Dey called the meeting to order at 12:34pm.

II. Approval of Agenda – ACTION

Tom Dixon made a **MOTION** to approve the agenda. Forest Bell seconded the motion.

Roll call of those participating

1. Meg Browers Aye
2. Tom Dixon Aye
3. Forest Bell Aye
4. Abby De Molina Aye
5. Shantaw Bloise-Murphy Aye
6. Penny Dey Aye

III. Public Comment *on items not listed on the agenda.*

Kristie Ferrantella expressed gratitude to the Trust and staff, for keeping things running smoothly during her three-month maternity leave.

Penny Dey also expressed appreciation for the team's support as well.

IV. Announcement

- **The Affordable Housing Trust Fund (AHTF) is now accepting nominations for the Howard M Dickler Citizen Award until April 4th. The Trust will announce the nominees on April 15th, and the winner will be revealed at the Annual Town Meeting on May 3rd. This award honors a community member who has made significant contributions to affordable and attainable housing on Nantucket. Submit your nominations today!**

Penny Dey announced that the Affordable Housing Trust is accepting nominations for the third annual Howard M. Dickler Citizens Award, which honors a community member who has made a significant impact on affordable housing in Nantucket. She said that nominations are open until April 4, 2025, and the winner will be announced at the Annual Town Meeting on May 3. Penny Dey said that the past recipients of the award were Billy Cassidy and Richard Hussey. The award includes an

AHTF Meeting on April 1, 2025, at 12:30PM

honorarium that the recipient may direct to a local housing organization of their choice.

V. Closing Cost Assistance Program Applications – REVIEW/ACTION

1. Yadira Fernandez Ventura – 9A Waitt Drive

Ellis Ramos confirmed that the application was fully complete, the paperwork was in order, and communication with the closing attorney had been established.

Megan Browsers made a MOTION to approve the application for Yadira Fernandez, up to \$15,000 and any excess funds to be returned to the trust. Forest Bell seconded the motion.

Roll call of those participating

1. Meg Browsers Aye
2. Tom Dixon Aye
3. Forest Bell Aye
4. Abby De Molina Aye
5. Shantaw Bloise-Murphy Aye
6. Penny Dey Aye

2. Andre Palma Pereira – 9B Waitt Drive

Ellis Ramos said that the application was also complete and that the closing date may occur earlier than initially anticipated.

Shantaw Bloise-Murphy made a MOTION to approve the application from Andre Palma Pereira, up to \$15,000 and any excess funds to be returned to the Trust. Forest Bell seconded the motion.

Roll call of those participating.

1. Meg Browsers Aye
2. Tom Dixon Aye
3. Forest Bell Aye
4. Abby De Molina Aye
5. Shantaw Bloise-Murphy Aye
6. Penny Dey Aye

VI. Status Reports for the Affordable Housing Trust Fund Grants – UPDATE

- a. **Housing Nantucket Update on House Recycling Grant for 66 Pochick Avenue**
- b. **Housing Nantucket Update on Lease to Locals Grant**
- c. **Housing Nantucket update on Wiggles Way Development**
- d. **Habitat for Humanity Nantucket Update on Waitt Drive Development Project**
- e.

Housing Nantucket has requested to table their update to the next meeting.

d. Habitat for Humanity Nantucket Update on Waitt Drive Development Project

Richard Hussey shared that the foundation for the duplex portion of the project would be poured the following day, and that significant progress had been made since the first foundations for the 4 houses were poured one year ago. Units 5A and 5B are nearing completion, with painting, kitchen installation, and finish plumbing underway. Occupancy is anticipated by late June for 5B and late July for 5A, with 9A and 9B likely ready later in the summer.

Richard Hussey also emphasized that the homeowners are actively involved in their unit completion and have been assisting on neighboring units as well.

Joe Grause noted that approximately \$2.1 million of the projected \$4.4 million project cost has been spent. There have been material cost increases, especially due to tariffs, which have had an impact on the project, but it remains on budget.

Tom Dixon asked them to explain to the Trust Habitat's selection process.

Joe Grause described their focus on ownership opportunities for families earning less than 80% AMI, and the process of reviewing financial eligibility before conducting a public lottery. He also noted that homes are priced using EOHLIC guidelines to ensure affordability, with recent sale prices ranging from \$250,000 to \$304,000.

Tom Dixon also inquired about volunteer contributions.

Richard Hussey explained that the sweat equity model requires 350 hours per family. He noted that 5A and 5B families are close to completing their hours, and 9A and 9B will meet theirs through remaining construction tasks.

Penny Dey acknowledged the scale and success of the project and recognized Gerry Keneally's leadership in making the development efficient and impactful.

Kristie Ferrantella shared that the final two units of the six-unit development were recently added to the state's Subsidized Housing Inventory (SHI), meaning all six units contribute toward the town's 10% for SHI list.

c. Housing Nantucket update on Wiggles Way Development

Penny Dey gave an update on the Wiggles Way Project as part of the Construction Committee member for this project. She said that in the spring of 2022 ground was broken for the first of 8 foundations at 31 Fairgrounds Road. The development is comprised of 22 units in 8 separate buildings. There are 1-, 2- and 3-bedroom units, two of which are designated for occupants needing accessible homes. The Area Median Income on Nantucket is currently \$153,100. These rental units are for households earning below 80% of AMI (\$122,480) to those earning up to 150% of AMI (\$229,650). Six of the units will be occupied by Nantucket municipal employees who meet the income qualifications. All of the units will count towards the Subsidized Housing Inventory (SHI) List.

Penny Dey said that Housing Nantucket, the developer of the project, acquired the land (1.97 acres),

fully designed, engineered, and permitted, for \$4,100,000 in 2021. The Town funded over 87% of the project through a combination grants and long-term low-interest loans amortized over 50 years. These loans will be paid back and utilized to create more housing opportunities. Billy Cassidy had the original vision for the development and was the builder, along with contractor Will Stephens who helped to finish it.

She said that the project is known as “Wiggles Way,” after Wiggles Coffin whose family sold the land, in 2021 had an expansion in scope from 5 to 8 buildings (18,500 to 21,000 square feet) prior to the commencement of construction. The buildings have poured concrete foundations and are modular construction with a high level of custom interior and exterior finish. The total cost, including land acquisition, design, permitting, development, infrastructure and construction, landscaping, hardscaping, and the roadway is \$22 million. The building construction cost is in the range of \$760 per square foot, a huge accomplishment in the current construction environment, especially for the development of this quality. She said that with the recent issuance of Certificates of Occupancy, they are excited that 22 year-round households will be moving in between now and the end of April 2025.

VII. Request For Proposal for 135 and 137 Orange Street, 12 and 12R Bartlett Road and 16 Vesper Lane Evaluation Committee – DISCUSSION/ACTION

Kristie Ferrantella announced that only one proposal was received for the development of three properties: 135/137 Orange Street, 12/12R Bartlett Road, and 16 Vesper Lane. The proposal is under initial review by the Finance Department. She proposed forming an Evaluation Committee of 7 to 9 members including town officials (herself, Brian Turbitt, Leslie Snell, Tracy MacDonald, and Rick Sears), one Select Board member, one member of the Neighborhood First Advisory Committee, and two members of the Affordable Housing Trust.

Penny Dey recommended including a member with local construction experience on the committee.

Abby De Molina and Shantaw Bloise-Murphy volunteered to serve as the Trust’s representatives.

Tom Dixon made a MOTION to appoint Shantaw Bloise Murphy and Abby De Molina as the Trust representatives on the RFP Evaluation Committee. Forest Bell seconded the motion.

Roll call of those participating

1. Meg Browsers Aye
2. Tom Dixon Aye
3. Forest Bell Aye
4. Abby De Molina Aye
5. Shantaw Bloise-Murphy Aye
6. Penny Dey Aye
- 7.

VIII. Annual Town Meeting Communications Strategy Discussion – Ellis Ramos, Abby De Molina, and Shantaw Bloise-Murphy – DISCUSSION/ACTION

Abby De Molina provided an update on the outreach subcommittee’s recent meeting. She noted that prior to this meeting, the subcommittee also met with Florencia from the Town’s communication office to understand what kind of support the Town could offer. She explained that they have prepared a set of draft scripts for short outreach videos, which were included in the

meeting packet, and asked for feedback and approval from the Trust. The goal is to film the videos indoors, possibly using a higher-quality camera the Town has access to, in order to ensure a more polished and consistent production compared to the videos made last year. She noted that the content of the videos is to clearly communicate the work and impact of the Trust in a way that's accessible and engaging to the community.

Abby said the subcommittee had also been working on a flyer for Town Meeting but needed to confirm that the data and metrics included were up to date before finalizing. They were waiting for Kristie Ferrantella's input once she returned, to make sure the numbers were accurate and aligned with the Trust's messaging.

Penny Dey suggested that in addition to the Town's website and social media, the Trust should consider broader and more proactive outreach strategies. She proposed placing ads in the Current and engaging with digital media more widely in advance of Town Meeting.

Abby De Molina agreed and added that the subcommittee had also discussed digital ad buys in both the Current and the Inquirer and Mirror, and potentially placing a letter on the Current's opinion page, similar to public service announcements from environmental groups.

Penny Dey also recommended having a handout available at Town Meeting and emphasized the need for a clear outreach schedule, given that the meeting is on May 3.

Shantaw Bloise-Murphy echoed the need for a timeline and added that the subcommittee had developed a rough schedule but wanted to present the scripts to the Trust before moving further. She also mentioned waiting for Kristie to return so they could discuss the advertising budget and update the figures on the Town Meeting handout.

Tracy MacDonald suggested that the group also consider using the local radio show Daybreak, noting that many residents listen to it, and it could be a cost-effective way to reach people.

Abby De Molina agreed that Daybreak is an effective local outlet and added that she personally listens to that station. However, she also noted the importance of making sure the messaging clearly identifies the Affordable Housing Trust, to avoid confusion with other housing organizations like Housing Nantucket.

Penny Dey clarified that the outreach should focus not on promoting the Trust itself, but rather the outcomes it has achieved with the use of public funds.

Ellis Ramos added that she will be meeting with Florencia later in the week to get a list of local organizations and associations that could help share the materials.

Megan Browsers asked whether there had been mention of a newsletter.

Ellis Ramos explained that while there is a general housing newsletter that goes out quarterly, it had not been released during Kristie Ferrantella's leave.

Kristie Ferrantella confirmed that a new edition was planned for release before the Town Meeting.

AHTF Meeting on April 1, 2025, at 12:30PM

Penny Dey encouraged linking the videos to as much of the digital content as possible, as video is often more effective than text alone.

Abby De Molina added that they had also discussed having Kristie Ferrantella speak at a Rotary Club luncheon, recognizing that in-person outreach could be another useful way to connect with the public.

Kristie Ferrantella confirmed that she is a Rotarian and would reach out to the club president about scheduling that.

Forest Bell asked whether a collaboration with NCTV might be possible to improve video quality, given their AV equipment.

Penny Dey responded that NCTV is heavily booked leading up to the Town Meeting but that it is worth inquiring if the funding is available.

Rachel Field added that NCTV had recently worked with Florencia on housing-related content and might be open to collaborating again.

Abby De Molina agreed and said they would follow up with Florencia to clarify what filming options were available.

Tom Dixon commended the subcommittee's work and said he believed it was exactly what the Trust should be doing. He emphasized the need to better communicate complex topics like AMI and housing policy in a way that residents can understand. He proposed that the Trust consider putting together a letter to the editor or an FAQ-style document in the future to help the public understand the broader context and challenges of their work.

Shantaw Bloise-Murphy supported the idea and said the subcommittee had already discussed the need for more evergreen outreach content that could be reused and updated regularly. She expressed interest in having the subcommittee meet quarterly, even beyond Town Meeting, to continue these efforts in collaboration with Kristie Ferrantella and Ellis Ramos.

Penny Dey made a MOTION to formally nominate Abby De Molina, Shantaw Bloise-Murphy, and Ellis Ramos to continue as an outreach subcommittee working with Kristie Ferrantella. Forest Bell seconded the motion.

Roll call of those participating.

1. Meg Browsers Aye
2. Tom Dixon Aye
3. Forest Bell Aye
4. Abby De Molina Aye
5. Shantaw Bloise-Murphy Aye
6. Penny Dey Aye

Abby De Molina then brought the discussion back to the video scripts and asked if anyone had questions or changes. She noted she thought they were in good shape.

AHTF Meeting on April 1, 2025, at 12:30PM

Tom Dixon raised a concern about the wording in the draft flyer, specifically the use of the term “construction subsidies,” which he felt might carry the wrong connotation or be misinterpreted by the public as simply giving money to developers.

Penny Dey acknowledged the concern and agreed that it could benefit from rewarding for clarity.

Kristie Ferrantella said she will work on revising the language to better reflect the intent.

Tom Dixon made a MOTION to approve the general direction of the scripts, pending final edits. Forest Bell seconded the motion.

IX. Board Comments

X. Other Business

Next meetings:

- April 15, 2025, at 12:30pm
- May 6, 2025, at 12:30pm

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 March 4th, 2025.**
2. **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 42E Nobadeer Farm Road where an open meeting may have a detrimental effect on the negotiating position of the public body.**
3. **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 7 White Street where an open meeting may have a detrimental effect on the negotiating position of the public body.**
4. **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 14 Waydale Road where an open meeting may have a detrimental effect on the negotiating position of the public body.**
5. **Purpose 6: To consider the purchase, exchange, lease, or value of real property located at 1, 2, 3, 6, 7 and 8 Gooseberry Place/Meadows I, where an open meeting may have a detrimental effect on the negotiating position of the public body.**

Tom Dixon made a MOTION to close the open session, to move to executive session, not to return to open session for the purpose to consider the purchase, exchange, lease, or value of real property, where an open meeting may have a detrimental effect on the negotiating position of the public body.

AHTF Meeting on April 1, 2025, at 12:30PM

Meg Browers seconded the motion.

Roll call of those participating

1. Meg Browers Aye
2. Tom Dixon Aye
3. Forest Bell Aye
4. Abby De Molina Aye
5. Shantaw Bloise-Murphy Aye
6. Penny Dey Aye