



**The Town of Barnstable**  
**Affordable Housing Growth & Development**  
**Trust Fund Board**  
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**Mark S. Ells, Chairman**

**AFFORDABLE HOUSING GROWTH & DEVELOPMENT TRUST FUND BOARD**  
**MEETING**  
July 10, 2020  
9:00 A. M.

Zoom meeting ID: 963 6303 1698

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 (absent), Andy Clyburn (present), Mark Milne (present), Wendy Northcross (present), Laura Shufelt (present).

**Attendees:** Charlie McLaughlin, Senior Counsel, Ruth Weil; AHG&DTFB Volunteer; Elizabeth Jenkins, Director of Planning and Development, Arden Cadrin, Housing Coordinator, Samuel Beckstone, Cole Silva, Representing Standard Holdings; Gabriel Simpkins,

**Topics for Discussion:**

**1. Public Comment**

Samuel Beckstone, Cole Silva and Gabriel Simpkins all brought up with asking on the board to look into community housing/municipal housing. The board asked them to send any information or links to them to review.

**2. Approval of minutes for the 06/26/2020 meeting.**

Motion: Laura Shufelt moved the motion to accept the 06/26/2020 minutes as presented, Wendy Northcross seconded the motion.

Andy Clyburn presented a roll call: Mark Milne (Yes), Laura Shufelt (Yes), Andy Clyburn (Y)  
Wendy Northcross abstained as she was not present at the meeting.

Three Votes in favor, One vote abstained: Yes votes carry.

### **3. Review and possible approval of revised Notice of Funding Availability (NOFA).**

Ruth Weil and Charlie went over the revised NOFA page by page as requested.

Under First Time Homebuyers was determined that it must have a restriction.

Under predevelopment, the applicant must be the owner of the property or government entity and 25,000 per unit and \$150,000 max per project. On page three criteria is evaluation for public land and should be included as a priority. Predevelopment has multiple funding opportunities.

Under list of potential priority ranges, Laura does not want to be locked into the \$55,000.00. Amend item in NOFA to up to demonstrated need up to \$100,000. Ruth will amend language. Community housing up to \$65,000.

Upset limits for both are:

\$500,000, for Affordable Housing

\$260,000, for Community Housing

Evolution Criteria added priority subject the four bullets in yellow.

Is the second bullet amount of 30% or 50%? The wording needs to be adjusted to state, keep below 50%. Ruth will make amendments Andy reminded the board that adjustments can be added to the list in the future as needed.

Andy asked is the \$1,000,000 the amount to allocate for this NOFA. All agreed with a yes.

The fourth bullet the Funding the project add a reference stating it is mentioned above on the last bullet.

Wendy Northcross asked if provisions are put into place to make changes to move monies around. The Trust has the authority to do so as needed.

Ruth mentioned the funds will be available in 2020.

Andy motioned for a roll call vote to accept the NOFA as amended.

Wendy Northcross: Yes

Mark Milne: Yes

Laura Shufelt: Yes

Vote: 4 Yes. Vote carries.

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

Ruth spoke on the committee must meet with reports quarterly next CPC is before the next meeting and staff has reviewed and no changes are recommended.

**5. Review of additional information submitted to the Trust and discussion of what additional information is needed 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 1314, Dennis, MA.**

Laura Shufelt spoke on the new numbers that were presented to the board. She stated that revenue was added and the development budget was not updated. Charlie McLaughlin has asked that we invite them back again to go over all questions that Laura has presented to the board.

Ruth Weil needs a roll call vote to allow Ruth to work with staff for CPC Annual evaluation.

Vote: Wendy Northcross: Yes  
Andy Clyburn: Yes  
Laura Shufelt: Yes  
Mark Milne: Yes

Four votes Yes, Vote carries

Motion to adjourn by Wendy Northcross, seconded by Mark Milne,  
Andy Clyburn: Yes  
Wendy Northcross: Yes  
Mark Milne: Yes  
Laura Shufelt stepped out of the meeting.

Vote carries.

Shirlee Oakley

Recording Secretary

Accepted \_\_\_\_\_  
Date \_\_\_\_\_ and time \_\_\_\_\_.