

## **Westport Affordable Housing Trust Fund Meeting of Aug. 22, 2018**

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

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

**1. Chapter 61A Release:** LA presented some background information on the Sodom Road property being requested for release from the Chapter 61A program, being offered to the town at a purchase price of \$142,500. LA explained that if the Trust were to purchase the land for affordable housing, town meeting approval would be needed; for development, the Trust would have to seek requests for proposals for a developer to build an affordable home and market the property. The 120-day window for town exercising of right of first refusal closes in November.

JS suggested the land was too costly; he estimated that land acquisition costs, site work, and home construction would put the resale price over \$400,000. LA indicated that Habitat for Humanity could be a possible developer, as donations and volunteer labor keeps development costs down. LC said selectmen would want a definitive development plan in place before exercising the option to buy the land. After further discussion, JS made a motion that the Trust not pursue a purchase and development plan, seconded by DW; the vote was unanimous.

**2. Minutes:** The minutes of the June 27, 2018 meeting of the Trust were reviewed. A motion to approve as presented came from BM, seconded by HL, and passed 4-0-1, with JS abstaining because he was absent.

**3. Meeting Dates:** The time and date of upcoming meetings were listed as 6 p.m. on Aug. 27 (special public meeting with TCB); 4 p.m. on Sept. 26, 2018.

**4. Invoices:** BM made a motion to ratify a voucher dated 7/25/18 totaling \$3,768.30, including invoices from clerk Robert Barboza for \$583.00; Leonardi Aray for \$3,150; Quill.com for \$33.80; and W. B. Mason for \$1.50. Second by DW, the vote was unanimous. BM made a motion to approve a voucher dated 8/22/18 for \$4,002, including invoices from clerk Robert Barboza for \$572.00 and Leonardi Aray for \$3,430; seconded by HL, the vote was unanimous.

**5. Financial Report:** LA presented the financial report including expenditures for Fiscal Year 2018 (through June 30, 2018) and a proposed budget for Fiscal Year 2019, beginning July 1. JS asked for clarification on the \$53,201 in undesignated funds coming from the Noquochoke Village closing, and was advised they can be used for any purpose chosen by the Trust. LA asked if Community Preservation Act funding for FY2019 should be sought by the Trust, and if any budget changes could be discussed at the next meeting. LC suggested that Habitat for Humanity be invited to a future meeting. A motion to accept the financial report and proposed budget was made by JS, seconded by HL, and passed unanimously.

**6. Discussion of 874 Main Road:** As the developer was not present, this agenda item was passed over.

**7. Noquochoke Village Update:** LA noted that three Trust members, the Planning Director, and representatives of the Community Preservation Committee and Planning Board attended the Aug. 20 tour of Noquochoke Village hosted by The Community Builders (TCB). The company will be seeking

its certificate of occupancy by mid-November, he reported. HL suggested it was a great tour, and should be repeated for state legislators and other officials; LC said she was very impressed with the varied building styles, color schemes, and overall level of workmanship.

**8. Housing Specialist Report:** LA asked for an update on the chair's contact with the state Ethics Commission regarding the possible conflict of interest of WM in the matter of the George Street site. LC indicated the Ethics Commission would not issue a ruling without a formal request or complaint; she said she would write a letter seeking a ruling after a draft is approved by the Trust. JS suggested town counsel should be consulted on the matter before the letter was sent.

LA presented some possible changes to the CRE-HAB home repair program: increased grants up to \$35,000; an option to transfer home ownership to heirs after five years; and other variables on the restrictions in place. Discussions to continue at the next meeting.

**9. Staff Contracts:** BM made a motion to approve the one-year contract extensions for the Housing Specialist and HAO clerk, as presented in the meeting package; HL seconded the motion, and it passed unanimously, 5-0.

A motion to adjourn the meeting came at 5:55 p.m. from JS, seconded by DW. The vote was unanimous.