

**Westport Affordable Housing Trust Fund**  
**Meeting of June 27, 2018**  
**At Westport Town Hall**

The meeting was called to order at 4:05 p.m. by Chair Liz Collins with the following members present: Liz Collins (LC), Warren Messier (WM), Henry Lanier (HL), David West (DW), BettyAnn Mullins (BM), Ann Boxler (AB). Also present was Housing Specialist Leonardi Aray (LA). Absent was member James Sabra. The meeting commenced with the Pledge of Allegiance.

**4. Main Road Presentation:** Taken out of order was agenda item #4: Attorney Brian Corey Jr. making a presentation on proposed Chapter 40B plan for the 874 Main Road property which he co-owns. Atty. Corey opened his presentation by noting that he has been the co-owner of 874 Main Road for 11 years, and ended his service on the WAHTF three years ago to initiate plans to develop the property for over-55 housing. Plans for the 3.86 acre site include 24 single-family (two and three bedroom) condominium units in a mix of single, duplex and triplex buildings, up to 17 structures. Six of the 24 units would be marketed as affordable units, being identical to market rate units, to be sold through lottery with deed restrictions keeping them affordable in perpetuity.

Further details offered by the attorney included a shared denitrification type septic system for the development, with shared wells serving multiple buildings. He indicated he was seeking WAHTF support of the plan to be filed with the state as a “friendly 40B” or cooperative effort with the Trust, though he was not seeking a formal vote endorsing the plans. The attorney said they would not be seeking grant funding from the Trust or state tax credits to underwrite the development. There would be no rental units, only home ownership opportunities; condo fees would meet state allowable limits, with reduced fees for affordable units. Atty. Corey said he would bring architectural renderings and more detailed plans for buildings and interior designs to the July 25 WAHTF meeting.

The Zoning Board of Appeals would be the special permit granting authority for the phased development proposed (8 units per phase); a meeting with the Board of Selectmen for a vote of support for MassHousing application is also planned by the owners.

**1. Minutes:** The minutes of the May 23, 2018 WAHTF meeting were reviewed; BM made a motion to approve as presented, seconded by WM; discussion of the motion began with DW asking why the minutes regarding potential conflict of interest for WM on one of the trust-owned parcels was not complete; clerk indicated the missing text should read as follows:

“LC requested that he get a ruling from the Ethics Commission on the potential conflict of interest. WM indicated he may have some interest in developing the property in the near future, if he can confirm the ownership interest.”

The motion to approve was withdrawn by BM, and the second withdrawn by WM; DW made a motion to accept the minutes with the above amendment, adding the missing text; seconded by HL. The vote was 3-0-3; DW, LC, HL in favor, and AB, BM, and WM abstaining.

DW made a motion to have the Trust seek an opinion from the State Ethics Commission on any WM involvement in discussions on the George Street site; there was no second. WM indicated he was waiting to confirm his ownership interest in the property; LC indicated she would call the Ethics Commission and seek the opinion.

**2. Meeting Schedule:** July 25 and Aug. 22 were confirmed as the next meeting dates.

**3. Invoices:** BM made a motion to approve a voucher dated June 22, 2018 for \$6,928.00 including invoices from Leonardi Aray (\$4,077.50); Sitec Engineering (\$2,350.00); and Robert Barboza (\$500.50); seconded by WM, the vote was unanimous.

**5. Noquochoke Village Update:** LA displayed enlarged photo images of the site work and construction progress at Noquochoke Village, and a status report dated 6/22/18. LA indicated TCB continues to work with Westport Land Conservation Trust on transferring Quinn parcel to WLCT. Construction update indicated work is just over 50 percent complete; the goal remains completion in November; LA also suggested a public update via media outlets.

**6. Housing Specialist Report:** LA reporting that Planning Department is getting questions about affordability issues that they don't know how to answer. The bylaw calls for two affordable units to be built for before the 10<sup>th</sup> market rate unit is created, he noted; the Building Department is enforcement agent for that requirement. LA has been providing them with information on developer options for meeting affordability guidelines for special permits and is seeking Trust approval to continue that support to the Planning Board, or whether he should develop a contract proposal for providing those services to private developers.

SEED: Highlights of the program were presented by LA for the benefit of the newest members; he reported no applications as of the June 19, 2018 deadline for grant/loan applications. A motion to extend the application deadline for a period to be determined by LA was made by BM, seconded by AB, and passed by unanimous vote.

CRE-HAB: LA suggested that the restriction on the resale price of participating homes may be contributing to the lack of new applications for the program. The limit of a maximum assessed value of \$250,000 may also be an issue. He proposed revising the deed restriction for five or seven years instead of 15 years; and consideration of increasing grant amounts to more than current \$25,000 limit. After some discussion, LA was asked to make written recommendations for changes for the next meeting. By general consensus, it was agreed that reducing the time limit would make units not eligible to be included on the SHI.

**7. Trust Owned Parcels:** LA provided update on research into the 3.5 acre School Street site; only first 250 feet of School Street is confirmed as a public way; 1.8 acres of upland confirmed as potential home site, deemed suitable for single family home or duplex; Building Dept. confirms 150 feet of "rural lane" can be deemed enough frontage for construction of a duplex if special permit granted by the Planning Board. Next step would be to conduct percolation tests on the site. WM made a motion to authorize LA to arrange perc tests, seconded by HL; the vote was unanimous.

**8. Staff Contracts:** It was noted that the Housing Specialist and Housing Assistance Office clerk contracts expire at the end of the fiscal year and need to be negotiated. WM made a motion to authorize the chair to negotiate extensions or new contracts, seconded by AB; the vote was unanimous.

AB made a motion at 6:20 p.m. to adjourn the meeting, seconded by HL; the vote was unanimous.

\*Approved 8/22/18