

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, July 15, 2025

Remote Meeting via Zoom – 12:30 PM

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

Attending Members: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Mary Mack, Abby De Molina, Shantaw Bloise-Murphy, Forest Bell, Brooke Mohr.

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

Speakers in Attendance: Lynne Sweet (LDS Consulting Group LLC), Colin Frolich (Placemate), Judi Barrett (Barrett Planning Group LLC)

I. Call to Order

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

II. Approval of Agenda – ACTION

Kristie Ferrantella asked to amend the agenda such that the Trust would speak about the Year-Round Deed Restrictions after they spoke about the Rooted Renters Program and Tenant Retention Programs.

Brooke Mohr made a MOTION to approve the agenda as amended. Abby De Molina seconded the motion.

Roll call of those participating:

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

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

Penny Dey, as a member of the public, shared that the final paving of Wiggles Way is scheduled for today, July 15, and that the closing is scheduled for next week.

Brian Sullivan, as a member of the public, welcomed Mary Mack to the Affordable Housing Trust and thanked Megan Browsers for her service.

IV. Approval of Minutes of July 1, 2025 at 12:30 PM – REVIEW/ACTION

Penny Dey made a MOTION to approve the Minutes of July 1, 2025, at 12:30 PM. Forest Bell seconded the motion.

Roll call of those participating:

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

V. Announcements

1. Kristie Ferrantella stated that the Executive Office of Housing and Livable Communities will be hosting a final listening session regarding the Seasonal Communities designation. It will be held on July 17 at 11:00 AM.
2. Kristie Ferrantella said that the Affordable Housing Trust will be giving its quarterly update to the Select Board on Wednesday, July 23 at 5:30 PM. The meeting will be held at the Public Safety Facility at 4 Fairgrounds Road and will be streamed on zoom.
3. Kristie Ferrantella announced that the Housing Department has started the hiring process for an Administrative Specialist.

VI. Sparks Avenue Local Action Units (LAU) Application Approval and Endorsement of Local Preference Letter – DISCUSSION/VOTE

Kristie Ferrantella explained that staff are seeking approval of a Local Action Unit (LAU) application for the development at 18, 18A, 20, 22, 24, and 26 Sparks Avenue. Eight of the proposed thirty-two housing units will be restricted to 80% AMI, and all thirty-two units will be eligible for the Subsidized Housing Inventory (SHI) list. Staff are also asking that the Trust authorize any additional documents needed for the application and for endorsement of the Local Preference Request Letter.

Penny Dey asked if the developers are working with a consultant to help them with the application. Kristie Ferrantella said that Lynne Sweet had been hired as a consultant to assist with the process.

Lynne Sweet introduced herself as a member of LDS consulting group, a twenty-five year-old company in Wellesley, Massachusetts. She stated that she is very experienced in affordable housing work and has facilitated many Local Action Unit applications. Lynne Sweet stated that they have hired a lottery agent to run the affordable housing lottery and to help with the annual reporting.

Shantaw Bloise-Murphy made a MOTION to approve and execute the Local Action Unit application to be executed by the chair or vice chair, to authorize the signing of any additional documents necessary to complete the application submission and to enforce the local preference letter. Brooke Mohr seconded the motion.

Penny Dey asked what obligations the Trust would undertake with this vote.

Brian Sullivan said that there were no financial obligations associated with the vote.

Roll call of those participating.

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

VII. Lease to Locals – DISCUSSION/VOTE

Colin Frolich said that he surveyed the landlords who were in their second year in the program as to whether they would stay in the program for a third year if the subsidy was 25% of what it was the first year after receiving 50% for their second year in the program. Colin Frolich said that they expect a 65% retention rate. Colin Frolich said that they would put a 5% rent increase maximum for any renewed leases and would be willing to consider higher rent increases on a case-by-case basis. Colin Frolich asked that the trust vote to have a 50% subsidy for the first renewal and a 25% subsidy for the second renewal.

Penny Dey asked to confirm that, considering there were twenty-two properties in their second-year lease and eighteen in their first year, it is fair to say that there are thirty-six houses in the program. Colin Frolich said there are fourteen properties that stayed in the program for the second year from the original twenty-two, so a more accurate number is thirty-two.

Penny Dey expressed concern about increasing rents for tenants in the program.

Colin Frolich said that they thought a small rent increase was better than displacing tenants whose landlords needed the small increase to justify further participation in the program.

Brooke Mohr said that the Trust should consider that the tenant may have gotten an increase in income, and that they might rather pay a slight increase in rent than move.

Penny Dey said that there needs to be flexibility considering that all situations are likely to be different.

Brian Sullivan said that he liked the 5% and the ability to consider larger increases on a case-by-case basis. Brian Sullivan expressed concern about inflating the rental market on the island.

Kristie Ferrantella said that she liked 5% as a number because if they allowed up to 10%, everyone would raise rents by 10%. Kristie Ferrantella also said that staff are very careful to prevent inflation of rent.

Mary Mack said that she considers the beneficiary of the subsidy to be the tenant rather than the landlord, because the subsidy, along with the rent cap, make the property affordable while also making it financially plausible for the owner to rent at the rent cap.

Brooke Mohr made a MOTION to make the subsidies offer by Lease to Locals to be 50% of the original subsidy for the first renewal and 25% of the original subsidy for the second renewal; and to permit the use of the roll over funding that the Trust had previously approved through the end of the year. Abby De Molina seconded the motion.

Roll call by those participating:

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

VIII. Rooted Renters Program and Tenant Retention Programs – DISCUSSION

Colin Frolich said that, unlike Lease to Locals, Rooted Renters operates on a multi-year basis. Colin Frolich described how they established a similar program in Truckee, California. Colin Frolich agreed with Mary Mack that the Lease to Locals subsidies were incentives for the owners to convert their property to long-term housing, thus “unlocking” more affordable housing stock. Rooted Renters, on the other hand, is meant to preserve existing housing stock. Colin Frolich said that they allowed a 7% rent increase year to year, but that the rent was capped below market rate. Colin Frolich said that many of the participants in the program were already renting below market rate.

Forest Bell asked if Lease to Locals participants would enroll in the Rooted Renters program.

Colin Frolich said that that question was a matter for the Town Council, and that in Truckee they had allowed a limited number of Lease to Locals participants to join the program.

Brooke Mohr asked if there was a legal obligation running with the land to participate in the program. Colin Frolich said that there was not, and that the new owner could chose to continue in the program but that there was no requirement to do so.

Penny Dey asked whether this program could apply to existing rentals. Colin Frolich said that it could.

Brian Sullivan asked if there were tax abatement opportunities in the other communities with Rooted Renters programs.

Colin Frolich said that Provincetown had tax abatement opportunities associated with their Rooted Renters Program.

Tracy Macdonald asked about the possibility of tax relief through the Rooted Renters program.

Brian Sullivan asked about the possibility of “donating” nine month rentals to the town during the off season, especially for jobs like teachers.

Brooke Mohr commented that teachers work for 10 months rather than nine, and that teachers already struggle with this type of housing during the beginning and end of the school year. Brooke Mohr asked about who is managing the registry for long term rentals in Provincetown.

Colin Frolich said the housing department was managing the registry.

Kristie Ferrantella spoke about the “three pillars” of affordable housing: converting underutilized housing, conserving existing affordable housing, and constructing new housing. Kristie Ferrantella said that the Lease to Locals program helped to convert housing and Rooted Renters helps to conserve housing that is already being rented at affordable rates. Kristie Ferrantella said that the staff recommendation is to put out a scope of work to find a firm to do preliminary community outreach.

Brooke Mohr made a MOTION to authorize staff to both put out a scope of work to hire a firm to facilitate preliminary community outreach regarding a Rooted Renters program that would provide data regarding what guidelines the program would have and how it would be structured and to do an analysis of the staffing requirements needed to manage the program. Abby De Molina seconded the motion.

Roll call of those participating:

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

IX. Year-Round Deed Restriction Pilot Program – DISCUSSION/ACTION

Kristie Ferrantella spoke about how the Year-Round Deed Restriction Pilot Program is moving forward following a delay. Kristie Ferrantella said that Housing Nantucket would be the monitoring agent, and that the contract approval is scheduled for the Select Board meeting on July 23. Kristie Ferrantella emphasized that the draft deed rider includes both a year-round occupancy requirement and an affordable housing restriction.

Brian Sullivan wanted to emphasize that this would be a pilot program. Brian Sullivan asked about the possibility of the Town of Nantucket having a right of first refusal at some point for the properties with these restrictions.

Vicki Marsh said that there would be a problem with the Trust acquiring the property given that they are bound by their affordable housing purpose. Vicki Marsh also mentioned the possibility of a second trust being created based on market rate rentals.

Kristie Ferrantella went through some changes made on the documents outlining the program by staff.

Brooke Mohr asked if the homeowner would need to qualify income in the years after they buy the house.

Kristie Ferrantella said that the income qualification happens at the time of entry. For a homeowner, this is either at the time of placing the deed restriction or the purchase. Kristie Ferrantella said that the occupancy restriction is required for every year. Kristie Ferrantella also said that renters would have to income qualify on an ongoing basis.

Brian Sullivan asked what the timeline would be between the application to the Finance Department and the receipt of funds.

Kristie Ferrantella said that she was not sure at this point how long that process would take.

Brian Sullivan asked whether putting a restriction on property that is registered with land court would be problematic.

Vicki Marsh said that there were a number of legal steps necessary to approve the application. Vicki Marsh said that the land court should not pose any major difficulties.

Brian Sullivan asked how the money would be received in a tax context and the tax implications of selling a house with a cost restriction.

Vicki Marsh encouraged the public to seek advice from their own tax advisors.

Brooke Mohr asked about the process for attaching a deed restriction during the sale of a property.

Kristie Ferrantella said that her recommendation to Housing Nantucket would be that they qualify the prospective buyer first.

Brooke Mohr, Brian Sullivan, and Vicki Marsh expressed that, while the project would be difficult, they were really looking forward to this program.

Judi Barrett said that she was looking forward to the program beginning and encouraged the Trust to keep the program simple in the short term and to have patience.

Forest Bell made a MOTION to approve the updated program guidelines and authorize staff to work with the Finance Department to begin accepting applications. Mary Mack seconded the motion.

Roll call of those participating:

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

Brooke Mohr asked about the timing of public outreach.

Judi Barrett said that they want to ensure that as many people hear about the opportunity as possible and offered to assist if the Trust wanted.

Brooke Mohr recommended that Kristie Ferrantella try to bring the topic up with the Select Board at one of their meetings and that Communications be involved.

Kristie Ferrantella said that staff are working with Communications to spread the word before they start accepting applications.

X. Staff Update – DISCUSSION

Kristie Ferrantella said that the meeting packet includes an update from staff. Kristie Ferrantella said that staff have been working to facilitate a joint planning session with the Select Board, Planning Board, and the Affordable Housing Trust and to hire a facilitator for the meeting. Kristie Ferrantella said that staff have reviewed the covenant program and have addressed many of the prior concerns. Kristie Ferrantella said that the recent *New York Times* article about housing on Nantucket did a great job at addressing the stories but did not do a great job at addressing the steps that were being taken

to make housing more affordable on island. Kristie Ferrantella mentioned that the year-round deed restriction program was almost ready to be launched.

Penny Dey asked if Kristie Ferrantella would have a deck when she presents to the Select Board.

Kristie Ferrantella said that she will.

Brooke Mohr said that it might be good to have the presentation recorded and sent out with the packet.

XI. Board Comments

There were no board comments.

XII. Other Business

Next Meetings:

- Tuesday, August 5, 2025, at 12:30 pm
- Tuesday, August 19, 2025, at 12:30 pm

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 July 1, 2025.
2. 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.
3. 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.
4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 17B Essex Road where an Open Meeting May have a Detrimental Effect on 3 AHT Meeting on July 15, 2025, at 12:30 PM the Negotiating Position of the Affordable Housing Trust Members and the Chair so Declares; Votes May be Taken.
5. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding at 16 Atlantic 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

XIV. 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.
Abby De Molina seconded the motion.

Roll call of those participating:

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

The meeting adjourned at 2:10 PM.