

# TOWN OF BARNSTABLE

## AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND BOARD MEETING

Monday, September 22, 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/89978274387>

**Meeting ID: 899 7827 4387**

### 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. **Continuation – Approval of Grant Agreement and Commitment Letter for Housing Assistance Corporation/ Commonwealth Builder project-** Staff 50-unit moderate-income condominium-ownership project at 268 Stevens Street, Hyannis – \$1,000,000 subsidy 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
2. **Planning and Reporting Updates/Potential Actions - Staff**
  - a. **Amendment to 2020 Declaration of Trust – Status**
  - b. **Draft Trust Report to Community Preservation Committee-** End-of-Fiscal Year 2025 with updated balance sheets – Administrator Douglass
  - c. **Transfer of CPA funds by Town Council– Administrator Douglass**
  - d. **Project Updates – Administrator Douglass**
    - **Copacabana Realty Investments, Inc. at 11 Potter Ave.-** awaiting State acceptance of Local Action Unit application
    - **Application Withdrawal** (via e-mail 7/10/25) – 199 Barnstable Road, Bratt LLC (\$600,000 towards 4 additional AHDR units). MassHousing has awarded \$11M to the project.
3. **Correspondence/FYIs**
  - a. **35 Wilkens Lane, Hanover 2 - Zoning Board of Appeals Special Permit 2025-013, Draft Condition #12**
4. **Matters Not Reasonably Anticipated by the Chair**
5. **Approval of Minutes** from the 6/6/25 & 8/8/25 Trust meetings
6. **Topics for Future Meetings/Agendas**
7. **Next Meeting – Proposed: Friday, October 10, 2025, at 9:00a (2<sup>nd</sup> Fridays)**
8. **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.