

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, May 6, 2025

Remote Meeting via Zoom – 12:30 PM

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

Attending Members: Brian Sullivan (Chair), Meg Browers, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Tom Dixon.

Staff in Attendance: Kristie Ferrantella (Housing Director), Rachel Field (Rental Property Manager), Lee Smith (Town Counsel)

Speakers in Attendance: Anne Kuszpa (Housing Nantucket), Colin Frolich (Placemate)

I. Call to Order

The meeting was called to order at 12:34 pm

II. Approval of Agenda – ACTION

Tom Dixon made a MOTION to approve the agenda. Abby De Molina seconded the motion.

Roll call of those participating:

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

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

No public comments by the public or by members of the board as members of the public.

Kristie Ferrantella thanked the Nantucket community for their continued support of affordable and attainable housing at Annual Town Meeting. She expressed how critical the show of support is for the Trust's and the Housing Office's continue work and success.

IV. Approval of Minutes – REVIEW/ACTION

Shantaw Bloise-Murphy made a MOTION to approve the minutes from March 4, 2025 and April 15, 2025. Forest Bell seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Tom Dixon – Aye

3. Abby De Molina – Aye
4. Meg Browsers – Aye
5. Shantaw Bloise-Murphy – Aye
6. Brian Sullivan – Aye

V. Announcements

1. Habitat for Humanity Nantucket opened the lottery for the two, two-bedroom units in a duplex at Waitt Drive Village. These units will serve households earning up to 80% of the Area Median Income. The application is open until 5:00 pm on June 16th, 2025. For more information on how to apply please visit their office at 75 Old South Road or visit their website <https://www.habitatnantucket.org>
2. Richmond Development has opened applications for the lottery of seven income-restricted rental units at Meadows I. The units are studios, one-bedroom, and two-bedrooms. These units will serve households earning up to 80% of the Area Median Income. There will be a public information session on Zoom at 6:00 pm on Tuesday, June 3. Applications are due by 2:00 pm on Monday, June 23. For more details and to apply, visit the Richmond Office at 1 Orchid Place or visit <https://sebhousing.com/>.
3. Brian Sullivan thanked Meg Browsers for her years of service to the Affordable Housing Trust. With her decision not to renew her seat on board, the Trust has a vacancy for one (1) at large term. The position is available to the general public. The deadline for applications is Friday, May 16 at 12:00pm. They are due to the Town Administration Office.

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

In follow up to the conversation from the April 15 Trust meeting, Anne Kuszpa introduced Colin Frolich to provide an update on Housing Nantucket's Lease to Locals program. Colin presented program data regarding breakdowns of unit size by year, breakdowns of household size by year, and breakdowns of prior usage by year. He also presented on the budget and housing pipeline, including remaining AHT incentive budget and scenarios for coming years.

In response to Trust members' questions, Colin discussed retention rates, the impact of market forces, the trend of smaller unit sizes, the potential saturation of the program, the necessity of continued funding, the potential to layer preservation programs for existing tenants, and precedent set by other communities who have launched similar programs. Chair Sullivan invited Colin and Anne to present at a June meeting to discuss the future of the program.

VII. Dr. Howard Dickler Citizen Award 2025 Winner Announcement– UPDATE

Kristie Ferrantella shared that the Trust is proud to announce that this year's winner of the Dr. Howard Dickler Housing Advocacy Award is Beth Ann Meehan. The award was announced at the 2025 Annual Town Meeting, and Beth Ann was in attendance to be recognized. Kristie shared a blurb about Beth Ann's contributions, which was also shared at Town Meeting.

VIII. Communication Subcommittee Update – UPDATE

Kristie Ferrantella provided an update on the communication subcommittee's efforts leading up to Town Meeting, including advertising and tri-fold flyers distributed during Town Meeting. The material

highlighted the ongoing efforts, and the successes to date. There was discussion on the effectiveness of advertising and the need for ongoing communication including social media and quarterly updates. Abby De Molina suggested that we run an analysis to understand the specific benefits and return on investment of communication efforts and strategies.

IX. Board Comments

Tom Dixon asked the Chair if they would entertain a Board Comment. Chair Brian Sullivan agreed. Tom then commended Kristie and the team's efforts and the positive outcomes of Town Meeting, particularly the acceptance of the Seasonal Communities designation.

X. 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 15th, 2025.**
- 2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 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**
- 3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 25 Monohansett 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**
- 4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 18, 18A, 20, 22, 24 and 26 Sparks Avenue where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**
- 5. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 5 Gray Avenue where an Open Meeting May have a Detrimental Effect on the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares**

Tom Dixon made a MOTION to close the open session, to move to executive session, not to return to open session for the purpose of considering 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. Abby De Molina seconded the motion.

Roll call of those participating:

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

The meeting adjourned at 1:24 PM.