

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, December 2, 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: Brian Sullivan (Chair), Brooke Mohr

Attending Members remotely: Penny Dey (Vice-Chair), Forest Bell, Shantaw Bloise-Murphy, Abby De Molina, Mary Mack

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

Staff in Attendance remote: Kristie Ferrantella (Housing Director), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel)

Speakers in Attendance: Colin Frolich (Placemate), Isaac Landman (Placemate), Rachael Freeman (Nantucket Land Bank), Sean Smith (Worcester Polytechnic Institute), Jacob Boyle (Worcester Polytechnic Institute), Caleb Corpuz (Worcester Polytechnic Institute), Elias Hanford (Worcester Polytechnic Institute)

I. Call to Order

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

II. Approval of Agenda – ACTION

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

Roll call of those participating:

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

Penny Dey joined at 12:34pm.

III. Announcements

Dylan Metsch-Ampel read the following announcements.

This meeting of the Affordable Housing Trust is being audio and video recorded.

The Executive Office of Housing and Livable Communities (EOHLC) approved the addition of the twenty-eight units in Richmond Development's Meadows I to the Town's Subsidized Housing Inventory (SHI) list. Municipalities' SHI lists are managed by EOHLC, and they are the Commonwealth's official record of towns' and cities' affordable housing units. Municipalities must have 10% of their housing stock on the SHI list or be making incremental progress toward that goal to maintain local control over Chapter 40B developments. You can learn more about Chapter 40B, the SHI list, and Safe Harbor on the Town's website here: <https://www.nantucket-ma.gov/696/Chapter-40B-and-SHI-List>

This fall, students from Worcester Polytechnic Institute (WPI) have been on island partnering with Town departments and island organizations, including the Housing Department. Their final presentations are scheduled for Tuesday, December 9 from 12:30 to 2:30pm in the Community Room at 4 Fairgrounds Road. You are welcome to attend, and if you are unable to be there in person, the presentations will be broadcast on Nantucket Community Television (NCTV) and available on YouTube. The schedule of presentations is below.

12:30: Introductions

12:40: Understanding the Needs of Nantucket Youth (Our House Nantucket)

1:00: Tackling Intentional and Unintentional Littering on Nantucket (Nantucket Litter Derby)

1:20: Adaptive Reuse of Second-Story Space in Downtown (Housing Department)

1:40: Developing a Database and Outreach Strategy for Maria Mitchell Association Camps

2:00: Mapping Hydrants for the Nantucket Fire Department (Fire Department)

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

Olivia Armbuster, a graduate student studying psychology at Harvard University, requested qualifying people respond to her survey about decision making in seasonal communities. To learn more, including if you are eligible to submit a response, use the following link: https://harvard.az1.qualtrics.com/jfe/form/SV_9miUxjWPJ3BfEUe

IV. Approval of Minutes of November 18, 2025 – REVIEW/ACTION

Penny Dey made a MOTION to approve the minutes of November 18, 2025, at 12:30 PM. Brooke Mohr seconded the motion.

Roll call of those participating:

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

V. VI. Housing Projects and Programs

a. Lease to Locals Update from Placemate – DISCUSSION/ACTION

Colin Frolich and Isaac Landman presented an update regarding Lease to Locals. They discussed the program's success and outcomes so far and presented strategies for the relaunch under the Affordable Housing Trust.

The Trust expressed that they are happy to see the outcomes to date. A brief discussion followed. Brooke Mohr made a MOTION to authorize \$550,000.00 for the continuation of Lease to Locals. Forest Bell seconded the Motion.

Roll call of those participating:

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

Mary Mack left the meeting at 12:53pm

b. Rental Preservation Program Study Update from Placemate – DISCUSSION

Mr. Frolich and Mr. Landman shared an update on their rental preservation program study. They took the Trust through the process of working with staff for the past few months. They provided an update regarding the study's objectives, the survey results, potential program guidelines, proposed budget, and next steps. Discussion followed in which Trust members expressed their support for the program. Brian Sullivan and Brooke Mohr said that they appreciate how inexpensive the program is relative to unit creation. Mr. Sullivan said he would not want to see the program funded for an amount less than what would cover all interested parties. Ms. Mohr expressed her appreciation for the multiple initiatives that Nantucket residents can apply to.

Kristie Ferrantella explained that the money would come out of the Trust's \$6.5 million override because bonded funds cannot be used for this kind of short-term initiative.

c. Good landlord Tax Exemption – DISCUSSION/ACTION

Dylan Metsch-Ampel shared an update on the Good Landlord Tax Exemption. Since the last meeting, he met with Finance Director Brian Turbitt and Town Assessor Rob Ranney who provided guidance and support. Mr. Metsch-Ampel took the Trust through staff's recommendations for the five criteria which they will need to approve:

1. Maximum exemption:
 - a. 500 square feet and under: \$1,000
 - b. Above 500 square feet: \$1,500
2. Annual occupant household income limit:
 - a. 120% Area Median Income
3. Affordable housing rate of rent:
 - a. 80% Area Median Income
4. Domiciliary requirements:
 - a. None
5. Any other restrictions of regulations
 - a. Implement a cap of 60 annual exemptions
 - b. Allow owners to be eligible for multiple properties

- c. Allow owners to qualify for multiple exemptions
- d. Allow only owner-occupied deed restricted units to be eligible

Discussion with the Trust followed. They agreed with staff's recommendations, except they expressed support for a higher cap on the annual exemptions and said multiple-property owners should only be approved for additional exemptions if no other applications are pending.

Ms. Ferrantella and Mr. Metsch-Ampel said they understand the Trust's preferences and will bring them to the Select Board. Ms. Ferrantella explained that staff do not expect the limit to be a problem and said the Good Landlord Tax Exemption is another tool to add to our toolbox.

VII. Guest Speaker, Rachael Freeman, Executive Director Nantucket Land Bank – DISCUSSION

Rachael Freeman shared a presentation on her role as the Executive Director of the Nantucket Land Bank and where she sees opportunities for collaboration with the Affordable Housing Trust and other island housing organizations. She also provided an update on the trip to Martha's Vineyard that she attended with Nantucket Land Trust board members and staff and Mr. Metsch-Ampel.

VI. Worcester Polytechnic Institute (WPI) Student Research– Unlocking Housing Potential: Adaptive Reuse of Second-Story Space in Downtown Nantucket – DISCUSSION

Sean Smith, Caleb Corpuz, Elias Hanford, and Jacob Boyle shared an update on their research, including limitations and recommendations for adaptive reuse of downtown commercial space. Their final presentation will be in the Community Room at 4 Fairgrounds Road on Tuesday, December 9, starting at 12:30pm.

The Trust expressed their appreciation for their research and commitment.

VIII. Discussion regarding expansion of Income Restriction Limit to 250% Area Median Income (AMI) under Seasonal Communities Designation – DISCUSSION

Brooke Mohr made a MOTION to move this agenda item to the December 16, 2025, meeting of the Affordable Housing Trust. Penny Dey seconded the motion.

Roll call of those participating:

- 7. Brooke Mohr – Aye
- 8. Penny Dey – Aye
- 9. Abby De Molina – Aye
- 10. Shantaw Bloise-Murphy – Aye
- 11. Brian Sullivan – Aye

VII. Board Comments

There were no Board comments.

VIII. Other Business

Next Meeting(s):

- Wednesday, December 10, 2025, at 12:30 pm (remote only)
- Tuesday, December 16, 2025, at 12:30 pm (hybrid)

IX. 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 November 18, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 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.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 14 Somerset 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.
4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 8 White Street 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.
5. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property located at map 68 parcel 56.1 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.
6. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 158 Madaket 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.

X. 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. Brook Mohr – Aye
2. Abby De Molina – Aye
3. Penny Dey – Aye
4. Shantaw Bloise-Murphy – Aye
5. Brian Sullivan – Aye

The meeting adjourned at 2:37 PM.

IV. LIST OF ALL DOCUMENTS USED AT THE MEETING

1. Lease to Locals Presentation dated December 2, 2025
2. Rooted Renters Presentation dated December 2, 2025
3. Good Landlord Tax Exemption Memo from Staff to AHT
4. Nantucket Land Bank Presentation dated December 2, 2025
5. WPI Housing Project Presentation dated December 2, 2025