



NANTUCKET TOWN ASSOCIATION MAY MONTHLY MEETING

May 26, 2026, at 4:00 pm
Hybrid Meeting Also Available by Zoom

FINAL AND APPROVED MINUTES

Attendance: Members: Peggy Altreuter, Trish Bridier (Zoom), Mary Anne Easley, Mary Longacre (Zoom), Lee Saperstein, Bill Seay (Zoom), Campbell Sutton, Anne Terry, Charley Walters.

Guests: Kristie Ferrantella, Housing Director, and Rachel Field, Rental Property Manager.

The Zoom link for remote attendance is, as always,
<https://us02web.zoom.us/j/87455121153>.

1. Call to Order.

Mary Anne Easley, President, started the meeting at 4:02 pm; she announced that the meeting was being recorded and is available at <https://youtu.be/Dxv1ehmYHyw>.

2. Approval of the April 28, 2026, minutes.

Mary Anne Easley called for a motion of approval for the minutes of April 28, which was made by Anne Terry, seconded by Trish Bridier, and approved unanimously.

3. Treasurer's Report.

Mary Longacre gave the Treasurer's report, attached, and said that there was a beginning balance of \$3127.43. There activity included dues receipts of \$250.00, Chamber of Commerce dues of \$185, a modest PayPal fee, and Civic League Membership 2025 Dues of \$315.00, leaving a new balance of \$2870.90. A motion to approve the report was made by Trish Bridier, seconded by Anne Terry, and approved unanimously. Mary Anne Easley reminded members that dues need to be paid and can be done so on the Association's web site.

4. A. New Business. Guest Speaker: Kristie Ferrantella, Housing Director, Town of Nantucket.

Mary Anne Easley said that she was pleased, as part of this meeting's new business segment, to introduce Kristie Ferrantella, Nantucket's Director of Housing, who will give a report on the Town's efforts to improve housing availability on Island. Kristie began by thanking the Association and then by introducing her associate Rachel Field, Rental Property Manager, who manages the Town's growing array of rental properties, which are intended for Town employees. Dylan Metsch-Ampel, is Deputy Director of Housing.

She began by saying that her department has two major divisions: properties, owned by the Town, that are managed by Rachel Field, and support for on-Island affordable housing, primarily by a linkage to the Affordable Housing Trust. Her talk was supported by slides that are attached to these minutes. Most of the Town-owned properties are made available to Town employees whose incomes are dwarfed by current property prices. They may be teachers, first responders, other professional staff, and members of the Town's union labor force. Some Town properties are included in the class of subsidized housing and rented through the Affordable Housing Trust.

The State's mandate is that ten percent of all housing in the county must meet the requirements of the Subsidized Housing Inventory. "Safe Harbor" is the designation given when subsidized housing exceeds ten percent. Nantucket stands at 8.3 percent and its efforts have earned it a Safe Harbor designation for another year. There are any number of private developments that have deed restrictions on some or all of their units for renters whose AMI, Annual Median Income, meet the covenant restrictions for these units. In that there is a variety of acceptable AMI levels on the Island, the Housing Office is kept busy monitoring these rentals. As shown on the slides, Kristie Ferrantella brought the group up to date on recent and current construction projects for Subsidized Housing.

Her presentation was extensive and followed closely the slides. The video recording gives more detail to the elements of the presentation. The Trust meets regularly and all are welcome to its meetings. Mary Anne Easley thanked Kristie Ferrantella and her team for their thorough presentation.

4.B. New Business. Discussion of NTA's 2026 Donations.

Mary Anne Easley introduced this item by suggesting that although donations could be considered "Old Business", this renewed discussion should be taken as "New Business." Having made a donation to the Atheneum, members discussed other potential recipients. Anne Terry thought that the newly approved Our Island Home was a good target, as did Mary Anne Easley. Someone suggested public art, which could include the historic signage on Main Street. Charley Walters thought that support for one or more of the Town's pocket parks might be a good goal. Mary Longacre suggested the Warming Place, <https://thewarmingplace.org/>, as a potential beneficiary. Lee Saperstein agreed that Our Island Home was a very suitable recipient. He understood that the donation account was part of the Community Foundation for Nantucket, <https://cfnan.org/>, and suggested that we get more information on that account and, if there is one, who is on its advisory committee, <https://cfnan.org/giving/give-now/named-funds/our-island-home-campaign-fund/>. Mary Anne Easley said that she would try to get information in time for our June meeting.

As a separate item of New Business, Charley Walters said that the Association had a category of membership called the Advisory Council and that, at the moment, it was almost empty. He felt that the recruitment of new members for it could be part of a strategy for building Association membership and asked members to help with recruiting.

6. Adjournment.

Mary Anne Easley adjourned the meeting at 5:00 pm. The next meeting will be Tuesday, June 23, 2026.

Lee Saperstein, Secretary, 2 June 2026

MAY TREASURER'S REPORT:

Available Balance at last report: \$3,127.43 on 05/27/26

Dues Received	\$145.00 through PayPal \$105.00 checks

Total Income	\$250.00
Expenses:	
membership dues	\$-185.00 Chamber of Commerce
	\$-315.00 Civic League 2025 Dues
PayPal Fees:	\$-6.53

Total Expenses	\$-506.53

Balance as of 05/26/26:	\$ 2,870.90

44 members have paid their dues for 2026 so far (including people who joined in late 2025)

64 members paid their dues for 2025

Mary Longacre, Treasurer

Affordable Housing Trust (AHT) & Housing Department Update

Housing Department

Kristie Ferrantella, Housing Director

May 26, 2026



Overview

- Affordable Housing Trust Updates
- Subsidized Housing Inventory (SHI) Updates
- Municipal Employee Housing Updates
- Advocacy Updates
- Questions



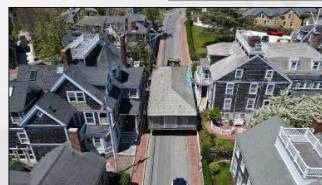
Kristie and Dylan!

AHT Projects and Programs

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Affordable Housing Trust Developments

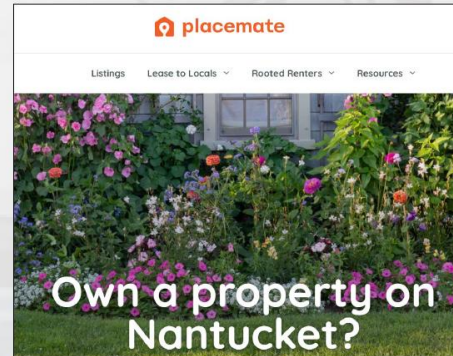
- Attainable housing at 158 Madaket Road
- Ticcoma Green
- "New Downtown" – 18 – 26 Sparks Avenue
- 135 & 137 Orange Street and 12 & 12R Bartlett Road
- Habitat for Humanity
 - Waitt Drive
 - 20 Nancy Ann Lane



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Affordable Housing Trust Programs and Projects

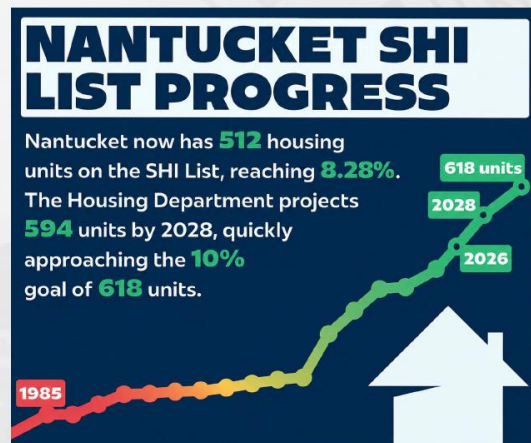
- 2026 Housing Production Plan (HPP) Update
- Lease to Locals
- Rental Preservation Program
- Year-Round Deed Restriction Pilot Program
- Closing Cost Assistance Program (CCAP)
- Covenant Formation Assistance Program (CFAP)



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Subsidized Housing Inventory (SHI) List Update

- Currently at 8.28% or 512 units
- In collaboration with project partners, we requested the 32 rental units at 18-26 Sparks Avenue be added to the SHI list
 - 15 units have been approved so far; when the remainder are approved, we will have 529 units on the SHI List (8.55%)
- Currently in Safe Harbor through December 10, 2027



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Municipal Employee Housing Projects

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Housing Department Projects

- Municipal Employee Housing at Waitt Drive
- Select Board Adopted Municipal Employee Housing Strategic Plan in April 2026
- Housing Department manages:
 - 15+ Town-owned units for municipal employee housing
 - 2 seasonal dormitories
 - 20+ Town-rented units for municipal employee housing



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ATM and Town Election Successes

- Adoption of a formal Accessory Dwelling Unit (ADU) definition consistent with the Affordable Homes Act
- Revision of the definition of attainable housing to include households earning up to 250% AMI
- New zoning bylaws:
 - support community land trust initiatives
 - place year-round occupancy restrictions on lots created through rear lot subdivision special permits
 - density bonus provision for apartments when units are placed on the SHI List

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Staff Advocacy

- Seasonal Communities 2.0
- Real Estate Transfer Fee
- Spring Advocacy Day with NPS Students: Wednesday, June 17



Kristie and Dylan with Senator Julian Cyr

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Questions?

Kristie Ferrantella
Housing Director
kferrantella@nantucket-ma.gov



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