

Westport Affordable Housing Trust

Minutes, Meeting of Feb. 4, 2015 at Westport Town Hall

The meeting was called to order at 3 p.m. Present were Liz Collins (LC), Warren Messier (WM), James Sabra (JS), and Nicholas Christ (NC); Housing Specialist Leonardi Aray (LA) and recording clerk Robert Barboza. Absent were members Brian Corey Jr., Elaine Ostroff, and Craig Dutra.

MINUTES: A motion to accept the minutes of the Dec. 17, 2014 meeting as presented was made by WM, seconded by JS, and approved unanimously.

MEETING SCHEDULE: The next meetings are scheduled for Feb. 25 and March 25.

INVOICES: Invoices from Housing Specialist Leonardi Aray in the amount of \$3,142.50 and Housing Clerk Robert Barboza in the amount of \$549.00 were approved on a WM motion, seconded by NC, were approved unanimously.

HOUSING SPECIALIST REPORT: LA advised Trust members of the Planning Board memo of Jan. 20 advising members of the fourth and final public input workshop (Education) scheduled for Feb. 7 by the Master Plan Update Committee. An updated financial report was presented, with LC leading discussion of options for resolving potential Fiscal Year 2016 shortfalls with the projected program funding in the current budget plan.

LA advised that the Dept. of Housing and Community Development (DHCD) has finally sent written revisions to the proposed Housing Opportunity Purchase Program (HOPP) buy-down guidelines. He noted that DHCD wants guidelines modified to avoid use of repair funds for part of the purchase price; grant amount would increase to \$125,000 to better meet market prices. After some discussion, the general agreement is to hold off on final guidelines at this time.

CPC, TOWN MEETING ARTICLE: LA reported that the Community Preservation Committee voted to recommend the Trust request for the appropriation of \$280,000 in Community Preservation Act funding to support housing opportunities at Noquochoke Village, as suggested by the Board of Selectmen. The second article headed to Spring Town Meeting seeks to give authority to approve any Noquochoke Village land transfers to the Trust.

NOQUOCHOKE VILLAGE UPDATE: LA reported on the Oct. 1 design review conference call with LC, LA, The Community Builders representatives and DHCD officials. A letter has been sent to TCB suggesting that revised plans include more one-level one bedroom units; TCB and DHCD will consider those changes, he said. A calendar of outreach efforts by the Housing Assistance Office to develop public support for Noquochoke Village and Town Meeting articles was provided, and there was considerable discussion of public relations strategies which could be employed to build support at Town Meeting.

Copies of the Planning Board's proposal for a Town Meeting article to designate the Noquochoke Village property as a 43D district, a priority development designation, in order to create a facilitated permitting process, was provided to the Trust. After discussion, NC made a motion to co-sponsor the article with the Planning Board, seconded by WM, and approved unanimously.

The motion to adjourn from JS at 4:20 p.m. was seconded by WM, and approved unanimously.