

## **Westport Affordable Housing Trust Meeting of Jan. 29, 2020**

Present: Liz Collins (LC), James Sabra (JS) at 4:10 p.m., BettyAnn Mullins (BM), David West (DW), Henry Lanier (HL); Ann Boxler at 4:15 p.m. Housing Specialist Leonardi Aray (LA) and recording clerk Robert Barboza also present. Absent: Warren Messier.

The meeting was called to order by Chair Liz Collins at 4:04 p.m. and commenced with the Pledge of Allegiance.

1. Minutes: A motion to approve the minutes of the Nov. 20, 2019 meeting as presented was made by BM and seconded by HL. The vote was 4-0 in favor. A motion to approve the executive session minutes from 5/22/19, 6/26/19, 7/3/19, and 8/21/19 was made by DW and seconded by HL; the vote was 4-0 in favor.
2. Meeting Schedule: Future meeting dates were scheduled for Feb. 26, March 25, and April 22.
3. Financial Report/Invoices: After a review of the vouchers, BM made a motion to ratify a voucher dated 1/6/20 for staff services, totaling \$4,159.00, and a voucher dated 12/18/19 totaling \$781.70 for newspaper advertising, seconded by HL; the vote was 4-0 in favor. BM made a motion to approve a voucher dated 1/7/20 for Kenneth Pacheco General Carpentry Inc. for CRE-HAB project #1901 totaling \$17,710.00; a voucher dated 1/8/20 for Joshua Sokoll for HOPP home inspection costs totaling \$680; a voucher dated 1/22/20 for newspaper advertising and office supplies totaling \$187.98; and a voucher dated 1/24/20 for staff services totaling \$2,122.00; seconded by HL; the vote was 5-0 in favor. LA presented a financial report dated 1/24/2020; a motion to accept the report as presented was made by AB and seconded by BM, with the vote 6-0 in favor.
4. CPC Meeting Report: LA provided an update on his Jan. 16 meeting with the Community Preservation Committee, starting with his pre-meeting work session with the CPC chair and vice chair on Jan. 8. He provided copies of the tables of Trust revenues from Community Preservation Act funds and other sources, recent expenditures, and proposed spending for Fiscal Year 2021. LA also provided copies of the final CPA funding request of \$447,00 submitted by the Trust, and reported that the CPC will be recommending \$227,000 in CPA funding to town meeting – \$200,000 for land acquisition and \$47,000 for office operations and support services.

It was suggested that the Trust should be represented on the long-term building committee considering potential re-use options for the junior/senior high school campus. It was reported that a re-use feasibility study was being done, with consideration of relocating the Council on Aging, Recreation Department, and other town offices to that location among the study points. LA and AB were directed to contact the building committee chair to make the Trust's interests in representation known. JS suggested that any RFP for redevelopment of the school campus should call for mixed use proposals including housing, recreation, and commercial uses. LA indicated that Trust control of the parcel would be required for the Trust to spend any money on possible housing uses. JS reported that the proposed asking price for the Montessori school on American Legion Highway is \$1.25 million; the 4-plus acre site is assessed at over \$900,000 by the town, and seems too expensive for a possible affordable housing site, he suggested. Seeking town-owned land for large scale development seems the best option for the Trust in the coming years, he theorized.

5. HAO Report: LA brought up possible revisions to the terms of the CRE-HAB grant program, requiring MassSAVE energy audits to be undertaken before an application for energy-related work is accepted. There was some discussion, then JS made a motion for LA to revise the requirements as needed, also making provisions for mini-grants that might cover some minor energy-related work not covered by MassSAVE funds; seconded by AB, the vote was 5-0 in favor. With the new provisions to be adopted, LA was directed to advise CRE-HAB applicant #1902 that the proposed work was not eligible for grant funding.

6. Sodom Road RFP: LA noted that responses to the Sodom Road RFP are due on Feb. 4, and the Trust will have 60 days to make a decision on any proposals made.

7. Ch. 61A Parcels: Trust members reviewed the four parcels seeking release under the Ch. 61A program, with LA recommending sign-offs on all four parcels. JS made a motion to sign the releases, seconded by DW. The vote was 5-0 in favor.

With no other business on the agenda, AB made a motion to adjourn at 5:30 p.m., seconded by JS. The vote in favor was 5-0.

Minutes Approved: 2/26/20