

TOWN OF BARNSTABLE

AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND BOARD MEETING

Friday, August 8, 2025

9:00 am

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, log-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 (2nd Fridays)**
 9. **ADJOURNMENT (Roll Call)**
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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.