

MINUTES AFFORDABLE HOUSING TRUST
GRIFFIN MEETING ROOM, TOWN HALL
THURSDAY, MARCH 21, 2019, 2:00 P.M.

MEMBERS PRESENT: Town Administrator Christopher Clark, Selectman Don Howell, Brendan Lowney

MEMBERS ABSENT: Judith Underwood, Larry Brophy (remote participation).

OTHERS PRESENT: Director of Housing Advocacy for Community Development Partnership, Andrea Aldana, Housing Advocacy Program Manager for Community Development Partnership, Housing Specialist for Cape Cod Commission, Heather Harper, Golf Director at Cranberry Valley Golf Course & Golf Committee, Roman Greer, Chair Golf Committee, Clem Smith

1. Call to Meeting Order by Chris Clark

Meeting was called to order at 2:05 PM by Mr. Clark.

2. Public Meeting presented by Chris Clark

a. Approval of Minutes – February 21, 2019

Mr. Brophy makes a motion to approve the minutes for February 21, 2019. Motion is seconded by Mr. Lowney. Unanimously approved 5-0.

b. Public Comments & Announcements - No public announcements.

c. Presentation on Harwich Housing Needs presented by the Cape Cod Commission – Heather Harper, Affordable Housing Specialist

Ms. Harper will be presenting at the Harwich Housing Forum on April 30th at 6:00 pm to provide information and data on housing needs in Harwich. This presentation was presented to the Affordable Housing Trust to review and receive feedback prior to the Housing Forum. The summary of her presentation is as follows: (1) Economic and Demographic Trends for the region and the Town of Harwich. Ms. Harper compares economic trends Cape-wide with the national economy and Harwich. She proceeds with the demographic and economic forecast, 1.5% population growth, 4% increase in employment, 3% increase in households between now and 2025. Ms. Harper discusses the impact of the percentage of the aging population. She continues to explain the data around Cape Cod Employment and Wages between 1995 and 2016. At this time, there are questions from the audience. The Town Administrator, Mr. Clark determines to hold any questions until the end of Ms. Harper's presentation. Ms. Harper provides data on wage earners related to owning and renting at median values from the top 5 ranking sectors such as Health Care and Social

Assistance, Accommodation and Food Services, Retail Trade, Local Government and Construction, (2) Housing and Development Trends. Ms. Harper explains the uniqueness and seasonality of Cape Cod which impacts the housing stock (42% second homes, 88% single family homes with 16% town protected space). A slide illustrates household data at 5,358 in Harwich compared to 94,392 Cape-wide which drives housing supply as indicated by Ms. Harper. The trend in investing 2nd homes will increase. As a result, there are 26,000 households that are cost-burdened in the Cape region. Harwich is at 5.5% within the Subsidized Housing Inventory. The following slides illustrate the Harwich Housing Stress highlighting the affordability gap at each income level. Ms. Harper concludes her presentation and welcomes any amendments the Affordable Housing Trust Board may have.

Mr. Clark motions to Mr. Smith to state his question. Mr. Smith's question is in regards to the Wage Earners slide and if there was any information on the seasonal workforce that can be integrated into the Wage Earners slide. Mr. Clark confirms that Mr. Smith's question is a good point which could clarify any potential pressure on the housing market. Mr. Howell added that businesses such as Chatham Bars Inn, Stop & Shop and Wequasset have the capacity to provide housing for their seasonal workers unlike smaller businesses. He continued to discuss a "collateral blow back" which he stated has nothing to do with affordable housing, but zoning. Mr. Howell moved to Cape Cod because he wanted a rustic and rural environment. He indicated most people feel the same. Ms. Harper clarified and asked if the slide Mr. Howell is addressing should be deleted. Mr. Howell stated that he believes it is a negative point in the overall discussion of affordable housing. Ms. Harper agreed to delete the slide adding that every town will have a different strategy. She stated that what works in Harwich, may not work in Brewster.

Mr. Clark clarified that he would like the presentation slightly modified to reflect the element of seasonality in Harwich and how to promote year round housing. Ms. Andrea Aldana, Housing Consultant, clarified that the discussion on seasonality may be misleading since the Forum is focused on housing needs and the land transfers.

Ms. Underwood inquired about how many actual units are required to reach the 10% SHI goal. Ms. Harper will add this data in her presentation. Mr. Art Bodin, Chair of the Harwich Housing Committee responded to the question; 333 units at 5.5%.

Mr. Clark concluded the presentation with his recommendation for Ms. Harper to list the challenges in Harwich with proposed solutions and what the Town of Harwich is doing to address the challenges.

d. Discussion with Cranberry Valley Golf Course & Golf Committee regarding adjacent parcels to be transferred to the Trust – Roman Greer, Golf Director and Clem Smith, Chair Golf Committee

Mr. Clark provided a background on adjacent parcels that are being transferred to the Affordable Housing Trust and wanted to engage a discussion to receive feedback and as well as an opportunity to answer questions from the Golf Committee.

Mr. Smith referred to Oak Street as historically designated for the Golf Course. He indicated that he was concerned about residential abutters and the integrity of the property. He added that the Committee looked at the Oak Street parcel for development, specifically golf course purposes. He added that he believes any future development on the property should be designated for recreational purposes. Mr. Smith worked with an architect to develop an additional nine holes. He continued to say the nine holes never came to fruition because the Town of Harwich used the property to create the Pine Oaks development, which the Town sold for \$50,000 and resold for \$250,000. Mr. Smith stated that the Golf Course never benefitted from such deals even though promises were made. As such, the Golf Committee is invested in to what is done in the property. It is important that the future development should be a great experience, beautiful landscape and one that does not compromise the Golf Course.

3. Housing Coordinator Report – presented by Andrea Aldana

a. Affordable Housing Trust Funds Available

Ms. Aldana shares the Trust balance with an increase of \$42, obtained from interest which Mr. Clark confirmed occurs monthly. Mr. Clark stated that he will check with the Finance Director for automatic occurrence.

b. Harwich Housing Forum Update

Ms. Deegan shared the proposed date: April 30th 2019 at the Griffin Room in Town Hall. Light refreshments will be provided. Charleen Greenhalgh, the Town Planner will present Article 61 – Land Transfers. Ms. Harper will present the data on Harwich housing needs. Ms. Aldana will then do a presentation on the Outline of Process. Ms. Aldana added that they will have a welcoming slide agenda. She proposed on keeping it simple as the forum will be one hour and thirty minutes. She recommended having enough time for a Q&A session and suggested that Mr. Clark welcomes everyone.

Mr. Clark stated that it will be posted on their regular meeting. Ms. Aldana shared the idea of changing the configuration of the room so that it is a set up for a one way communication. The Trust did not have anything preference on configuration.

Ms. Deegan presented two flyers. One is designed for Office Hours and the second is a Data Handout for the Harwich Housing Forum. The Office Flyer is a flyer that can be distributed via social media and posted in bulletins. The Trust Committee had no specific feedback with the Office Flyer. The Data Handout is an information flyer for attendees to take home after the Housing Forum. The handout highlights two things: housing needs related to population and demographics. Feedback from the Trust Committee: what does 80% AMI mean to people, Don Howell would like to see entry level wages for teachers, first responders, fire fighters and police officers. Mr. Lowney suggested the Aging Population graph be simplified. Don Howell suggested to make the colors more “pop”.

Ms. Deegan shared that as part of the outreach plan, she is coordinating a segment to be recorded with Ms. Jamie Goodwyn which will involve Ms. Charleen Greenhalgh and Mr. Clark.

Ms. Aldana stated that there will be two mailers to abutters; all abutters related to Article 61. The first will be a save the date flyer and a week prior to the Housing Forum, a final reminder postcard will be sent.

c. February Monthly Report

Unrelated to the contract, Ms. Aldana shared Community Development Partnership media campaign, “We can’t afford to lose the people who can’t afford to live here”.

Ms. Aldana provided a reminder for the next meeting which will take place at the Yarmouth Trust meeting on April 24th at 6 pm. A Community Engagement Training has been contracted which will be valuable in anticipation the land transfers. The training will take place at the Council on Aging in Wellfleet, Tuesday June 18th, 5:00 pm – 7:00 pm.

4. Next Meeting Date

Yarmouth Trust Meeting – Round Table Discussion, April 24th at 6 pm in Yarmouth Commons (881 Route 28) for a tour of Yarmouth Commons. After the tour, the meeting will take place at the Simpkins Residence, 134 Old Main Street in South Yarmouth at 6:45 pm to 8:00 pm. Pizza and drinks will be served.

5. Adjournment

Mr. Clark calls for a motion to adjourn the meeting. Ms. Underwood seconds. Vote unanimous, meeting adjourned at 4:41 pm.

Respectfully submitted,

Pelinda Deegan, Housing Consultant
Housing Advocacy Program Manager, Community Development Partnership
Adopted: May 16, 2019