

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, January 20, 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: Brooke Mohr

Attending Members remotely: Brian Sullivan (Chair), Forest Bell, Mary Mack, Shantaw Bloise-Murphy

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), Keelin Ciccariello (Town Counsel), Tracy MacDonald (Real Estate Manager)

Speakers in Attendance: Judi Barrett (Barrett Planning LLC), Tony Duong (Barrett Planning LLC)

I. Call to Order

Chair Sullivan called the meeting to order at 12:32 pm.

II. Approval of Agenda

Brooke Mohr made a MOTION to amend the agenda to remove agenda item VIII.1 and to approve the agenda as amended. Mary Mack seconded the motion. Mary Mack – Aye; Forest Bell – Aye; Brooke Mohr – Aye; Brian Sullivan – Aye.

Shantaw Bloise-Murphy joined at 12:34 pm.

III. Announcements

Dylan Metsch-Ampel shared 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://nantucket-ma.gov/184/Affordable-Housing-Trust) for details and to apply (<https://nantucket-ma.gov/184/Affordable-Housing-Trust>).

3. On January 8, 2026, Housing Nantucket released the 2026 Covenant Program Updates. There are currently 122 covenant properties across the island. For 2026 the maximum sales price is capped at \$854,171, up from \$760,278 in 2025. To qualify, purchasers must have a household income of \$242,250 or less and unrestricted assets below \$427,085. The 2026 transaction fee is \$4,271, which is paid by the seller.
4. The Affordable Housing Trust quarterly update to the Select Board will be on January 28, 2026, at 5:30pm. The Select Board meeting is in the Public Safety Facility Community Room located at 4 Fairgrounds Road, with remote participation via zoom.

IV. Update on Public Comment Questions from Prior Meetings

There was no update.

V. Public Comments

There was no public comment.

VI. New Business

There was no new business.

VII. Approval of Minutes of January 6, 2026

Mary Mack made a MOTION to approve the minutes of January 6, 2026, at 12:30 PM. Shantaw Bloise-Murphy Seconded the motion. Mary Mack – Aye; Forest Bell – Aye; Shantaw Bloise-Murphy – Aye; Brooke Mohr – Aye; Brian Sullivan – Aye.

VIII. Housing Department Requests/Reports

1. Review of Housing Production Plan (HPP) Stakeholder Interviews by Barrett Planning, LLC

Tony Duong shared an update on the first year of stakeholder interviews which he conducted in December. He completed thirteen interviews in this initial round, and Barrett Planning is preparing for follow-ups and additional interviews on January 21, 22, and 27.

Next Month, Barrett Planning will be conducting a survey and releasing a story map. They are planning community workshops for March and April.

Forest Bell asked about how the survey will be structured and shared. Mr. Duong said the survey will be on the website and Judi Barret said the Housing Trust will share a link once it is out. Dylan Metsch-Ampel said the outreach plan is being finalized, but the outreach will include emails, announcements, websites, newsletters, and advertising. Brooke Mohr suggested reaching out to the Community Foundation, Nourish Nantucket, the schools, and the Nantucket Boys and Girls Club to coordinate survey outreach and to share flyers. Judi Barrett asked that staff coordinate with the Communications Office on the flyer.

2. Review and Award of Year-Round Deed Restriction Pilot Program I

Mr. Metsch-Ampel shared a summary of the January 13, 2026, Request for Proposals (RFP) Evaluation Committee meeting.

Ms. Ferrantella said that six applications were submitted, but three did not meet the minimum requirements. The remaining three proposals continued to the next round of review.

The Evaluation Committee rejected one application for insufficient information and encouraged the applicant to reapply. They advanced the other two applications.

Ms. Ferrantella said that Nantucket is among the first communities to pilot this kind of program. State and local leadership is learning along with us.

Ms. Marsh said that Town Counsel is collaborating with staff on a warrant article that, if passed, would enable the Trust to acquire the Year-Round Deed Restriction without an affordability restriction.

IX. Staff Report

Mr. Metsch-Ampel provided an update on the current status of the Affordable Housing Trust's projects and programs, including Lease to Locals, the Habitat for Humanity Waitt Drive development, Ticcoma Green, Subsidized Housing Inventory (SHI) List, and Safe Harbor.

Ms. Ferrantella shared an update on the applications staff submitted for the Seasonal Communities Grant. If awarded, the grant funding may go towards 135 and 137 Orange Street, 12 and 12R Bartlett Road, and/or 14 Somerset Road. The grant would be \$175,000.

X. Board Comments

There were no board comments.

XI. Other Business:

1. Next Meeting(s):

- Thursday, January 22, 2026, at 2:30 pm – Hybrid – *Zoom Only*
- Tuesday, February 3, 2026, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*
- Tuesday, February 17, 2026, at 12:30 pm – Hybrid – *131 Pleasant Street and Zoom*

XII. 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 January 6, 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.
3. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 8C Thirty Acres 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.

XIII. 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. Mary Mack seconded the motion. Brooke Mohr – Aye; Shantaw Bloise-Murphy – Aye; Mary Mack – Aye; Forest Bell – Aye; Brian Sullivan – Aye.

The meeting adjourned at 1:13 pm.