

NANTUCKET AFFORDABLE HOUSING TRUST

MEETING MINUTES

Tuesday, June 2, 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, and Abby De Molina

Staff members present: 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), Steven Hunter (Financial Analyst), Tracy MacDonald (Real Estate Manager)

Speaker(s) present: Megan Trudel (Deputy Planning Director)

All votes were taken by roll call.

I. CALL TO ORDER

Vice-Chair Dey called the meeting to order at 12:34 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; Mary Mack - Aye; Abby De Molina - Aye; Penny Dey - Aye; so voted.

III. ANNOUNCEMENTS

1. This meeting of the Affordable Housing Trust is Being Audio and Video Recorded.
2. 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
3. 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.

4. Barrett Planning Group LLC has released Part 2 of the Housing Production Plan (HPP) Survey. To access the survey, visit <https://storymaps.arcgis.com/collections/dc677280fd184b76b42536341f0f91e82026.05.05%20Agenda/nantucketma.gov/housingstory>. Public participation is a vital part of the process, and your participation is appreciated!

IV. PUBLIC COMMENT

Ms. Ferrantella thanked the people who attended the second community workshop for the Housing Production Plan (HPP). She expressed the need for additional participation and more community feedback.

V. NEW BUSINESS

There was no new business.

VI. APPROVAL OF MINUTES

1. Approval of Minutes of May 19, 2026, at 12:30 PM.

Ms. Mack made a MOTION to approve the open session minutes of May 19, 2026. Ms. Mohr seconded the motion; by roll call vote: Mary Mack - Aye; Brooke Mohr - Aye; Abby De Molina - Aye; Penny Dey - Aye; so voted.

VII. HOUSING DEPARTMENT REQUEST

1. Review of UMass Donahue Institute (UMDI) Analysis of proposed real estate transfer fees on Martha's Vineyard and Nantucket for year-round housing

Tracy MacDonald joined 12:40 PM.

Ms. Trudel provided an overview of the report, and the findings contained therein. The study found that there have been no negative impacts on the housing market in other seasonal communities where a transfer fee was implemented. Ms. Trudel said that there is positive momentum at the state level for empowering municipalities with the transfer fee, especially with the Governor's economic development bill. Vice-Chair Dey commented that in the 1980s, the community thought that the Land Bank transfer fee would have a negative impact and ultimately it has not had a negative impact on the housing market. That is another example that can counter arguments against the real estate transfer fee.

2. Review of Closing Cost Assistance Program (CCAP) Income Limits with 2026 Department of Housing and Urban Development (HUD) Updates

Mr. Metsch-Ampel shared HUD's updated income limit numbers for 2026 with the Trust and requested that they update the income limits for the CCAP program to align.

Mary Mack made a MOTION to approve Closing Cost Assistance (CCAP) Income Limit Update to Align with the 2026 US Department of Housing and Urban Development (HUD) update, and to update the CCAP application to reflect the new income limit. Abby De Molina seconded the MOTION; by roll call vote: Brooke Mohr - Aye; Abby De Molina - Aye; Mary Mack - Aye; Penny Dey - Aye; so voted.

3. Discussion and possible vote regarding a request for waiver of income

verification requirements associated with the Year-Round Deed Restriction Pilot Program Round I

Mr. Metsch-Ampel said that the Trust is being asked to approve a waiver request related to the year-round deed restriction at 17B Essex Road. The applicants meet the income requirements, except for an interest in real estate through the applicant's mother's life estate. Staff recommend approving the waiver, because the interest in real estate does not materially affect the applicant's financial situation.

Ms. Mohr made a MOTION to approve the waiver request related to the applicants' interest in other real property for the proposed year-round deed restriction at 17B Essex Road and authorize staff to issue a letter to Housing Nantucket confirming the waiver for the purpose of completing the income certification process. Ms. Mack seconded the motion, by roll call vote: Mary Mack - Aye; Brooke Mohr - Aye; Abby De Molina - Aye; Penny Dey - Aye; so voted.

4. Award of Request for Proposals (RFP) for Year-Round Deed Restriction Pilot Program Round II

Mr. Metsch-Ampel provided an update on the second round of the Year-Round Deed Restriction Pilot Program. There were two applicants, and the RFP Evaluation Committee is recommending one to move forward. They previously approved their application contingent on due diligence including a well test, septic system review, home inspection, property appraisal, and verification of household income eligibility. The applicants completed the due diligence, and the RFP Evaluation Committee recommends awarding RFP.

Ms. Mohr made a MOTION to approve the allocation of up to \$200,000 of funds to authorize the award of a contract to Claire and Steven Williams for the Year-Round Deed Restriction Pilot Program property located at 10 Arkansas Avenue and to authorize staff to proceed with the necessary legal and closing documents. Abby De Molina seconded the motion, by roll call vote: Brooke Mohr - Aye; Mary Mack - Aye; Abby De Molina - Aye; Penny Dey - Aye; so voted.

VIII. STAFF REPORT

1. Monthly Departmental Report

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

IX. BOARD COMMENTS

1. Committee Reports

i. Nantucket Housing Authority

- a. Vice-Chair Dey shared an update from the Nantucket Housing Authority. Beth Ann Meehan is serving as their new chair.

ii. Select Board

- b. Ms. Mohr said that she will continue to serve as the Select Board's representative on the Affordable Housing Trust.

iii. Nantucket Planning & Economic Development Commission (NP&EDC)

- c. Ms. De Molina said that she intends to stay as the NP&EDC's representative on the Affordable Housing Trust.

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.

X. OTHER BUSINESS

1. Next meeting(s):
 - a. Tuesday, June 16, 2026, at 12:30 PM - *Zoom Only*.
 - b. Tuesday, July 7, 2026, at 12:30 PM - *Zoom Only*.

XI. 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 May 19, 2026.
2. 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.
3. 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.
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. De Molina seconded the motion; by roll call vote: Brooke Mohr - Aye; Mary Mack - Aye; Abby De Molina - Aye; Penny Dey - Aye; so voted.

The meeting adjourned at 1:08 pm.