

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, May 19, 2026

Remote Meeting 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, Brooke Mohr, Mary Mack, Forest Bell, and Shantaw Bloise Murphy.

Staff members present were Kristie Ferrantella (Housing Director), Dylan Metsch-Ampel (Deputy Housing Director), Caroline Ferguson (Administrative Specialist), Vicki Marsh (Town Counsel), Eric Barth (Town Counsel) Keelin Ciccariello (Town Counsel), Susan Carmel (Deputy Finance Director), Melina Ernst-Fournier (Deputy Finance Director and Treasurer), and Tracy MacDonald (Real Estate Specialist).

Speaker(s) present was Tony Duong (Barrett Planning LLC).

All votes were taken by roll call.

I. CALL TO ORDER

Vice-Chair Dey called the meeting to order at 12:32 PM.

II. ACCEPTANCE OF AGENDA

Ms. Mack made a MOTION to approve the agenda. Ms. Mohr seconded the motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Penny Dey - Aye; so voted.

Shantaw Bloise-Murphy joined the meeting at 12:34pm.

III. ANNOUNCEMENTS

1. This meeting of the Affordable Housing Trust is Being Audio and Video Recorded.
2. The Town of Nantucket Housing Department and Barrett Planning Group LLC are hosting the second community-wide Housing Workshop for the Nantucket Housing Production Plan (HPP) and are seeking your participation. Please join us on Monday, June 1 in the Nantucket High School cafeteria (10 Surfside Road) from 4:30 - 6:00 PM.
3. Barrett Planning Group LLC has released Part 2 of the Housing Production Plan (HPP) Survey. To access the survey, visit <http://www.nantucket-ma.gov/housing-story>. Public participation is a vital part of the process, and your participation is appreciated!

4. Housing Nantucket is accepting applications to the Sandpiper Place, Phase II lottery. The lottery application is for four (4) Affordable homes and two (2) Workforce homes in the Sandpiper Place development off Old South Road. The Affordable homes will be income restricted at 80% Area Median Income (AMI), and the workforce homes will be income restricted at 175% AMI. The application deadline is Tuesday, May 26 at 2:00 PM. For more details and to access the application, visit <https://housingnantucket.org/sandpiper2/>.
5. Housing Assistance Corporation (HAC) is accepting applications to a lottery for 1 Cranberry Lane, a three-bedroom, two-bathroom single family home. The home is income-restricted at 80% Area Median Income (AMI), and it is being sold for \$373,000. To learn more and apply visit <https://haconcapecod.org/properties/beach-plum-village/>, email lotteries@haconcapecod.org, or call (508) 771-5400. The deadline to apply is Wednesday, June 3, 2026, at 5:00pm
6. The University of Massachusetts, Amherst Donahue Institute has released a study on the impacts of a real estate transfer fee on Martha's Vineyard and Nantucket. To learn more, please visit <https://www.nantucket-ma.gov/3847/Real-Estate-Transfer-Fee>.
7. The Housing Department is partnering with the Nantucket Public Schools for an Advocacy Day with Senator Cyr and Representative Moakley. We invite the community to join students, staff, and community housing advocates to travel to the State House on Wednesday, June 17, 2026, to discuss the housing challenges facing Nantucket. If interested, please contact staff at housing@nantucket-ma.gov.

IV. PUBLIC COMMENT*

There was no public comment.

VI. APPROVAL OF MINUTES

1. Approval of Minutes of April 7, 2026, at 12:30 PM, April 21, 2026, at 12:30 PM, April 28, 2026, at 12:30 PM, and May 8, 2026, at 12:30 PM.

Ms. Mack made a MOTION to approve the open session minutes of April 7, 2026, April 21, 2026, April 28, 2026, and May 8, 2026. Ms. Bloise-Murphy seconded the MOTION; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Shantaw Bloise-Murphy, Penny Dey - Aye; so voted.

VII. CLOSING COSTS ASSISTANCE PROGRAM (CCAP) APPLICATIONS

1. Review and Approval of Application at 7A Waitt Drive - Yanjiao Wu

Mr. Metsch-Ampel presented Ms. Wu's application for 7A Waitt Drive to the Trust. Ms. Mack made a MOTION to Approve Ms. Wu's application and award up to \$15,000 as a loan for closing cost assistance at 7A Waitt Drive and any unused funds returned to the Trust. Ms. Mohr seconded the Motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Shantaw Bloise- Murphy - Aye; Brooke Mohr - Aye; Penny Dey - Aye; so

voted.

2. Review and Approval of Application at 45A Beach Grass Road - Simone Whyte-Blake and Paul Blake

Mr. Metsch-Ampel presented the Blake's application for 45A Beach Grass Road to the Trust. Ms. Mohr made a MOTION to Approve the Blake's application and award up to \$15,000 as a loan for closing cost assistance at 45A Beach Grass Road and any unused funds returned to the Trust. Ms. Bloise-Murphy seconded the Motion; by roll call vote: Mary Mack - Aye; Shantaw Bloise- Murphy - Aye; Forest Bell - Aye; Brooke Mohr - Aye; Penny Dey - Aye; so voted.

VIII. HOUSING DEPARTMENT REQUEST

1. Housing Production Plan (HPP) Update from Barrett Planning Group LLC

Mr. Duong shared the monthly update on the Housing Production Plan. Mr. Duong and the Barrett Team are working with staff on the upcoming Housing Workshop on June 1, which will be hybrid. They are also working on development constraints and goals. Vice-Chair Dey asked whether the Trust's feedback had been incorporated into the Housing Needs Assessment Draft. Mr. Duong confirmed that they have been, and they are getting more accurate rental data.

2. Review of 71 Surfside Road Invitation for Bids (IFB) and Approval of Request for Information (RFI)

MS. Ferrantella shared an update on 71 Surfside Road, which was purchased by the Trust in 2024. Previously released IFBs received no bids. Staff believe this is because the project is large enough to need a Division of Capital Asset Management and Maintenance (DCAMM) certified contractor but too small to attract off island vendors. Ms. Ferrantella requested approval from the Trust to release a Request for Interest (RFI) for the property in hopes that developers or potential home buyers would provide details to improve the Invitation for Bids to make it more attractive for vendors

Mr. Bell made a MOTION to approve the Request for Information for 71 Surfside Road. Ms. Mack seconded the motion; by roll call vote: Brooke Mohr - Aye; Forest Bell - Aye; Shantaw Bloise-Murphy - Aye; Mary Mack - Aye; Penny Dey - Aye; so voted.

3. 14A Equator Drive

- i. Approval and execution of a Mortgage Discharge for the Mortgage from the Affordable Housing Trust to Laurel E. Long on Lot 26, Plan 35397-G dated March 8, 2022, and registered on April 7, 2022, as Document No. 173662 on Certificate of Title No. 22597 granted to create a Covenant Lot under the Affordable Housing Trust Covenant Formation Program

Mr Metsch-Ampel and Ms. MacDonald explained that the Mortgage Discharge for the Covenant Formation Assistance Program (CFAP) loan had not been previously executed. The property's new owners are refinancing and need an executed discharge to proceed.

Ms. Mohr made a MOTION for the approval and execution of a Mortgage Discharge for the Mortgage from the Affordable Housing Trust to Laurel E. Long on Lot 26, Plan 35397-

G dated March 8, 2022, and registered on April 7, 2022, as Document No. 173662 on Certificate of Title No. 22597 granted to create a Covenant Lot under the Affordable Housing Trust Covenant Formation Program. Shantaw Bloise-Murphy seconded the motion; by roll call vote: Brooke Mohr - Aye; Shantaw Bloise-Murphy - Aye; Mary Mack - Aye; Forest Bell - Aye; Penny Dey - Aye; so voted.

- ii. Approval and execution of a Subordination Agreement for a Mortgage from Aaron and Heather McAuley to the Affordable Housing Trust dated June 15, 2023, and registered as Document No. 177239 on Certificate of Title No. 29212 given as part of the Closing Cost Assistance Program ("CCAP") subordinating to a new primary mortgage with Rockland Trust in relation to the McAuley's refinance.

Ms. Mohr made a MOTION for the approval and execution of a Subordination Agreement for a Mortgage from Aaron and Heather McAuley to the Affordable Housing Trust dated June 15, 2023, and registered as Document No. 177239 on Certificate of Title No. 29212 given as part of the Closing Cost Assistance Program ("CCAP") subordinating to a new primary mortgage with Rockland Trust in relation to the McAuley's refinance. Shantaw Bloise-Murphy seconded the Motion, by roll call vote: Brooke Mohr - Aye; Forest Bell - Aye; Shantaw Bloise-Murphy - Aye; Mary Mack - Aye; Penny Dey - Aye; so voted.

IX. STAFF REPORT

1. Monthly Departmental Report

Mr. Metsch-Ampel presented the monthly staff update to the Trust.

X. BOARD COMMENTS

Vice-Chair Dey said that Accessory Dwelling Units (ADUs) may present a big opportunity to address Nantucket's housing problems. She requested that staff research options for financing ADUs with year-round deed restrictions.

Vice-Chair Dey noted that Brian Sullivan and Forest Bell applied for reappointment to the Trust. Vice-Chair Dey thanked Shantaw Bloise-Murphy, who did not apply for reappointment, for her service to the Trust and the community.

XI. OTHER BUSINESS

1. Next meeting(s):
 - a. Tuesday, June 2, 2026, at 12:30 PM - *Zoom only*.
 - b. Tuesday, June 16, 2026, at 12:30 PM - *Zoom only*.

XII. ADJOURNMENT

Ms. Mohr made a MOTION to adjourn to executive session pursuant to MGL C. 30A § 21(A), not to return to open session for the purpose 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 April 21, 2026, April 28, 2026, and May 8, 2026.

2. Purpose 6: To Consider the Purchase, Exchange, Lease, or Value of Real Property at 7 Dooley 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 27 Old South 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 13 Woodland Drive 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.

Ms. Mack seconded the motion; by roll call vote: Forest Bell - Aye; Mary Mack - Aye; Brooke Mohr - Aye; Shantaw Bloise Murphy - Aye; Penny Dey - Aye; so voted.

The meeting adjourned at 1:20 pm.