



**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**  
June 5, 2020  
9:00 A. M.

Zoom meeting ID: 921 5403 2313

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 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 , Mark Milne, Wendy Northcross, Laura Shufelt.

**Attendees:** Charlie McLaughlin, Senior Counsel, Ruth Weil; AHG&DTFB Volunteer; Elizabeth Jenkins, Director of Planning and Development, Alisa Galazzi, Executive Director, Housing Assistance Corporation (HAC, Kathy Dangle, HAC, Gin Giambusso, Exec. Dir. of Cape & Islands Veterans Outreach Center Inc. , Bill Burke Pres. of Board, Joe Dumord, incoming Executive director as of end of June, Blazedale, Treasurer.

**Agenda**

Reconsideration of the following contained in the Grant awarded to the Housing Assistance Corporation for the purpose of Emergency Rental Assistance:

"1.2. Eligibility criteria

The Grantee shall use the following criteria for the determination of a resident's eligibility for the receipt of funding (d) Resident's maximum total rent dos not exceed 80% of AMI based on 2020 HUD income and rent limits

Ruth Weil reviewed the conditions with HAC. HAC determined that it would disqualify most people. Alissa Galazzi had brought this to our attention to take out this provision. HAC also

used the Ridgewood Ave. properties were not using HUD provisions. Laura spoke with concerns on unlimited rent then must go back to CPA guidelines. Language must be modified. Eliminate it completely. Ruth was asked to summarize this as to strike the provision or strike and add another at the end of the 2020 year.

Mark Ells asked Ruth to build a motion.

Motion: Delete the condition from the Grant Agreement with the Housing Assistance Corporation for the provision of Emergency Assistance which states that the residents can not exceed 80% of the maximum total. Motion by Andy and seconded by Mark Milne,

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

All Votes in favor, Motion carries.

2. Review and possible vote on 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.

Representing today at the meeting was Gina Giambusso, Exec. Director, Bill Burke, Pres. of Board, Joe Dumford, incoming Exec. Dir. as of end of June, Blazedale, Treasurer.

Overview was presented by Gina Giambusso. The project began 4 years ago in the Town of Dennis. The Town was supporting this new concept at the time. The momentum is subsiding due to issues that has come about of courts and contributors not supporting this project. They continue fund raising but currently there is a gap of close to \$300,000.

Laura spoke on how this would be a hard ask from the Trust because of the issues of voucher and non voucher rentals. Mark Ells asked for Legal to take a look into this and it has been taken into advisement at this time. It will be revisited again .

Motion: Mark Ells motioned to take under advisement this request at this time.

Wendy Northcross moved the motion and Laura Shufelt seconded the motion

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

Votes in favor (4) Abstains (1), Motion carries.

3. Review of existing Trust Notice of Funding Availability (NOFA) and discussison of issuance of a new NOFA ad related outreach efforts

Mark Ells asked Ruth Weil to speak on this issue. Ruth thinks we should be focused on strategic planning since the pandemic. Ruth also mentioned that in the last CPC meeting it was voted that all housing applications go the the Trust prior to meeting with CPC.

Mark Ells asked if there was any discussion on modifications to the NOFA. Andy said we should step back from this to get it out since in these times it is needed. Wendy also we mentioned priorities. Ruth was asked to work on these issues with Elizabeth Jenkins. Laura also

asked about the marketing to get it out to the public. Ruth will work on this and bring it back to the trust at a future meeting.

4. Discussion of establishing a regularly scheduled date and time for Trust meetings.

It was discussed and it came to a conclusion of Fridays are best for all, every other week, the 2<sup>nd</sup> and 4<sup>th</sup> Friday of the month at 9AM.

5. Approve minutes for April 9<sup>th</sup>, 2020, April 17, 2020, April 27, 2020.

Mark Ells motioned to approve the minutes as presented to the trust.

Laura Shufelt move the motion to accept the April 9<sup>th</sup>, 2020 minutes, Andy Clyburn seconded the motion.

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

All Votes in favor, Motion carries.

Laura Shufelt moved the motion to accept the April 17<sup>th</sup>, 2020 minutes, Wendy Northcross seconded the motion.

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

All Votes in favor, Motion carries.

Laura Shufelt moved the motion to accept the April 27<sup>th</sup>, 2020 minutes, Wendy Northcross seconded the motion.

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

All Votes in favor, Motion carries.

Mark Ells motioned to close the meeting.

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

Roll Call vote: Wendy Northcross (Yes), Laura Shufelt (Yes) Mark Milne (yes), Andy Clyburn (Yes).

Vote carries.

Shirlee Oakley

Recording Secretary

Accepted \_\_\_\_\_

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