

## **Westport Affordable Housing Trust Fund Meeting of Nov. 28, 2019**

Present: Liz Collins (LC), Henry Lanier (HL), David West (DW), BettyAnn Mullins (BM), James Sabra (JS), Ann Boxler (AB); Housing Specialist Leonardi Aray (LA). Absent: Warren Messier.

The meeting was called to order by the chair at 4 p.m., and commenced with the Pledge of Allegiance.

**5. Guest - Habitat for Humanity:** Christine Lacourse, executive director of Buzzards Bay Habitat for Humanity made a presentation on the organization's efforts "building homes, hope and communities" for low income (30 to 60% of AMI) residents in the region, distributing printed materials for Trust members. The program requires participants to meet income restrictions, qualify for affordable low interest mortgages, provide sweat equity for home construction, and sign a permanent deed rider for the property. The homes are typically single family ranches, with "sample" home recently constructed in Marion resulting in a \$130,000 (USDA) mortgage for the owner; monthly long-term mortgage payment, taxes and insurance was approximately \$500 per month. Recent projects have included two duplexes in Wareham occupied by four families in condominium setting, and another duplex planned in Mattapoisett this spring. Trust members asked questions about resale limitations, condo options, and foreclosure procedures.

**6. Guest - Plans for 874 Main Road:** Attorney Brian Corey Jr. presented revised plans for a Ch. 40B development on 3.87 acres on the east side of Main Road, with a proposed density of 5.5 units per acre. The plan proposes 24 units of housing, standalone or in four duplex units. All units would be two or three bedroom residences, with four duplexes being approximately 1,250 square feet with single car garages; 25 percent of the units, or six residences, would be restricted as affordable; all units will have master bedrooms and baths on first floor, making them "adaptable" for handicapped accessibility in the future. The buildings would be New England style architecture, with shingled exterior, served by a one-way road.

Mr. Corey indicated that plans will be submitted to selectmen in early January, and then to the ZBA; the plans to be submitted to the Dept. of Housing and Community Development are about 75 percent complete. The project addresses the Master Plan goals for more housing in Central Village area, and will provide an economic boost to the business district, he noted. The proposed market rate units will be sold in the \$395,000 to \$425,000 price range; affordable units are projected to sell for \$160,000 to \$190,000, he reported. The development would be served by a nitrogen removal septic system, and a public water supply located on the west side of Main Road. It was noted that the Zoning Board of Appeals is the permit granting authority for Ch. 40B developments.

AB raised a concern about traffic impacts, with Mr. Corey indicating the projected 180 vehicle trips per day would be less than commercial development of the property. DW encouraged the developer not to use carpeting in the homes because of its links to aggravating asthma conditions. LA cited the difficulty in creating affordable home ownership opportunities in town, and recommended the Trust support the project. DW made a motion to ask the developer to leave before the Trust discussed their potential support; there being no second, the motion was withdrawn. JS made a motion to endorse the plan, seconded by AB; after considerable discussion, the motion passed on a 6-0 vote.

**1. Minutes:** The minutes of the Aug. 22, 2018 meeting were reviewed, with BM making a motion to approve them as submitted. Seconded by DW, the motion passed 5-0-1 with AB abstaining.

**2. Trust Membership:** This item was passed over without discussion.

**3. Meeting Schedule:** Future meetings were scheduled for Dec. 19, 2018 and Jan. 23, 2019.

**4. Invoices/Financial Report:** LA presented a financial report indicating expenditures through Nov. 26, 2018. AB made a motion to ratify 9/26/18 voucher already signed by the chair 9/26/18 for invoices from LA (\$3,412.50) and clerk Robert Barboza (\$561.00); for 10/24/18 voucher for invoices from Robert Barboza (\$610.50) and LA (\$2,345.00); and for 10/31/18 invoice from SITEC Engineering for \$500.00; and a new voucher dated 11/28/18 for invoices from LA (\$1,767.50), Robert Barboza (\$654.50) and Farland Corp. (\$1,830.00); second by BM, approved on a 6-0 vote.

**7. Noquochoke Village Update:** LA reported on continuing construction at the site, with 95 percent completion as of 11/20, and a ribbon-cutting ceremony planned for mid-January. He noted there were 182 applications for the lottery held to find prospective tenants for the 50 units available; applications for wait list still being accepted by TCB.

**8. Housing Specialist Report:** LA reported that the School Street did not pass percolation test, and a planned re-test has been postponed by rainy weather. LA provided copy of deeds for town-owned properties to be signed by Board of Selectmen; he will provide the cover letter. LA indicated a Dec. 13 presentation will be made to the Community Preservation Committee on request for Fiscal Year 2020 funding request; a motion to approve Trust submission for grant funds was made by BM, seconded by HL, and passed on a 6-0 vote.

LA reported that requests for proposals for SEED grant funding are being advertised, with July 2019 deadline for applications. LA presented possible new guidelines for the HOPP program, including options for increasing grants up to \$175,000 with a 15-year deed rider; after some discussion, HL made a motion to approve the changes as outlined, seconded by AB, and passed on a 5-0 vote.

There being no other business, JS made a motion to adjourn at 6 p.m., seconded by AB; the motion passed on a 5-0 vote.

Approved 12/19/18