

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 10, 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/86037586639>

Meeting ID: 860 3758 6639

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. Correspondence/FYIs**
 - a. Request from Standard Holdings** re: reconsideration of denial of additional mortgages on Residences @ 850 Falmouth Road – Timothy Telman of Standard Holdings & Attorney Bernard Kilroy
 - b. Request from Cape Built LLC** to transfer interests in 255 Main Street and revise assignment of CPC Mortgage lien and Regulatory Agreements to agents of Riverview School - Attorney Rob Brennan of CapeBuilt
 - c. New Application- Copacabana Realty Investments, Inc.** - 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 of Copacabana Realty Investments
 - 2. Updates**
 - a. End of Year Planning and Reporting** - Finance Director Mark Milne and Trust Administrator Jillian Douglass
 - 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 – Finance Director Mark Milne, Special Counsel Robert Galvin, and Administrator Jillian Douglass
 - 6. Next Scheduled Meeting – Friday, February 7, 2025, at 9:00 am**
 - 7. 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.