

## **Westport Affordable Housing Trust Fund**

Meeting of Nov. 29, 2017

at Westport Town Hall

Members present: Liz Collins (LC), Warren Messier (WM), James Sabra (JS), BettyAnn Mullins (BM), Henry Lanier (HL). Absent: Craig Dutra (CD) and David West (DW). Also in attendance were Housing Specialist Leonardi Aray (LA) and recording clerk Robert Barboza.

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

**1. MINUTES:** A motion to approved the minutes of the Oct. 25, 2017 meeting as presented was made by WM, and seconded by BM. The vote was unanimous.

**2. MEETING SCHEDULE:** It was decided that there would be no meeting on Dec. 27, 2017; the next scheduled meeting will be Jan. 24, 2018 unless circumstances dictate an earlier meeting is needed.

**3. INVOICES/FINANCIAL REPORT:** After a review of 11-27-17 voucher submitted, WM made a motion to approve payment of invoices from Robert Barboza in the amount of \$590.00 and Leonardi Aray in the amount of \$2,362.50, seconded by JS; the vote was unanimous. The financial report dated 11/27/17 was presented by LA, indicating a balance after expenses of \$983,881.50; the report included details of the \$295,583 request for Community Preservation Act funding for Fiscal Year 2019 submitted to the Community Preservation Committee on Nov. 9, 2017. LA reported there seemed to be general support from CPC members for the trust application for funding. A motion to accept the financial report came from WM, and was seconded by HL; the vote was unanimous.

**4. NOQUOCHOKE VILLAGE UPDATE:** LA indicated he has been receiving regular engineering and pre-construction reports from TCB representatives in recent weeks, and noted a nice sign advertising the project has been posted at the site. He noted that the Westport Land Conservation Trust is continuing its due diligence on the acceptance of the conservation restriction on the land to remain undeveloped. LA also reported that the Housing Assistance Office has been getting a lot of calls and visits from residents inquiring about rental opportunities.

**5. HOUSING SPECIALIST REPORT:** LA provided details on a new exclusionary housing development coming to land near the intersection of Main Road and Charlotte White Road; several affordable homes will be included in the development, or the Trust may receive an alternative payment in lieu of affordable home construction, as outlined in the Planning Board's special permit guidelines. There was general agreement among Trust members that the construction of affordable units would be preferred over a cash payment to the town; that preference will be communicated to the Planning Board at the Dec. 12 public hearing scheduled on the project.

LA updated members on CRE-HAB applicant #1704, providing contractor quotes, photos of a site visit, and his recommendation for approval of \$24,750 in grant funding for the applicant. BM made a motion to approve up to \$24,750 in grant funding, seconded by WM; the vote was unanimous.

There being no other applicants for the HOPP program at this time, LA suggested consideration of a Hi-HOPP program with increased income eligibility limits, noting the created units would not be eligible for inclusion on the town's SHI (subsidized housing inventory) list. He also noted that the Community Preservation Act guidelines supports the creation of housing for middle income earners through such programs. Another option for spurring new HOPP applications would be to increase the

amount of the subsidy offered to potential applicants. No action was taken, with discussions to be continued at a future meeting.

**6. CH. 61A OPTION:** LA provided some background information on the request for release of first option rights to a lot off Narrow Avenue being taken out of the Ch. 61A program. It being determined that the \$140,000 sale price was reasonable enough to consider a Trust purchase as a possible Habitat for Humanity affordable home site, a motion to not sign the Ch. 61A release form for this parcel and to express interest in a possible purchase was made by HL and seconded by BM; the vote was unanimous. LA was directed to investigate the site further to assess its potential for development.

There being no further business on the agenda, a motion to adjourn came at 5:20 p.m. from JS, seconded by BM; the vote was unanimous.

Approved 1-24-18