

**Westport Affordable Housing Trust Fund
Meeting of April 24, 2019
at Westport Town Hall**

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

The meeting was called to order by the chair at 4:02 p.m. and commenced with the Pledge of Allegiance to the flag.

4. Noquochoke Village: Welcomed guests from The Community Builders, Inc. were Noquochoke Village site manager Donna Tavares, John Economos, and Eileen Park. LC provided some of her personal reflections on the long journey to completion for Noquochoke Village, and asked the TCB representatives for an update on the project punch list and the anticipated move-in schedule. Ms. Tavares noted that delays had included the expiration of the 90-day life span on early applications, resulting in many prospective tenants having to refile paperwork and verification information; she indicated 45 applicants were in the process of final approvals, and 44 applicants had been rejected.

Of the rejected applicants, 42 had been over maximum income limits or been disqualified because of eviction records; 46 potential tenants had refused rental offers or withdrawn applications due to project completion delays, she reported. For local preference applicants, 16 residents had been offered units, and 16 accepted, Ms. Tavares said. Another 28 residents had declined to continue to final approval due to completion delays; 16 residents had been rejected because they were over the maximum income limits. Ms. Tavares said town residents were getting “first served” placement on waiting lists; mentioned that the police chief had stopped in to pick up rental applications for several of his officers. She said she is also manager of the TCB site in Fall River, and will be in Westport on a regular schedule each week. She indicated that 28 security cameras on site will be monitored by the staff at all times.

Mr. Economos provided a detailed explanation of the application review process, and noted that tenants will have to be re-certified as income eligible for affordable units. Before or during tenancy, a criminal record will disqualify a person from residence, even if a spouse. Tenants are forced to vacate affordable units if their income increases by 140 percent or more, he also indicated. He suggested that in 10 years, all town residents will see tenants at NV as just “working people trying to make ends meet” who won’t cause problems and soon be seen as part of the larger community. As at other TCB communities in Provincetown, Harwich, Fall River, Mashpee and Worcester, the Westport site will provide “safe, sanitary and affordable housing” for its residents, he promised. He commended Chair LC for more than a decade of effort to make NV a reality, and said that trust members were invited to visit at any time if they wanted a personal tour of the site.

1. Minutes: The minutes of the Feb. 27, 2019 meeting were reviewed, with a motion to approve as submitted made by BM, seconded by WM. The vote to approve was 4-0-1, with DW abstaining.

2. Next Meetings: The future meeting dates were confirmed as May 22, June 26, and July 24.

3. Invoices/Financial Report: WM made a motion to ratify a voucher dated 3/13/19 for \$379.00; previously signed by the chair; a voucher dated 3/20/19 for \$3,492.50 previously signed by the chair; and a new voucher dated 4/17/19 for \$3,2180.50, seconded by BM. The vote to approve was 5-0. WM

made a motion to accept the financial report provided by LA, seconded by BM. The vote to approve was 5-0.

5. Housing Specialist Report: LA indicated that DEP has approved the community water supply at NV, although the official approval letter has not been sent yet; receipt is expected any day. He addressed concerns raised by WM about how public access to the conservation land will be guaranteed by deed, and “enforced” by the town. LA reported the receipt of three applications for Housing Opportunity Purchase Program (HOPP) homebuyer grants by the April 16 deadline; verification of eligibility is underway. He also noted that a comprehensive marketing campaign has been launched to notify the public about the home rehabilitation grants available through the CRE-HAB program, with a Dec. 17, 2019 deadline for applications.

6. Chapter 61A Parcels: LA provided details on the McGovern property on Sodom Road being taken out of the Ch. 61A program; the five lots are on the market for \$125,000 each. AB indicated that the Board of Selectmen are not approving any first-option purchases by the town, and noted there are always time issues involved in exploring development options within the option exercise window. LA suggested that the Trust proactively work with the Realtor involved to purchase one of the lots, a 2.4 acre parcel suitable for a duplex home. He suggested an offer contingent on the lot’s suitability for construction of a duplex. BM noted that because of the topography, the lot will need considerable fill at added expense. WM made a motion that the Trust request that Lot 5 not be released, and the town exercise its option, seconded by BM. The vote was 5-0. On a motion made by DW, and seconded by AB, LA was given authority to investigate all the available McGovern parcels, and prepare an offer to purchase Lot 5 at a price not to exceed \$125,000. The vote in favor was 5-0.

With no other business at hand, AB made a motion to adjourn at 5:45 p.m., seconded by BM. The vote in favor was 5-0.

Approval Date: 5-22-19