

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, June 17, 2025

Remote Meeting via Zoom – 12:30 PM

Trust Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Meg Browsers, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Brooke Mohr.

Attending Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Meg Browsers, Shantaw Bloise-Murphy, Forest Bell, Brooke Mohr,

Staff in Attendance: Kristie Ferrantella (Housing Director), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel) Tracy MacDonald (Real Estate Specialist), Dylan Metsch-Ampel (Deputy Housing Director), Tom Broadus (Intern)

Speakers in Attendance: Tucker Holland (Nantucket Land Trust)

I. Call to Order

The meeting was called to order at 12:30pm.

II. Approval of Agenda – ACTION

Forest Bell made a MOTION to approve the agenda. Brooke Mohr seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Forest Bell – Aye
3. Shantaw Bloise-Murphy – Aye
4. Brian Sullivan - Aye

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

There were no public comments.

IV. Approval of Minutes – REVIEW/ACTION

Penny Dey and Meg Browsers joined the meeting at 12:34 PM.

Shantaw Bloise-Murphy made a MOTION to approve the minutes from Tuesday, June 3, 2025, and Monday, June 9, 2025. Forest Bell seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Abstain
2. Forest Bell - Aye
3. Shantaw Bloise-Murphy – Aye
4. Penny Dey – Aye
5. Meg Browsers - Aye

6. Brian Sullivan - Aye

V. Announcements

Kristie Ferrantella shared that Richmond Development had opened applications for the lottery for seven income-restriction rental units at Meadows I. These units will serve households earning up to 80% Area Median Income (AMI) Applications are open until Monday, June 23, 2025. For more details and to apply, visit the Richmond Office at 1 Orchid Place

Brooke Mohr asked if the Town's Communications Department is helping to publicize this information. Kristie Ferrantella confirmed that they are.

VI. Closing Cost Assistance Program (CCAP) Application – 21 Honeysuckle Drive– Carla Chavez and Ricardo Espinoza - DISCUSSION/ACTION

Dylan Metsch-Ampel presented Carla Chavez and Ricardo Espinoza's Closing Cost Assistance Program (CCAP) Application for 21 Honeysuckle Drive to the Trust.

Shantaw Bloise-Murphy asked why there was only a checklist in the packet. Penny Dey responded that some of the application materials are not made available to the Trust or the public due to sensitive information, like tax IDs. The Trust receives a more complete application packet separately.

Shantaw Bloise-Murphy made a MOTION to approve the closing cost assistance program request for up to \$15,000. Penny Dey seconded the motion.

Roll call of those participating:

1. Shantaw Bloise-Murphy – Aye
2. Brooke Mohr – Aye
3. Forest Bell – Aye
4. Penny Dey – Aye
5. Meg Browers - Aye
6. Brian Sullivan - Aye

VII. Nantucket Land Trust – Request for Endorsement of Letter to Select Board – DISCUSSION / ACTION

Dylan Metsch-Ampel explained that the Nantucket Land Trust is being established with the goal of supporting the Town of Nantucket with year-round housing. Dylan Metsch-Ampel emphasized that the Town and the Nantucket Land Trust are aligned regarding year-round housing goals on Island. Dylan Metsch-Ampel explained that the Nantucket Land Trust would operate in a community land trust model: the Trust would own the land, and the homeowner would own the home. This model has been used successfully over the past 20 years on Martha's Vineyard by a similar organization called the Island Housing Trust. The Nantucket Land Trust has received enough capital commitments to be operational. Dylan Metsch-Ampel stated that the staff recommendation is to endorse the letter written by Tucker Holland, who leads the Nantucket Land Trust.

Brian Sullivan asked what the form of ownership was for the community housing model. Vicki Marsh responded that the house is deemed personal property, and that if one were to sell, they would receive a bill of sale rather than a deed.

Penny Dey mentioned that on Martha's Vineyard they are a renewable leasehold interest.

Penny Dey also clarified that the letter is being submitted to be signed by the Select Board. The letter is part of the Nantucket Land Trust's 501(c)(3) application with the IRS. Penny Dey also recused herself from the vote as she is on the Land Trust's board.

Forest Bell made a MOTION to endorse the letter. Brooke Mohr seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Forest Bell – Aye
3. Shantaw Bloise-Murphy – Aye
4. Meg Browers - Aye
5. Brian Sullivan – Aye

VIII. Review and Execution of the Declaration of Cross Easements, the Partial Release of Mortgage, and the Agreement between NHA Properties and the Trust, regarding 1, 2, 3, 4, 5, 7, 9, and 11 Wiggles Way formally known as 31 Fairgrounds Road. – DISCUSSION/ACTION

Kristie Ferrantella explained that the Trust needs to approve certain documents relating to the conveyance of Lot 9 of 31 Fairgrounds to the Land Bank.

Vicki Marsh explained that the Trust needs to approve a declaration of cross easements, an acknowledgement of termination of an affordable housing restriction, a partial release of the mortgage, and a final agreement regarding the posting of the bond. Vicki Marsh explained the different types of easements that will be running through Lot 9 with respect to the maintenance of the roads, landscaping, utilities, access, etc. Vicki Marsh further explained that the Trust was signing as a lender. Vicki Marsh stated that her recommendation was to approve the documents.

Penny Dey stated that Lot 9 is a large grassy area and that there is a well present for irrigation.

Forest Bell asked to confirm that Housing Nantucket is the owner of Wiggles Way and that the owner of Lot 9 would be the Land Bank.

Penny Dey confirmed that Housing Nantucket is the owner of Wiggles Way and that the owner of Lot 9 would be the Land Bank.

Vicki Marsh confirmed that Housing Nantucket would be building and maintaining the sidewalk and other infrastructure, whereas the owner of Lot 9 would be maintaining the landscaping.

Penny Dey made a MOTION to review and execute the declaration of cross easements, partial release of the mortgage, the acknowledgement of termination of an affordable housing restriction, and the agreement between NHA properties and the Trust regarding 1, 2, 3, 4, 5, 7, 9, and 11 Wiggles Way formerly known as 31 Fairgrounds Road. Meg Browers seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Brooke Mohr – Aye
3. Penny Dey - Aye

4. Shantaw Bloise-Murphy – Aye
5. Meg Browers - Aye
6. Brian Sullivan – Aye

IX. Best Practices for Land Disposition – DISCUSSION

Kristie Ferrantella explained that staff have been researching ways to sell land owned by the Trust, specifically to community members. She explained the process for selling the properties as: having the Trust vote to declare the property as surplus, creating objectives and pricing strategy, presenting the Trust with a staff recommendation, creating an RFP to hire a lottery agent and a monitoring agent, having said agent release a marketing plan for 60 days and verify the income levels of the participants, and selecting the buyer or renter of the property. Kristie Ferrantella explained that Yarmouth has a very similar strategy, and that staff have been looking into whether their methods are applicable to Nantucket.

Brooke Mohr asked whether they could have a housing organization handle allocation, especially when working with housing restricted to 80% Area Median Income (AMI).

Kristie Ferrantella said that the process would be similar to what the Trust already does when they dispose of vacant land, and it is a possible strategy. Kristie Ferrantella also emphasized that there is a difference between selling vacant land and land with existing dwellings.

X. Staff Update – DISCUSSION

Kristie Ferrantella mentioned that she wants to continue presenting a staff update at the second meeting of the month to share updated information on current grants and loans, in addition to updates about the Subsidized Housing Inventory list and current projects.

Kristie Ferrantella introduced Tom Broadus and Chase Windish, two new summer interns. Chase was not present.

Kristie Ferrantella stated that the Wiggles Way project is almost complete and that there was a nice article in the *Nantucket Current* with a story about some of the tenants that are currently living there.

Kristie Ferrantella gave an update on the Ticcoma Green Project. Construction should start in December. There have been some delays due to the presence of northern long eared bats on the site.

Kristie Ferrantella gave an update on active Requests For Proposals (RFPs). The Requests For Proposal for the parcels of Bartlett Road, Vesper Lane, and Orange Street are under review. Two proposals have been received, and their presentations will be on Wednesday, June 25, 2025. Two proposals were also submitted for the Request For Proposal regarding 7 Amelia, which are being reviewed. The Request For Quotes (RFQs) for a year-round deed restriction monitoring agency has been reviewed and the Select Board will consider awarding the contract on July 9, 2025.

Kristie Ferrantella thanked Brian Sullivan for participating in the joint committee on Housing Hearing on May 29.

Kristie Ferrantella said that staff has scheduled a meeting with the chair of the Planning Board, Select Board, and the Trust to discuss a possible joint planning session.

Staff is planning to discuss the covenant program as an agenda item in August.

In addition, she shared that there is interest in submitting a Worcester Polytechnic Institute (WPI) student project proposal focused on identifying underutilized space in the downtown commercial district and evaluating zoning reform opportunities to support new housing creation.

Staff will begin the procurement process for updating the Trust's Housing Production Plan, which is set to expire in 2026

Kristie Ferrantella said that the housing department has been working with the communications manager to think about different ways of advertising through social media and otherwise.

In response to a question from Penny Dey, Kristie Ferrantella clarified that the Housing Department submits quarterly reports to the Select Board and that the next presentation will be in July.

XI. Board Comments

Brian Sullivan thanked Tracy MacDonald, Penny Dey, Kristie Ferrantella, and Vicki Marsh for their work on the Wiggles Way project.

XII. Other Business

Next Meeting(s):

- Tuesday, July 1, 2025
- Tuesday, July 15, 2025

XIII. 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 7, 2025; February 4, 2025; June 3, 2025; and June 9, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 14 Waydale 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 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; Votes May be Taken.
4. Purpose 6: To consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 1, 2, 3, 4, 5, 7, 9, and 11 Wiggles Way formally known as 31 Fairgrounds 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.

XIV. Adjournment

Meg Browers 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.
Shantaw Bloise-Murphy seconded the motion.

Roll call of those participating:

1. Shantaw Bloise-Murphy – Aye
2. Forest Bell – Aye
3. Penny Dey - Aye
4. Brooke Mohr – Aye
5. Meg Browers - Aye
6. Brian Sullivan – Aye

The meeting adjourned at 1:15.