

NANTUCKET AFFORDABLE HOUSING TRUST
YEAR-ROUND DEED RESTRICTION PILOT PROGRAM
EVALUATION COMMITTEE MEETING MINUTES

Tuesday, January 13, 2026
Remote Meeting via Zoom – 12:00 PM

Attending Members remotely: Kristie Ferrantella, Penny Dey, Tracy MacDonald

Staff in Attendance remotely: Dylan Metsch-Ampel (Deputy Housing Director), Cindy Hsu (Procurement), Caroline Ferguson (Administrative Specialist)

Speakers in Attendance:

I. CALL TO ORDER, ROLL CALL

The meeting was called to order at 12:02 PM.

Roll call of those participating:

Penny Dey – Aye

1. Tracy MacDonald – Aye
2. Kristie Ferrantella – Aye
3. Cindy Hsu – Aye

II. ANNOUNCEMENTS

Kristie Ferrantella made the following announcement:

1. This meeting of the Evaluation Committee for the Year-Round Deed Restriction Pilot Program is being Audio and Video Recorded.

III. APPROVAL OF AGENDA

Penny Dey made a MOTION to approve the agenda. Tracy MacDonald seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Tracy MacDonald – Aye
3. Kristie Ferrantella – Aye

IV. PUBLIC COMMENT

There was no public comment.

**V. EVALUTATION OF DEED RESTRICTION PILOT PROGRAM PROPOSALS
FOR THE FOLLOWING:**

- a) *James Ranney*

Kristie Ferrantella asked the committee for their evaluations on the following:

1. Existing structures
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
2. Condition of the existing units
 - Penny Dey – Clarified that she would like to see the units in person before evaluating this criterion.
 - Tracy MacDonald – Unacceptable
 - Kristie Ferrantella – Advantageous
3. Coastal resilience suitability
 - Tracy MacDonald – Advantageous
 - Penny Dey – Advantageous
 - Kristie Ferrantella – Highly Advantageous
4. Value
 - Tracy MacDonald – Advantageous
 - Penny Dey – Clarified that she would like an appraisal.
 - Kristie Ferrantella – Advantageous
5. Proximity to Employment, Goods & Services
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
6. Proximity to Public Transportation
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
7. Proximity to Schools
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
8. Availability of Town Sewer and Water
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous

9. Energy Efficiency

- Tracy MacDonald – Advantageous
- Penny Dey – Advantageous
- Kristie Ferrantella – Advantageous

10. Availability of Property to Close

- Tracy MacDonald – Highly Advantageous
- Penny Dey – Highly Advantageous
- Kristie Ferrantella – Unacceptable

11. Overall

- Tracy MacDonald – Advantageous
- Penny Dey – Advantageous
- Kristie Ferrantella – Advantageous

For the next steps, the Committee needs an appraisal of the property and would like to schedule a site visit for further review and evaluation.

Ms. Dey made a MOTION to approve moving forward with this application. Ms. MacDonald seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Tracy MacDonald – Aye
3. Kristie Ferrantella – Aye

2. *Robert Kucharavy*

Kristie Ferrantella asked the committee for their evaluations on the following:

1. Existing structures
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey - Highly Advantageous
 - Kristie Ferrantella - Highly Advantageous
2. Condition of the existing units
 - Tracy MacDonald – Unacceptable (failed septic)
 - Penny Dey – Unacceptable
 - Kristie Ferrantella – Unacceptable
3. Coastal resilience suitability
 - Tracy MacDonald – Unacceptable
 - Penny Dey – Unacceptable
 - Kristie Ferrantella – Unacceptable

4. Value
 - Tracy MacDonald – Not Advantageous (reverse mortgage)
 - Penny Dey – Not Advantageous
 - Kristie Ferrantella – Not Advantageous
5. Proximity to Employment, Goods & Services
 - Tracy MacDonald – Not Advantageous
 - Penny Dey – Not Advantageous
 - Kristie Ferrantella – Advantageous
6. Proximity to Public Transportation
 - Tracy MacDonald – Not Advantageous
 - Penny Dey – Not Advantageous
 - Kristie Ferrantella – Not Advantageous
7. Proximity to Schools
 - Tracy MacDonald – Not Advantageous
 - Penny Dey – Not Advantageous
 - Kristie Ferrantella – Not Advantageous
8. Availability of Town Sewer and Water
 - Tracy MacDonald – Unacceptable
 - Penny Dey – Unacceptable
 - Kristie Ferrantella – Unacceptable
9. Energy Efficiency
 - Tracy MacDonald – Not Advantageous
 - Penny Dey – Not Advantageous
 - Kristie Ferrantella – Not Advantageous
10. Availability of Property to Close
 - Tracy MacDonald – Unacceptable
 - Penny Dey – Unacceptable
 - Kristie Ferrantella – Unacceptable
11. Overall
 - Tracy MacDonald – Not Advantageous
 - Penny Dey – Not Advantageous
 - Kristie Ferrantella – Not Advantageous

The video call cut out temporarily at 12:25 PM. The meeting resumed at 12:31 PM.

The committee agreed that the next step is to reject the application and advise the applicant to reapply.

Ms. Dey made a MOTION to reject this application and advise the applicant to reapply. Ms. MacDonald seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Tracy MacDonald – Aye
3. Kristie Ferrantella – Aye

c) *Teal Beal*

Kristie Ferrantella asked the committee for their evaluations on the following:

1. Existing structures
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey - Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
2. Condition of the existing units
 - Tracy MacDonald – Advantageous
 - Penny Dey – Advantageous
 - Kristie Ferrantella – Advantageous
3. Coastal resilience suitability
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
4. Value
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
5. Proximity to Employment, Goods & Services
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
6. Proximity to Public Transportation
 - Tracy MacDonald – Highly Advantageous
 - Penny Dey – Highly Advantageous
 - Kristie Ferrantella – Highly Advantageous
7. Proximity to Schools

- Tracy MacDonald – Highly Advantageous
- Penny Dey – Highly Advantageous
- Kristie Ferrantella – Highly Advantageous

8. Availability of Town Sewer and Water

- Tracy MacDonald – Highly Advantageous
- Penny Dey – Highly Advantageous
- Kristie Ferrantella – Highly Advantageous

9. Energy Efficiency

- Tracy MacDonald – Not Advantageous
- Penny Dey – Not Advantageous
- Kristie Ferrantella – Not Advantageous

10. Availability of Property to Close

Able to Close by June 26, 2026.

- Tracy MacDonald – Highly Advantageous
- Penny Dey – Highly Advantageous
- Kristie Ferrantella – Highly Advantageous

11. Overall

- Tracy MacDonald – Advantageous
- Penny Dey – Highly Advantageous
- Kristie Ferrantella – Highly Advantageous

The Evaluation Committee agreed to recommend moving this application forward and sending it to Housing Nantucket for next steps.

Ms. MacDonald made a MOTION to move this application forward and send it to Housing Nantucket to include a title search or abstract. Ms. Dey seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Tracy MacDonald – Aye
3. Kristie Ferrantella – Aye

VI. RECOMMENDATIONS TO THE AFFORDABLE HOUSING TRUST

James Ranney's and Ron and Teal Beal's applications will move on to the next round. Robert Kucharavy's application was rejected, and he will be advised to reapply.

Ms. Dey made a MOTION to accept the recommendations. Ms. MacDonald seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye

2. Tracy MacDonald – Aye
3. Kristie Ferrantella – Aye

VII. Adjournment

Ms. Dey made a MOTION to adjourn the meeting. Ms MacDonald seconded the motion.

Roll call of those participating:

1. Penny Dey – Aye
2. Tracy MacDonald – Aye
3. Kristie Ferrantella – Aye

The meeting adjourned at 12:59 PM.

Approved the 23rd day of March 2026