

Westport Affordable Housing Trust Meeting of Sept. 20, 2017

Members present: Liz Collins (LC), David West (DW), Henry Lanier (HL), James Sabra (JS), BettyAnn Mullins. Members absent: Craig Dutra, Warren Messier. Also present were Housing Specialist Leonardi Aray (LA) and recording clerk Robert Barboza. The meeting was called to order at 4 p.m. by the chair, and commenced with the Pledge of Allegiance.

1. Minutes: The minutes of the July 26, 2017 meeting were reviewed, and a motion to approve as submitted came from HL, was seconded by JS, and passed by unanimous vote.

2. Meeting Schedule: It was noted that upcoming Trust meetings are scheduled for 4 p.m. on Oct. 25 and Nov. 29.

3. Invoices/Financial Report: A motion to approve Robert Barboza's invoice dated 8/16/17 in the amount of \$660.00 was made by HL, seconded by JS, and passed by unanimous vote. A motion to approve the voucher dated 9/15/17 containing invoices from Leonardi Aray in the amount of \$4,270.00 and Robert Barboza in the amount of \$352.00 was made by BM, seconded by HL, and passed by unanimous vote. LA presented the financial report dated 9/15/17, noting that the transfer of \$280,000 in Community Preservation Act funds to TCB for Noquochoke Village is still pending, and will be made at the closing. LA also noted that the audit of trust accounts is also pending, with \$3,000 already earmarked for that purpose.

4. Noquochoke Village Update: LA reported that the closing for the sale of the property is tentatively scheduled for the last week of September; he has been participating in weekly conference calls between TCB and attorneys for both parties. Recent progress has included the DEP's conditional approval of well plans, pending submission of plans for a filtration system; the Building Inspector has approved a foundation permit, and site clearing work is now underway; and abatement of any potential hazardous materials in the house on the property will be done before the building is demolished. LA also reported that TCB has a Clerk of the Works onsite; and that the company is planning a ground-breaking ceremony with local officials after the closing.

5. Housing Specialist Report: LA supplied members with a summary of CRE-HAB applicant 1703's request for grant funds, noting he did not recommend approval as the proposed project does not meet program criteria. After some discussion, a motion to deny the application came from JS, was seconded by DW, and passed by unanimous vote. Members suggested LA refer the applicant to other agencies which may be able to help with the project as proposed. LC indicated she will be discussing some of the findings from the site visit with the police department.

After LA reported that as no new applications for the HOPP grants have come in, he is suggesting extending eligibility for the program to middle income level buyers. He noted that homes purchased by those buyers would not be eligible to be counted on the town's SHI. JS suggested consideration of increasing the grant amounts so low income buyers would be able to purchase higher priced homes; DW suggested flexible grants ranging from \$85,000 to \$150,000 be offered to potential buyers with 80 percent to 100 percent of the Area Median Income. Discussions will continue at a future meeting.

6. Ch. 61A Parcels: LA recommended against Trust consideration of the purchase of Ch. 61A property located at 1506 Drift Road, suggesting the price was too high to be practical for affordable housing. JS made a motion to sign the release form for that parcel, seconded by BM, which passed by unanimous

vote. There was no action on consideration of the purchase of two parcels off Adirondack Lane, with Trust members indicating they did not have enough information to make a decision on their suitability for affordable housing.

7. CPA Funding Application: LA indicated he would e-mail members the submission sheet for the next application round of CPA funding.

With no other business on the agenda, a motion to adjourn came from JS at 5:20 p.m., seconded by HL, and was approved by unanimous vote.

Approved 10/25/17