



The Town of Barnstable
Affordable Housing Growth & Development
Trust Fund Board
367 Main Street, Hyannis MA 02601
www.town.barnstable.ma.us



Office: 508-862-4610
Fax: 508-790-6226
Email: mark.ells@town.barnstable.ma.us

Mark S. Ells, Chairman

AFFORDABLE HOUSING GROWTH & DEVELOPMENT TRUST FUND BOARD
MEETING
June 12, 2020
9:00 A. M.

Zoom meeting ID: 951 5554 0136

In accordance with the Governor's Order Assuring Continued Operation of Essential Services in the Commonwealth, Closing Certain Workplaces, and Prohibiting Gathering of More Than 10 People issued on March 24, 2020 and extended on March 31, 2020, the April 9, 2020 public meeting of the Affordable Housing Growth and Development Trust Fund Board was be physically closed to the public to avoid group congregation.

Alternative public access to this meeting was provided by Utilizing a Zoom link or a telephone number, both provided in the posted meeting notice.

Board Member attendees: Mark Ells (Chair), Andy Clyburn (absent), Mark Milne, Wendy Northcross, Laura Shufelt.

Attendees: Charlie McLaughlin, Senior Counsel, Ruth Weil; AHG&DTFB Volunteer; Elizabeth Jenkins, Director of Planning and Development, Arden Cadrin, Housing Coordinator, Jake Dewey,

Agenda

Topics for Discussion:

1. Approval of minutes for the 06/05/202 meeting.

Motion: Wendy Northcross moved the motion to accept the 06/05/2020 minutes as presented, Mark Milne seconded the motion.

Mark Ells presented a roll call: Mark Milne (Yes), Wendy Northcross (Yes), Laura Shufelt (Yes), M. Ells (Y)

All Votes in favor, Motion carries.

2. Review and possible approval of revised Notice of Funding Availability (NOFA).

Ruth Weil presented to the board the revised NOFA and it was presented to either go point by point or have a higher level of discussion on the information presented. It was determined to go point by point then to have a discussion as needed. Ruth presented an overview. Each section is an overall availability of funds. It will be reflected on the NOFA that CPC funds are used for all the projects. It is not clear how it is navigated so a link should be put in it. Charlie McLaughlin suggested that a separate form for criteria should be generated for the board. This discussion will be taken under advisement

Under First –Time Homebuyer Buydown Payment Assistance

Income has exceptions that need to be modified. Is it practical to use 100% of the median income? How do we make this a first time homebuyer program in Barnstable with the market availability?

Ruth Weil summarized the discussion for a motion.

Motion: To amend first time homebuyer to 100% of area median income and that it would be a loan payment on sale or refinance of cash out the maximum sale price of \$400,00 and four grants not to exceed \$75,000.00.

The Trust should look how best to manage the inquires Also add homes must be in Barnstable. Laura Shufelt had to step out of the meeting and it was suggested to continue this discussion at another meeting.

Predevelopment Activities

How does the board disclose the Trust investments? Ruth will research other communities. Ruth will look for comments from the Trust and continue to discuss the sections accordingly. Northcross moved the motion and Laura Shufelt seconded the motion

3. Discussion of outreach and marketing regarding the availability of Trust Funds

Community Preservation Committee will now go to the Trust with housing applications prior to going to the CPC for funds.

Marketing, distribution, Trust website needs updating, and Press Releases need to be worked out. Ruth will look at updating the website with Lynne Poyant guidance. Arden has a model that the trust may use. Jake Dewey asked to broaden communications with Elizabeth Jenkins.

4. Discussion of Proposed Community Preservation Committee Annual Plan for the expenditure of Community Preservation Act Funds.

Mark Ells has asked to have Ruth Weil update the CPC as needed.

5. Discussion of Additional information needed by the Trust to complete the review of the application submitted by the Cape and Islands Veterans Outreach Center Inc. for \$291,162 in Trust Funds to support the creation of 5 Single Room Occupancy (SRO) Units for homeless veterans to be located at 1341 Route 134, Dennis, MA.

Ruth Weil reviewed and is questioning the business model. It is not sure how the Trust would secure the investments and if it is viable. She will reach out to the Veterans. She will also look into procurement issues and the use of Trust fund in Dennis. Is this a marketing issue under fair housing issues for veteran's preferences? Ruth and Charlie will look into any legal issues.

Laura has many concerns if it is not project based.

Ruth will draft a letter to the Cape & Islands Veterans Outreach Center Inc. with the concerns and then invite them in again to a meeting.

Next meeting scheduled for June 26th, 2020 at 9:00 AM. Wendy Northcross is not able to attend the June 26th meeting.

Wendy Northcross motioned to adjourn meeting. Motion was seconded by Mark Milne.

Roll Call Vote: Mark Ells presented a roll call: Mark Milne (Yes), Wendy Northcross (Yes), Laura Shufelt (Yes), M. Ells (Y)

All Votes in favor, Motion carries.

Shirlee Oakley

Recording Secretary

Accepted _____
Date _____ and time _____.