

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, July 1, 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, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell (joined at 1:14 PM), Brooke Mohr.

Staff in Attendance: Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Tracy MacDonald (Real Estate Specialist), Florencia Rullo (Communications Manager), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel), William Wrightson (Intern), Thomas Broadus (Intern)

Speakers in Attendance: Anne Kuszpa (Executive Director, Housing Nantucket), Colin Frolich (Co-Founder/CEO, Placemate)

I. Call to Order

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

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to approve the agenda. Megan Browsers seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Megan Browsers – Aye
3. Abby De Molina – Aye
4. Penny Dey – Aye
5. Shantaw Bloise-Murphy – Aye
6. Brian Sullivan – Aye

III. Public Comments *for items not on the agenda.*

There were no public comments.

IV. Approval of minutes of June 17, 2025, at 12:30PM; June 26, 2025, at 10:00 AM – REVIEW/ACTION

Dylan Metsch-Ampel noted that he had corrected a non-substantiative typo in the minutes.

Brooke Mohr made a MOTION to approve the minutes of June 17, 2025, at 12:30 PM; June 26, 2025, at 10:30 AM. Penny Dey seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Megan Browers – Aye
3. Abby De Molina – Aye
4. Penny Dey – Aye
5. Shantaw Bloise-Murphy – Aye
6. Brian Sullivan - Aye

V. Announcements

Dylan Metsch-Ampel said that the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) will host virtual listening sessions to share hopes for the Seasonal Communities Designation. The designation was established by the Affordable Homes Act and will provide communities with significant seasonal variance in population with special housing tools. One can register for a listening session or find more information about the designation at <https://www.mass.gov/info-details/seasonal-communities>. The virtual sessions will be held on July 9, 2025, at 6:00 PM and July 17, 2025, at 11:00 AM.

VI. Communications Update – DISCUSSION

Florencia Rullo updated the Trust on the staffing of the Communications Office. Florencia Rullo told the Trust that the Town of Nantucket's social media accounts have been steadily gaining followers, and that the Town of Nantucket's monthly newsletter has several thousand subscribers. Florencia Rullo also referred to the housing newsletter, which is quarterly, and said that the Communications Office could send out additional messages as requested by the Housing Department.

Penny Dey thanked Florencia Rullo for the work that she did leading up to Annual Town Meeting. Penny Dey asked if they should have started the outreach sooner. Florencia Rullo said that they can start thinking about outreach earlier, and that she can come to meetings semi-regularly if the Trust would like.

Brian Sullivan asked if the summer interns might be able to create an annual content calendar so that the Trust can plan to post more content and be able to request content from the Communications Office with more notice.

Kristie Ferrantella said that the interns will be working on community outreach.

VII. Lease to Locals – UPDATE/DISCUSSION

Kristie Ferrantella said that she invited Anne Kuszpa, Executive Director of Housing Nantucket and Colin Frolich, Co-Founder/CEO of Placemate, to talk about the current state of the Lease to Locals program on Nantucket. Kristie Ferrantella said that they would also talk about the idea of the Affordable Housing Trust taking over the funding for and control of the program. Kristie Ferrantella said that she wants to build on the Lease to Locals program to include a preservation program, such as Rooted Renters program, to build a pipeline for the Year-Round Deed Restriction pilot program.

Kristie Ferrantella acknowledged prior concern about the capacity of the Trust and staff to take on this role. Kristie Ferrantella said that she is encouraged by towns like Provincetown and Eastham where they started similar processes with the release of RFPs. Kristie Ferrantella said that there was a request to extend the grant agreement with Housing Nantucket until December 31 instead of August 31 and to aim to transition the oversight from Housing Nantucket on January 1.

Colin Frolich said that he would be giving the Trust a robust presentation about the Rooted Renters program at the Tuesday, July 15 meeting.

Colin Frolich told the Trust that there were twenty-two properties in the program in the first year. For the second year, seventeen of the twenty-two properties agreed to stay in the program with a 50% incentive renewal, and one property agreed to stay in the program without any financial incentive. At this point, they have submitted 13 year-two properties for funding. Colin Frolich said that they have \$203,000 worth of funding available through August. Colin Frolich said that they have fifteen property owners interested in joining the program and have a mailing campaign advertising the program to property owners.

Penny Dey asked if a commitment for multi-year funding would alleviate some of the current uncertainty felt by the members of the program. Penny Dey asked where the unspent money is. Colin Frolich said that the money is still with the Trust. Colin Frolich said that they were exploring having year-three renewals have 25% of the original amount. Penny Dey expressed concern about a declining number of annual participants if they keep lowering the renewals. Colin Frolich said that that was part of the consideration, and they could certainly set a different amount. Penny Dey asked staff to do some modeling on the data before a formal decision was reached.

Brooke Mohr asked if they knew why the non-renewing properties were not renewed. Colin Frolich said that there were a variety of reasons, including owners choosing to use the property themselves or switching back to short term rentals. Megan Browers commented that she thinks that this program is quite efficient when it comes to affordable housing.

Forest Bell joined the meeting at 1:14 PM.

Colin Frolich asked the Trust if they should offer the renewal for the third year at 25% and for the second year at 50%. Brian Sullivan told Colin that they would vote on that after Placemate had done a survey of the owners. Colin Frolich also requested that the 2024/25 grant be extended through December, which would allow them to renew more properties. Abby De Molina said that she liked the idea of bringing this program in-house. Penny Dey asked why they wanted to take the oversight from Housing Nantucket. Kristie Ferrantella said that the Housing Department wants to build on the program and having Lease to Local in-house will help with that.

Brooke Mohr said that she thought this program was a great first step into encouraging year-round renting and that the data they would be getting from the program would be very valuable. Brian Sullivan cautioned that they should be careful not to inflate year-round rent.

Abby De Molina made a MOTION that the Affordable Housing Trust issue a Request for Proposals for a Lease to Locals Program that provides incentives for conversion of underutilized homes into year-round rentals, starting January 1, 2026. Penny Dey seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Megan Browers – Aye
3. Forest Bell – Aye
4. Penny Dey - Aye
5. Abby De Molina – Aye
6. Shantaw Bloise-Murphy – Aye

7. Brian Sullivan – Aye

Abby De Molina made a MOTION to extend the use of the \$203,000 in grant funds to Housing Nantucket through the end of the calendar year. Brian Sullivan added a friendly amendment to roll over any remaining funds into the calendar year 2026. Penny Dey seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Penny Dey - Aye
3. Megan Browsers – Aye
4. Forest Bell – Aye
5. Abby De Molina – Aye
6. Shantaw Bloise-Murphy – Aye
7. Brian Sullivan – Aye

Colin Frolich asked if the chair would entertain a vote on the renewals at 50% for the first renewal and 25% for the second renewal. Kristie Ferrantella recommended that the vote be held at the July 15th meeting. Colin Frolich spoke about Rooted Renters: a multi-year incentive lower than Lease to Locals that is meant to attract owners who are already renting long term. Brian Sullivan asked if a property owner could take a tax exemption abatement of two rented properties. Brooke Mohr said that the Trust should consult the assessor's office and that the Select Board would likely get involved.

VIII. Transfer Fee Study – DISCUSSION/VOTE

Kristie Ferrantella said that Martha's Vineyard Commission is interested in funding a study to look at the impact a transfer fee for affordable housing could have on the real estate market. Kriste wanted to gauge whether there was interest in Nantucket partnering with Martha's Vineyard on this. The Nantucket Planning and Economic Development Commission will vote in two weeks to express whether they are interested, but preliminary indications are that they are interested. The cost to the Town would be around \$35,000, and the request is that the Trust contribute \$10,000 to the study.

Abby De Molina said that she supports the idea of partnering with another commission. Forest Bell said he is very much in favor of the partnership. Brooke Mohr commented that Nantucket and Martha's Vineyard are the only two communities with a conservation land bank funded by transfer fees, and that she supports the measure.

Brooke Mohr made a MOTION to approve \$10,000 to support the University of Massachusetts Donahue Institute Study of the Impact of Transfer Fee on the Housing Market jointly with Nantucket Planning and Economic Development Commission and the Martha's Vineyard Commission. Megan Browsers seconded the motion.

Roll call of those participating:

1. Brooke Mohr – Aye
2. Megan Browsers – Aye
3. Forest Bell – Aye
4. Abby De Molina – Aye
5. Penny Dey - Aye
6. Shantaw Bloise-Murphy – Aye

7. Brian Sullivan – Aye

IX. Select Board Quarterly Report – REVIEW

Kristie Ferrantella said that the Housing Department will present their quarterly update to the Select Board on July 23. Kristie Ferrantella said that they would be presenting where the money is being allotted to, the new hires of Deputy Housing Director Dylan Metsch-Ampel and the summer interns, and other on-going initiatives and programs.

Penny Dey said that the Housing Department should use the report to emphasize the number of units created by town funds. Abby De Molina said that they should make updated flyers with the quarterly updates, but that this might have to wait until the next report. Penny Dey said the presentation material should be sent out to people. Kristie Ferrantella agreed and said that the quarterly report would be tied in with the quarterly newsletter.

X. Board Comments

Brian Sullivan thanked Megan Browers for her service on the Affordable Housing Trust. Megan Browers stated that it was an honor to serve on the Trust.

XI. Other Business

Next Meeting(s):

- Tuesday, July 15, 2025

Brian Sullivan asked if they might be able to meet only once in August.

Kristie Ferrantella recommended that the Trust keep the August 19 meeting as scheduled and keep the August 5 meeting reserved for executive session 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 June 17, 2025; June 26, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 8 Skyline 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.
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 at 1 Daffodil Lane 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

Brooke Mohr 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. Penny Dey seconded the motion.

Roll call of those participating:

1. Megan Browers – Aye
2. Abby de Molina – Aye
3. Penny Dey – Aye
4. Brook Mohr – Aye
5. Forest Bell – Aye
6. Shantaw Bloise-Murphy – Aye
7. Brian Sullivan - Aye

The meeting adjourned at 1:50 PM.