

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, December 16, 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: None

Attending Members remotely: Brian Sullivan (Chair), Penny Dey (Vice-Chair), Brooke Mohr, Forest Bell, 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), Brian Turbitt (Municipal Finance Director)

Speakers in Attendance: Judi Barrett (Barrett Planning LLC), Laurel Mire (Barrett Planning LLC)

I. Call to Order

The meeting was called to order at 12:32pm.

II. Approval of Agenda – ACTION

Mary Mack made a MOTION to approve the agenda. Forest Bell seconded the motion.

Roll call of those participating:

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

Brooke Mohr joined at 1:21 pm.

III. Announcements

Brian Sullivan announced that the Meeting is being audio and video recorded.

IV. Public Comments

Teal Beal asked about the timeline for the Year-Round Deed Restriction Pilot Program process and how applicants will be notified about the award.

Kristie Ferrantella responded that applications are still being reviewed, and applicants will be notified after the review process. The award will be public, and applicants will have the opportunity to ask questions regarding the committee's decision.

Penny Dey asked whether applicants who did not receive the award can reapply and what the deadline is for the Year-Round Deed Restriction Pilot Program II. Ms. Ferrantella responded that applicants and reapply, and the deadline to apply for the Pilot Program II is January 28, 2026. The committee will deliberate, and applicants will hear within 30 days of the January 28 deadline.

V. Approval of Minutes of December 2, 2025 – REVIEW/ACTION

Penny Dey made a MOTION to approve the minutes of December 2, 2025, at 12:30 PM. Abby De Molina Seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Mary Mack – Abstain
3. Abby De Molina – Aye
4. Penny Dey – Aye
5. Brian Sullivan - Aye

VI. Gift/Donation Acceptances: Elizabeth Almodobar – REVIEW/ACTION

Kristie Ferrantella explained the gift from Elizabeth Almodobar to the Affordable Housing Trust in the form of consulting valued at \$1,500.00 for the closing of Ticcoma Green.

Abby De Molina made a MOTION to accept the gift and to authorize staff to write a letter of thanks. Mary Mack seconded the motion.

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

VII. Review of 2021 Housing Production Plan Certification and request to Executive Office of Housing and Livable Communities (EOHLC) for Safe Harbor – DISCUSSION

Dylan Metsch-Ampel shared that EOHLC responded to the Town's letter requesting certification of Meadows I, the Habitat for Humanity Development on Waitt Drive, and Sandpiper Place. On December 2, EOHLC approved the request, adding the thirty-one total units to the Subsidized Housing Inventory (SHI) List, and extending Nantucket's Safe Harbor under Chapter 40B through October 31, 2026.

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

Mr. Metsch-Ampel explained that the draft Seasonal Communities regulations allow such designated communities to expand their attainable housing threshold to 250% AMI. On Nantucket that would be \$408,750.

Ms. Dey asked what the reason would be to not do this.

Ms. Ferrantella said she does not see a reason to not do it but explained that it will have to be voted on at Town Meeting and Staff need direction from the Trust regarding whether or not to pursue this.

Penny Dey said she would not like to see someone miss out on attainable housing because they are slightly above the 240% threshold.

Penny Dey made a MOTION to authorize Staff to bring a warrant to Annual Town Meeting 2026 expanding the attainable housing threshold to 250% AMI. Mary Mack seconded the motion.

Roll call of those participating:

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

IX. Recap of Joint Meeting with the Select Board, Planning Board, and Board of Health from Barrett Planning, LLC – DISCUSSION

Judi Barrett provided a recap and overview of the Joint Meeting between the Planning Board, Board of Health, Select Board, and Affordable Housing Trust on September 30, 2025.

Ms. Barrett focused on the major themes of the meeting, including the difficulty of the permitting processes, how to streamline approvals, the need for better communication across department and boards, and increasing public access.

Ms. Barrett discussed the importance of both rental and homeownership opportunities, and the tension between peoples' equity through property values and affordable housing.

Ms. Barrett and the Trust discussed the need for a follow-up meeting, this time to include a representative from the Historic District Commission. The group agreed it may make sense to only have one representative from each Board in order to make the coordination more manageable and the meeting more productive.

X. Staff Update

Mr. Metsch-Ampel provided an update on the current status of the Housing Department's and Affordable Housing Trust's projects and programs.

Mr. Metsch-Ampel also took the Trust through a review of the Trust's finances, including considerations for future projects and initiatives, and the need to consider using funds for debt service in coming years.

Abby De Molina left the meeting at 1:07 pm.

XI. Board Comments

Mr. Sullivan wished everyone happy holidays.

XII. Other Business:

1. Item not Reasonably Anticipated with 48 Hours:

a. Review of budget scenarios for Year-Round Rental Preservation Study Guidelines – Discussion

Mr. Metsch-Ampel took through the Trust through budget scenarios for the implementation of a rental preservation program.

The Trust advised Staff that they are interested in pursuing the program but want to make sure they have cash on hand for future projects and debt service. They instructed Staff to continue pursuing the program, but at the less expensive end of the budget options.

The Trust expressed concerns about the cost of the administrative fees.

The Trust and Staff discussed that while the rental preservation program is an interim fix, it is also highly cost effective compared to construction or property purchases.

2. Next Meeting(s):

- Tuesday, January 6, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*
- Tuesday, January 20, 2025, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*

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 December 2, 2025.
2. 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.

XIV. Adjournment

Penny Dey 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. Mary Mack seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye
2. Mary Mack – Aye
3. Penny Dey – Aye
4. Brooke Mohr – Aye
5. Brian Sullivan – Aye

The meeting adjourned at 1:41 pm.