

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, January 6, 2026

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, 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), Brian Turbitt (Municipal Finance Director)

Speakers in Attendance: None

I. CALL TO ORDER

The meeting was called to order at 12:34pm.

II. AFFORDABLE HOUSING TRUST ACCEPTANCE OF AGENDA

Brooke Mohr made a MOTION to approve the agenda. Mary Mack seconded the motion.

Roll call of those participating:

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

III. ANNOUNCEMENTS

Penny Dey made the following announcements:

1. This meeting of the Affordable Housing Trust is Being Audio and Video Recorded.
2. The Affordable Housing Trust has re-released the Request for Proposals (RFP) for the Year-Round Deed Restriction Pilot Program. The Year-Round Deed Restriction Pilot Program aims to provide housing stability, security, and affordability for people living and working year-round on Nantucket. Through the Program, the AHT will offer a financial incentive to Nantucket property owners who place a permanent deed restriction on their homes, limiting the sale or rental of these homes to year-round residents of Nantucket.

Homeowners interested in placing a year-round deed restriction on their property can apply through OpenGov.

The application is open through January 28, 2026, with awards announced on February 27, 2026. The deadline to submit inquiries and questions through OpenGov is January 9, 2026, at 2:00pm. Visit our [website](https://www.nantucket-ma.gov/184/Affordable-Housing-Trust) for details and to apply (<https://nantucket-ma.gov/184/Affordable-Housing-Trust>).

3. On December 29, 2025, the Executive Office of Housing and Livable Communities (EOHLC) approved the addition of the sixty-four rental units in Ticcoma Green to Nantucket'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. Nantucket now stands at 8%, up from 7% in early December and 6.55% at the start of 2025. With the addition of Ticcoma Green, The Housing Department has requested an additional year of Safe Harbor through December 10, 2027. 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): <https://www.nantucket-ma.gov/696/Chapter-40B-and-SHI-List>.

Abby De Molina joined at 12:36 PM.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR MEETINGS

There were no updates on public comment questions from the previous meeting.

V. PUBLIC COMMENTS

There was no public comment.

VI. NEW BUSINESS

There was no new business.

VII. APPROVAL OF MINUTES

1. Approval of Minutes of December 10, 2025, at 12:30 PM

Brooke Moore made a MOTION to approve the minutes of December 10, 2025, at 12:30 PM. Forest Bell Seconded the motion.

Roll call of those participating:

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

2. Approval of Minutes of December 16, 2025, at 12:30 PM

Brooke Moore made a MOTION to approve the minutes of December 16, 2025, at 12:30 PM. Mary Mack Seconded the motion.

Roll call of those participating:

1. Forest Bell – Aye

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

VIII. CLOSING COST ASSISTANCE PROGRAM (CCAP)

1. 21R Allens Lane – Patrick O’Toole and Grace Anne Tornovish – CCAP Mortgage Modification

Dylan Metsch-Ampel introduced the mortgage modification. The CCAP recipients are refinancing their mortgage and requested a mortgage modification to subordinate their mortgage with the Trust in favor of their mortgage with Cape Cod Five.

Brooke Mohr made a MOTION to approve the subordination. Mary Mack seconded the motion.

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

2. 3 Larrabee Lane – Esmeralda Martinez and Jose Tejada – CCAP Mortgage Modification

Mr. Metsch-Ampel introduced the mortgage modification. The CCAP recipients’ attorneys recorded their mortgages incorrectly and are asking the Trust to subordinate their mortgage with the Trust in favor of their mortgage with Cape Cod Five.

Abby De Molina made a MOTION to approve the subordination. Forest Bell seconded the motion.

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

3. 11 Equator Drive – Karleen Thompson and Kevin Gordon – CCAP Mortgage Modification

Mr. Metsch-Ampel introduced the mortgage modification. The CCAP recipients are refinancing their mortgage and requested a mortgage modification to subordinate their mortgage with the Trust in favor of their mortgage with Cape Cod Five.

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

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

5. Penny Dey – Aye

IX. COVENANT FORMATION ASSISTANCE PROGRAM (CFAP)

1. 13 Chatham Road – Marjory O'Day

Mr. Metsch-Ampel introduced the application for Covenant Formation Assistance. Abby De Molina made a MOTION to approve the application for 13 Chatham Road, with approval of up to \$10,000 towards the creation of a covenant lot, with all funds being administered through Housing Nantucket. Mary Mack seconded the motion.

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

X. REQUEST FOR APPROVAL AND EXECUTION OF THE FOLLOWING DOCUMENTS FOR THE GRANT AND LOAN FROM THE TOWN OF NANTUCKET AFFORDABLE HOUSING TRUST FOR THE CONSTRUCTION OF THE SPARKS AVENUE AFFORDABLE HOUSING PROJECT LOCATED AT 18, 20, 22, 24 AND 26 SPARKS AVENUE.

1. Memorandum of Understanding;
2. Grant and Loan Agreement;
3. Promissory Note;
4. Mortgage and Security Agreement;
5. Any additional documents necessary to effectuate this transaction.

Kristie Ferrantella introduced the project at 18A-26 Sparks Ave. She explained that of the thirty-two units, the Trust will buy down eight of the units in exchange for an affordability restriction at 80% Area Median Income (AMI). All thirty-two units will be included on the Subsidized Housing Inventory (SHI) list.

Penny Dey said that all units will be restricted to year-round occupancy.

Vicki Marsh said that the Trust is awarding a grant and a loan, both in the amount of \$1,857,000 for a total of \$3,714,000. The income restricted units will retain the restriction in perpetuity.

The loan from the Trust is in second position behind the first mortgage, and it will never be lower than second position. Brooke more asked for clarity on what this means for the benefit of the public.

Ms. Marsh explained that because we are in second position, in the case of foreclosure on the property, the primary lender would auction the property and use the proceeds to pay off the debts and lien on the property. Ms. Marsh emphasized that being in second position is good.

Brooke Mohr made a MOTION to approve and execute the documents. 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

XI. BOARD COMMENTS

Brooke Mohr suggested organizing and hosting a public event where property owners and residents can ask questions about housing opportunities and processes.

XII. OTHER BUSINESS

1. Next Meeting(s):
 - i. Tuesday, January 20, 2026, at 12:30 PM – Hybrid – *131 Pleasant Street and Zoom*
 - ii. Tuesday, February 3, 2026, 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 16, 2025.
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 1 Toombs Court 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 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.

XIV. Adjournment

Brook 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. Abby De Molina – Aye
3. Forest Bell – Aye
4. Brooke Mohr – Aye
5. Penny Dey – Aye

The meeting adjourned at 1:02 pm.