

Minutes, March 25, 2015 Meeting of Westport Affordable Housing Trust Fund at Westport Town Hall.

Meeting called to order at 3:05 p.m. with members Liz Collins (LC), Warren Messier (WM), Elaine Ostroff (EO), James Sabra (JS) present; Housing Specialist Leonardi Aray (LA), John FraSer of The Community Builders (TCB) and recording clerk Robert Barboza also present. Nicholas Christ (NC) arrived at 3:12 p.m. and Craig Dutra arrived at 3:17 p.m. Absent was member Brian Corey Jr.

MINUTES: WM made a motion to accept the minutes of the Feb. 4, 2015 meeting, seconded by EO; the vote was unanimous.

MEETING SCHEDULE: The next WAHTF meetings were scheduled for 3 p.m. on Wednesday, April 22, and Wednesday, May 27 at Westport Town Hall.

INVOICES: WM made a motion to ratify invoices from Feb. 25, 2015 previously approved by the chair due to the lack of a quorum on that meeting date, seconded by EO; the vote was unanimous. WM made a motion to approve invoices dated 3/25/15 for clerk Robert Barboza (\$405.00) and LA (\$2,432.50) totaling \$2,837.50, seconded by EO; the vote was unanimous.

TRUSTEE TERMS: LA presented a memo detailing the expiration dates of current members; with EO leaving the board, and WM and BC terms expiring in June, it was noted that three new members will be needed to serve on the board. LC noted that she has tried to contact BC a number of times and had no response; she urged fellow members to seek volunteers to submit names to the Board of Selectmen for appointment.

HOUSING SPECIALIST REPORT: LA provided an updated financial report for discussion, no action taken. LA provided a copy of a letter to Jo-Ann Gelfuso regarding the unreported transfer of ownership of the affordable housing unit on Crestview Drive. DHCD has been in contact with the new owner regarding compliance with the deed restrictions. LA reported that the town will lose about 10 designated units on its SHI (subsidized housing inventory) list from the former Housing Rehabilitation Program as their affordable status expires in 2017; he feels the Trust needs to make some effort to preserve these affordable units on the SHI list.

John Fraser from TCB attended to provide an update on the Noquochoke Village project, noting revised construction estimates came in 22 percent higher than original cost estimates, prompting them to remove NSP2 funding which require prevailing wage estimates and revise construction estimates from \$12.6 million to \$10.3 million. He showed the board the latest set of progress drawings, revised to reflect more one bedroom units as one-level flats rather than townhouses, and changes to parking areas; and indicated the application will probably be revised to reflect homeless provisions under priority guidelines issued by the new Baker administration. He noted new support letters from federal legislators, local legislators and town officials will be needed; and no response from the Southeastern Regional Transit Authority regarding locating a bus stop in the development.

LA suggested an April 15 meeting in Westport with TCB and Town Planner, Building Department and Fire Department to review the revised plans; final application from TCB is due April 23. LA also suggested a design update meeting with abutters at the end of April. NC noted that BayBank's commercial lending division may be involved in the project, and may impact his voting on the development. Outreach efforts by the Housing Assistance Office are continuing.

A motion to adjourn was made by WM at 4:50 p.m., seconded by EO, and approved unanimously.