

TOWN OF BARNSTABLE

AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND BOARD MEETING

Friday, September 12, 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/83970187538>

Meeting ID: 839 7018 7538 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. **Continuation – Proposed Grant Agreement language to make deed restrictions for Commonwealth Builder project(s) survive foreclosure–** Special Counsel Robert Galvin Jr.
Housing Assistance Corporation/ Commonwealth Builder project-
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**
 1. **Copacabana Realty Investments, Inc. at 11 Potter Ave.-** awaiting State acceptance of Local Action Unit application
 2. **Application Withdrawal** (via e-mail 7/10/25) – 199 Barnstable Road, Bratt LLC (\$600,000 towards 4 additional AHDR units) – MassDevelopment 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**
 - b. **Barnstable County HOME Consolidated Annual Performance Evaluation Report for Program Year 2024 –Public Hearing 9/15/25 @3:00pm**
4. **Update from the Massachusetts Affordable Homes Act Seasonal Communities Advisory Committee Meeting – Board Member Laura Shufelt**
5. **Matters Not Reasonably Anticipated by the Chair**
6. **Approval of Minutes** from the 6/6/25 & 8/8/25 Trust meetings
7. **Topics for Future Meetings/Agendas**
8. **Next Meeting – Proposed: Friday, October 10, 2025, at 9:00a (2nd 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.

DRAFT