

TOWN OF BARNSTABLE

NOTICE OF MEETINGS OF TOWN DEPARTMENT AND ALL TOWN BOARDS
As Required by Chapter 28 of the Acts of 2009, amending MGL Chapter 30A
**AFFORDABLE HOUSING GROWTH AND DEVELOPMENT TRUST FUND
BOARD MEETING**

**Friday, January 3, 2025
9:00 am**

Pursuant to the passage of legislation extending certain COVID-19 measures adopted during the state of emergency, this meeting will be closed to 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/83952968870>

Meeting ID: 839 5296 8870

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

**27 DEC '24 PM 2:13
BARNSTABLE TOWN CLERK**

1. Correspondence/FYIs

- a. Request from Standard Holdings re: reconsideration of denial of additional mortgages on Residences @ 850 Falmouth Road – Timothy Telman of Standard Holdings
- b. Request from Cape Built LLC to transfer interests in 255 Main Street and revise assignment of Trust Mortgage lien and Regulatory Agreements
- c. New Application- Carlos Barbosa - 11 Potter Avenue, Hyannis – Requesting \$450,000 to subsidize the redevelopment of 0.18-acre site to produce 4 residential rental units, 3 of which would be perpetually deed-restricted as affordable to households of 80% AMI – Carlos Barbosa
- d. Letters sent to Grantees
 - Spartan Real Estate for 242 Barnstable Road rental units
 - Housing Assistance Corporation for 268 Stevens Street Commonwealth Builders condominiums

2. Updates- End of Year planning & reporting

3. Matters Not Reasonably Anticipated by the Chair

4. Approval of Minutes from the 11/14/24 and 12/6/24 Trust meetings

5. Topics for Future Meetings/Agendas

- a. **Continued discussion of grants versus loans for Low Income Housing Tax Credit projects – Basic distinctions, recommendation with rationale for Trust preference for grants, with potential proposed revisions to guidance documents and standard Trust instruments**
- b. **Continued discussion of structure for a standing account or fund for set-aside of non-CPA funds to purchase, or exercise First Refusal Rights, to ensure future re-sales of Commonwealth Builder units will remain deed restricted for affordability – Special Counsel Robert Galvin and Administrator Jillian Douglass**

6. Next Scheduled Meeting – Friday, February 7, 2025, at 9:00 am

7. ADJOURNMENT (Roll Call)