

NANTUCKET AFFORDABLE HOUSING TRUST
MEETING MINUTES

Tuesday, February 3, 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

Member(s) of the Board present: Penny Dey. Brian Sullivan, Shantaw-Bloise Murphy, Forest Bell, Abby De Molina, Mary Mack, and Brooke Mohr joined remotely.

Staff members present were Dylan Metsch-Ampel (Deputy Housing Director) and Caroline Ferguson (Administrative Specialist). Kristie Ferrantella (Housing Director), Brian Turbitt (Municipal Finance Director), Tracy MacDonald (Real Estate Manager), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel), and Keelin Ciccariello (Town Counsel) joined remotely.

Speaker(s) present were Colin Frolich (Placemate) and Issac Landman (Placemate). Both remote.

Vice-Chair Dey served as acting chair with Chair Sullivan participating remotely. All votes were taken by roll call.

I. CALL TO ORDER

Vice-Chair Dey called the meeting to order at 12:33 pm.

II. ACCEPTANCE OF AGENDA

Abby De Molina made a MOTION to approve the agenda. Brooke Mohr seconded the motion; by roll call vote Brooke Mohr - Aye; Forest Bell - Aye; Abby De Molina - Aye; Shantaw Bloise-Murphy - Aye; Brian Sullivan - Aye; Penny Dey - Aye; so voted.

III. 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. 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.

Visit our website for details and to apply (<https://nantucket-ma.gov/184/Affordable-Housing-Trust>).

3. On January 29, 2026, the state approved Nantucket's request for a Certification of the Housing Production Plan after 64 affordable homes at Ticcoma Green were added to the Subsidized Housing Inventory List. This extends the Town's Safe Harbor protections through December 10, 2027.

IV. UPDATE ON PUBLIC COMMENT QUESTIONS FROM PRIOR MEETINGS

There was no public comment at the previous meeting(s).

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 January 20, 2026, at 12:30 PM

Brooke Mohr made a MOTION to approve the minutes of January 20, 2026, at 12:30 PM. Shantaw Bloise-Murphy seconded the motion; by roll call vote: Shantaw Bloise-Murphy - Aye; Brian Sullivan - Aye; Abby De Molina - Aye; Brooke Mohr - Aye; Forest Bell - Aye; Penny Dey - Aye; so voted.

2. Approval of Minutes of January 22, 2026, at 2:30 PM

Shantaw Bloise-Murphy made a MOTION to approve the minutes of January 22, 2026, at 2:30 PM. Forest Bell seconded the motion; by roll call vote: Shantaw Bloise-Murphy - Aye; Brian Sullivan - Aye; Abby De Molina - Aye; Brooke Mohr - Aye; Forest Bell - Aye; Penny Dey - Abstain; Motion passed 5-0 with one abstention.

VIII. HOUSING DEPARTMENT REQUESTS/REPORTS

1. 10 Field Avenue - Manny Hernandez - CCAP Mortgage Modification

Brian Sullivan made a MOTION to approve the subordination request. Shantaw Bloise-Murphy seconded the motion; by roll call vote: Shantaw Bloise-Murphy - Aye; Brian Sullivan - Aye; Abby De Molina - Abstain; Brooke Mohr - Aye; Forest Bell - Aye; Penny Dey - Aye. Motion passed 5-0 with one abstention.

Mary Mack joined the meeting at 12:40 pm.

2. Review and Adoption of Rental Preservation Program Guidelines

Colin Frolich and Isaac Landman presented an updated on the draft guidelines for the Rental Preservation Program. They responded to questions from the Trust.

Brooke Mohr made a MOTION to approve the Rental Preservation Program guidelines amended so that the program is income restricted to participants at or below the maximum area median income allowed by the Board's Declaration of Trust. Mary Mack seconded the motion; by roll call vote: Brian Sullivan - Aye; Shantaw Bloise-Murphy - Aye; Abby De Molina - Aye; Brooke Mohr - Aye; Forest Bell - Aye; Mary Mack - Aye; Penny Dey - Aye; so voted.

3. Approval of Release of Request for Qualifications for Administrator for Rental Preservation Program

The Trust discussed budget options for the Rental Preservation Program and decided to continue the discussion regarding the budget to the February 17, 2026, meeting.

Abby De Molina left the meeting at 1:37 pm.

The Trust decided to vote to approve the release of the Request for Qualifications.

Brooke Mohr made a MOTION to approve the Release of Request for Qualifications. Brian Sullivan seconded the Motion; by roll call vote: Shantaw Bloise-Murphy - Aye; Brian Sullivan - Aye; Brooke Mohr - Aye; Forest Bell - Aye; Mary Mack - Aye; Penny Dey -Aye; so voted.

Brooke Mohr made a MOTION to table the budget discussion to the February 17, 2026, meeting. Mary Mack Seconded the motion; by roll call vote: Shantaw Bloise-Murphy - Aye; Brian Sullivan - Aye; Brooke Mohr - Aye; Forest Bell - Aye; Mary Mack - Aye; Penny Dey - Aye; so voted.

4. Review and Adoption of Updated Lease to Locals Program Guidelines

Dylan Metsch-Ampel gave a brief overview of the update to the Lease to Locals Guidelines now that it is being managed by the Affordable Housing Trust with the program administered by Placemate. He turned it over to Issac Landman who reviewed his slide deck with the Trust. Trust members asked questions throughout the presentation.

Brian Sullivan made a MOTION to accept the Lease to Local guidelines amended so that the program is income restricted to participants at or below the maximum area median income allowed by the Board's Declaration of Trust. Brooke Mohr seconded the motion; by roll call vote: Shantaw Bloise-Murphy - Aye; Brian Sullivan - Aye; Brooke Mohr - Aye; Forest Bell - Aye; Mary Mack - Aye; Penny Dey -Aye; so voted.

5. Review of Timeline and Process for 2026 Howard Dickler Citizen Award

Ms. Ferrantella gave an update on the timeline. Staff will put out a press release announcing the acceptance of nominations with a deadline of April 10, 2026. Penny Dey reminded the Trust and staff that the official name is the Dr. Howard Dickler Citizen Award because it recognizes committed residents who are involved in housing work as citizens, outside of their professional capacities.

IX. BOARD COMMENTS

Vice-Chair Dey asked about the potential to create a program for income and deed-restricted homeowners that would help them with capital expenses (*e.g.*, septic systems, roofing). Brooke Mohr said there may be federal programs available that the Trust can turn to. Vice-Chair Dey said she will look into programs available through the Nantucket Housing Authority. Staff will review possibilities as well.

X. OTHER BUSINESS

1. Next Meeting(s):

- i. Tuesday, February 17, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*
- ii. Tuesday, March 3, 2026, at 12:30 PM - Hybrid - *131 Pleasant Street and Zoom*

XI. ADJOURNMENT

Brooke Mohr made a MOTION to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purposes of:

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 20, 2026;
2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 135 and 137 Orange 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;
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;
4. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 8A 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; and
5. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 71 Surfside 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.

Seconded by Mr. Sullivan; by roll call vote: Shantaw Bloise-Murphy - Aye; Forest Bell - Aye; Mary Mack - Aye; Brian Sullivan - Aye; and Penny Dey - Aye; so voted.

The meeting adjourned at 2:03 pm.