

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, November 18, 2025

Hybrid Meeting; 131 Pleasant Street Trailer A with Participation 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 in person: Penny Dey (Vice-Chair), Brooke Mohr

Attending Members remotely: Forest Bell, Shantaw Bloise-Murphy, Abby De Molina, Mary Mack

Staff in Attendance in person: Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Caroline Ferguson (Administrative Specialist)

Staff in Attendance remote: Vicki Marsh (Town Counsel), Eric Barth (Town Counsel)

Speakers in Attendance: Gerry Keneally (Habitat for Humanity Nantucket) and Stephen Maury (Habitat for Humanity Nantucket), Judi Barrett (Barrett Planning LLC), Tony Duong (Barrett Planning LLC)

I. Call to Order

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

II. Approval of Agenda – ACTION

Penny Dey made a MOTION to remove 8 Skyline Drive from the agenda and to approve the amended agenda. Mary Mack seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Abby De Molina – Aye
3. Mary Mack – Aye
4. Brooke Mohr – Aye
5. Penny Dey – Aye

Shantaw Bloise- Murphy joined at 12:34

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

There were no public comments.

IV. Approval of Minutes of October 21, 2025 – REVIEW/ACTION

Brooke Mohr made a MOTION to approve the minutes of October 21, 2025, at 12:30 PM. Abby De Molina seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Abby Demolina – Aye
3. Mary Mack – Abstain
4. Shantaw Bloise -Murphy – Aye
5. Brooke Mohr– Aye
6. Penny Dey- Aye

V. Announcements

Dylan Metsch-Ampel read the following announcements.

The Affordable Housing Trust is considering launching a rental preservation program. The program would provide existing landlords a multi-year incentive to continue renting year-round to local tenants. Placemate is conducting a survey with landlords on Nantucket to understand if they would be interested in participating and using their input to help design the program. The survey should take less than five minutes to complete, and you can access it here: <https://placemate.com/nantucket/survey>.

The NP&EDC (Nantucket Planning and Economic Development Commission) is hosting EOHLC (Executive Office of Housing and Livable Communities) for a virtual ADU (Accessory Dwelling Unit) Roadshow on Thursday, November 20th from 4:30pm-5:30pm. This is meant to be an educational session, specific to Nantucket, with Q&A regarding Section 8 of Chapter 150 of the Acts of 2024, which allows accessory dwelling units — or ADUs — under 900 square feet to be built by-right in single-family zoning districts.

To participate use the following link:

<https://us06web.zoom.us/j/82456662138?pwd=NkCldazuISO5LoCj9yMvq83lFxbb5r.1>

For more information regarding ADUs, the link to the Commonwealth's website is: <https://www.mass.gov/info-details/accessory-dwelling-units>

VI. Closing Cost Assistance Program (CCAP) – 63 Cato Lane – Elvis Butler – DISCUSSION/ACTION

Dylan Metsch-Ampel presented Elvis Butler's application to the Closing Cost Assistance Program. Mr. Metsch-Ampel explained that Mr. Butler previously applied and received closing cost assistance in 2022. He used \$5,350 of the funds and returned the remaining \$9,650. His new application was for the remaining unused funds for a construction loan which will be converted to a permanent loan.

Shantaw Bloise-Murphy made a MOTION that We hereby authorize the modification of the Mortgage and Promissory Note executed by Elvis E. Butler on July 13, 2022 for the property formerly known as 63 Cato Lane and now known as 63A Cato Lane by increasing the loan amount from \$5,350.00 to \$15,000 and updating the address of said property to reflect its current address of 63R Cato Lane, and to subordinate the Trust's rights in said Mortgage to a mortgage to be granted by Elvis E. Butler to The Cape Cod Five Cents Savings Bank on the property, and to authorize the Chair to sign and execute any documents necessary to modify the Mortgage and Promissory Note and subordinate the Mortgage to said mortgage to be granted by Elvis E. Butler to The Cape Cod Five Cents Savings Bank.. Brooke Mohr seconded the motion.

Roll call of those participating:

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

VII. Habitat for Humanity Nantucket Request for Grant for Marketing Campaign – DISCUSSION/ACTION

Forest Bell recused from this agenda item.

Stephen Maury presented Habitat for Humanity Nantucket's (HFHN) request for financial support for their advertising campaign. Penny Dey asked whether the Trust has ever funded a request like this before. Kristie Ferrantella clarified that the Trust has not done this in the past, and that the funds would come out of the cash override.

Vicki Marsh explained there is nothing prohibiting this kind of funding, but Ms. Marsh raised concerns about setting a precedent for providing funding to private non-profits.

Brooke Mohr suggested approving the request for funding as a pilot program.

Brook Mohr made a MOTION to approve the funding as a pilot program as a new partnership for marketing for the acquisition for land with the condition that HFHN track engagement metrics to the best of their ability and report back to the Trust. Abby De Molina seconded the motion.

Roll call of those participating:

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

VIII. Review of 2026 Affordable Housing Trust Meeting Dates and Hybrid Meeting Model – DISCUSSION/ACTION

The Trust briefly discussed the proposed meeting dates for 2026. The Trust will meet on the first and third Tuesday of each month unless there is a conflict, such as a federal holiday. In September, the Trust will meet on the second and fourth Tuesdays of the month. Trust members expressed their support for hybrid meetings going forward.

Mary Mack made a MOTION to accept the 2026 meeting schedule as proposed by staff. Abby De Molina seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Mary Mack – Aye
3. Abby De Molina – Aye
4. Shantaw Bloise-Murphy – Aye

5. Brooke Mohr – Aye
6. Penny Dey – Aye

IX. Housing Projects and Programs

a. Housing Production Plan Update from Barrett Planning, LLC – DISCUSSION

Judi Barrett and Tony Duong from Barrett Planning LLC presented their plans and the timeline for the 2026 Housing Production Plan. Ms. Barrett provided a detailed overview of how the housing production plan is created, the requirements from the Executive Office of Housing and Livable Communities (EOHLC), and Barrett Planning's plans for community engagement.

b. Good Landlord Tax Exemption – DISCUSSION

Mr. Metsch-Ampel presented an update on staff's research regarding the Good Landlord Tax Exemption program. Staff have coordinated with staff from Provincetown, Harwich, and Senator Julian Cyr's office to learn more about the program and existing precedent. They are meeting with Rob Ranney, the assessor, and Brian Turbitt, the Director of Municipal Finance.

Staff shared their recommendations regarding the five guidelines that the Affordable Housing Trust and Select Board must approve.

After meeting with Mr. Ranney and Mr. Turbitt, staff plan to share an update and ask for official recommendations from the Trust at the December 2 meeting.

X. Monthly Staff Update – DISCUSSION

Mr. Metsch- Ampel shared the monthly staff update on the Housing Department's work and progress.

Ms. Dey asked about Trust members' term appointments. Ms. Ferrantella said that the at-large appointments are staggered so that there is a new at-large appointment each year. Representatives from the Select Board, Nantucket Housing Authority, and Nantucket Planning & Economic Development Commission are appointed annually.

XI. Board Comments

There were no Board comments.

XII. Other Business

Next Meeting(s):

- Tuesday, December 2, 2025, at 12:30 pm (hybrid)
- Tuesday, December 16, 2025, at 12:30 pm (hybrid)

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 October 21, 2025.

2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property Regarding 20 Nancy Ann 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.

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. Forest Bell – Aye
2. Shantaw Bloise-Murphy – Aye
3. Mary Mack – Aye
4. Abby De Molina – Aye
5. Brook Mohr – Aye
6. Penny Dey – Aye

The meeting adjourned at 1:35 PM.