

Westport Affordable Housing Trust Fund
Meeting of Jan. 27, 2016 at Westport Town Hall

Meeting was called to order at 4:04 p.m. by Chair Liz Collins (LC) with following members present: Henry Lanier (HL), BettyAnn Mullins (BM), Warren Messier (WM), and James Sabra (JS); absent was member Craig Dutra (CD). Also present were Housing Specialist Leonardi Aray (LA) and recording clerk Robert Barboza. The meeting commenced with the recitation of the Pledge of Allegiance.

WELCOME NEW TRUSTEE: LC introduced BettyAnn Mullins as the newest member of the Trust, and welcomed her to the board. The Dec. 15, 2015 resignation letter from member Nicholas Christ was mentioned, and the clerk advised to update the Trust website to reflect those membership changes. The appointment of a vice chair was discussed, with WM making a motion to appoint CD to the position, seconded by JS; motion passed unanimously.

TOWN MEETING ARTICLE: LC raised the possibility of submitting a town meeting warrant article to amend Trust bylaws, reducing the number of Trust members from 7-9 members down to 5-7 members; the change would make it easier for the Trust to get a quorum for meetings. After some discussion, the majority opinion was not to pursue the change; instead, Trust members would continue their efforts to recruit new volunteers for Trust service.

MINUTES: HL made a motion to accept the minutes of 12/16/15 meeting with the amendment to Solar Farm consideration list vote: “for the reason that construction plans for Noquochoke Village make any solar energy installation not feasible at this site...” seconded by WM, and approved by unanimous vote.

MEETING SCHEDULE: The time and date for upcoming meetings was decided on as 4 p.m. on Feb. 24, March 23, April 27, May 25 and June 22 at Westport Town Hall.

HOUSING PARTNERSHIP: LC mentioned the need to disband the Housing Partnership Committee, made obsolete by the formation of the Westport Affordable Housing Trust Fund; she will be seeking CD's input on possible action by the Board of Selectmen. WM suggested the BOS should seek a legal opinion on that potential action; LC said that only a BOS vote was needed to abolish the committee. WM made a motion to ask the BOS to disband the committee, seconded by JS; the vote was unanimous.

INVOICES/FINANCIAL REPORT: WM made a motion to approve payment of the clerk's invoice for \$511.50, seconded by JS; the vote was unanimous. WM made a motion to approve the payment of the annual DEP brownfield site fee for Noquochoke Village for \$980.00, seconded by HL, and passed unanimously. WM made a motion to approve LA's invoice for \$3,570.00, seconded by HL, and passed unanimously. LA presented the monthly financial report, indicating plans to start advertising the SEED program again, and another round of HOPP grants for 2016.

HOUSING SPECIALIST REPORT: LA reported on his attendance at a Housing Trust grant funding RFP briefing session in Easton. LA noted two interested developers had attended a 2015 SEED information session held by the Housing Office; seeks approval to start advertising SEED grant/loan opportunities for 2016.

LA indicated a Feb. 12 deadline for Community Development Block Grant (CDBG) applications made it impossible for Westport to apply for funds this year. LA noted that \$189,770 in recaptured CDBG

funds was available for CRE-HAB use in 2016; he provided a draft proposal for using funds to provide six or seven rehab loans to residents. A grant agreement for receipt of funds will be provided by LA and forwarded to the BOS with a chart indicating proposed use of the recaptured funds. Members generally agreed with LA's suggestion that some kind of deed restriction should be included in the grant agreement, ensuring the grantee homes can be included in the town's Subsidized Housing Inventory list.

HOPP REPORT: LA reported that two applications for the HOPP grant program had been received by the Dec. 22 deadline, and Citizens for Citizens and the Department of Housing and Community Development had approved qualifications of one applicant, a single mother with one child who is now seeking a suitable home in Westport to purchase.

NOQUOCHOK VILLAGE UPDATE: LA advised members that the Planning Board hearing on The Community Builders' application for a special permit for Noquochoke Village is scheduled for Feb. 9. LC urged members to attend the hearing, and noted State Senator Michael Rodrigues and the Westport Housing Authority director had sent their endorsements of the plans. The Westport Fire Department did not approve the plans as submitted, seeking a wider cul-de-sac at the end of the access road; the Westport Police Department did not endorse the plans due to the lack of surveillance cameras. DHCD has approved TCB's new pre-application plan, LA also reported.

LA wanted his public response to a NV abutter's recent allegation to selectmen that he had told the woman that plans for NV were "none of your business" put in the minutes: "For the record, I did not tell the abutter that what was going on at Noquochoke Village is none of your business, as she told the Board of Selectmen," he said.

ADJOURNMENT: A motion to adjourn came at 5:56 p.m. from JS, seconded by WM. The vote was unanimous.