

## TOWN OF BARNSTABLE

### AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND BOARD MEETING

Friday, August 8, 2025

9:00 am

BARNSTABLE TOWN CLERK

2025 AUG 5 PM 4:09

This meeting will be closed to physical attendance by the public. Alternative public access to this meeting shall be provided in the following manner:

**Real-time access to the Affordable Housing and Growth Development Trust Fund Board is available using the Zoom link or telephone number and Meeting ID provided below.**

**Join Zoom Meeting**

<https://townofbarnstable-us.zoom.us/j/81021933153>

**Meeting ID: 810 2193 3153 US Toll-free • 888 475 4499**

#### RECORDING NOTICE

Please note that, in accordance with MGL Chapter 30A, s. 20, the Chair will inquire whether anyone is taping this meeting and to please make their presence known.

#### CALL TO ORDER (Roll Call)

#### PUBLIC COMMENT

#### TOPICS FOR DISCUSSION

1. **Continued Discussion & Proposed Vote-** (from 6/6/25 meeting) As to whether it shall be the policy of the Trust to offer 0% interest, long-term loans (instead of grants) to subsidize Massachusetts Low Income Housing Tax Credit (LIHTC) projects, in order to maximize Trust subsidy values.
2. **Funding Award Clarification Request – Housing Assistance Corporation/ CommonWealth Builder project-** 50-unit moderate-income condominium-ownership project at 268 Stevens Street, Hyannis – \$1,000,000 subsidy in the form of a 0% interest 45-year loan, as opposed to grant, and revision of buyer income restrictions to restrict Affordability of 31 units for 100% Area Median Income (AMI), 15 units for 120% AMI, and 4 units un-restricted for market-rate sale. – Vice President of Real Estate Development David Quinn
3. **Planning and Reporting Updates/Potential Actions - Staff**
  - a. **Amendment to 2020 Declaration of Trust** – Special Counsel Robert Galvin Jr.
  - b. **Draft Trust Report to Community Preservation Committee-** End-of-Fiscal Year 2025 with updated balance sheets – Administrator Douglass
  - c. **Project Updates** – Staff
    - i. Grant-Funded Projects – Administrator Douglass
      1. FORWARD Phase 2 at 151 Hokum Rock Road, Dennis, MA
      2. Copacabana Realty Investments, Inc. at 11 Potter Ave.
    - ii. Website postings and links
    - iii. Status Regional (County) Housing Services Office
    - iv. Draft Update (2025) to Housing Production Plan
4. **Correspondence/FYIs**
  - i. Potential Letters of Intent for temporary/transitional housing
5. **Matters Not Reasonably Anticipated by the Chair**
6. **Approval of Minutes** from the 6/6/25 Trust meetings
7. **Topics for Future Meetings/Agendas**
8. **Next Meeting – Proposed: Friday September 12, 2025, at 9:00a (2<sup>nd</sup> Fridays)**
9. **ADJOURNMENT (Roll Call)**

For your information the section of the M.G.L. that pertains to postings of meetings is as follows: Except in an emergency, in addition to any notice otherwise required by law, a public body shall post notice of every meeting at least 48 hours prior to such meeting, excluding Saturdays, Sundays and legal holidays. In an emergency, a public body shall post notice as soon as reasonably possible prior to such meeting. Notice shall be printed in a legible, easily understandable format and shall contain: the date, time and place of such meeting and a listing of topics that the chair reasonably anticipates will be discussed at the meeting. Meetings of a local public body, notice shall be filed with the municipal clerk, and posted in a manner conspicuously visible to the public at all hours in or on the municipal building in which the clerk's office is located.