**Harwich Housing Committee Minutes**

**2/13/2017**

Meeting called to order at 4:35pm

Members: Art Bodin, Cindi Maule, Julie Eldredge and Amy Harris

Guests: John Stewart, HHA; Aly Sabatino, Town Planner; Sally Urbano, HHA

Review and approve the minutes from 1/9/2017. Amy Harris made a motion to approve the minutes. It was seconded by Cindi Maule and it was agreed.

Art reviewed the Agenda and said he attended the Pine Oaks board meeting on January 18th. He said they intend to keep it affordable. Cindi asked what their plan is to keep it affordable and wondered if we could invite a member of their board/management (Greg Winston) to our meeting to discuss. Pine Oaks provides a large supply of affordable units to the Town of Harwich and we do not want to lose that inventory.

Art provided the following updates to the Old Business / Activities Tracking list

1. Middle School – repurpose to use for housing
2. BOS has delayed discussion until 2018
3. To be noted in HHPP
4. Now working with COA, convert to senior housing/mixed use
5. Willow Street – town owned
6. New Town Counsel has the project to solve property line problem
7. 93/97 Main Street, W. Harwich – HECH/Habitat joint venture
8. Habitat proposal approved by HHC/HHA to build 6 units on back half of property
9. BOS on 10/3/16 approved 240K from housing fund and LIP application
10. Proposal moving through permitting process
11. Harwich Housing Production Plan (HHPP)
12. Follow up status of existing affordable housing units at Pine Oaks Villages due to the loss of affordability status in the future. Attended MCCH Board meeting 1/18/17, Board affirmed their commitment to keep all units affordable.

New Business

1. Art and John Stewart had discussions with Aly Sabatino regarding possible raw land or properties designated for affordable housing. Aly gave us information on the following properties.
2. Albro House – would need to approach BOS for RFP or RFI.
3. West Harwich School – RFP has been submitted and in process for other uses.
4. Willow Street – being handled by town counsel.
5. Depot Street – wetlands on property and according to Amy in the Conservation department there is a 100’ setback required and the property could potentially support one unit.
6. Lynn Way (off Dundee Circle) – 5 lots with potential 1 acre lots (+/-), located in drinking water district which requires 10,000 sq. feet per bedroom (state requirement).
7. #337 Route 137 – 1.5 acres raw land (potential for disabled housing), located in drinking water district which requires 10,000 sq. feet per bedroom (state requirement).
8. Captains Hill – 1.2 acres and encroachments have been taken care of.
9. 124 & Drum Road – dwelling burned and now the Town is taking ownership.
10. 481 Queen Anne Road – vacant property, looking for owner.
11. HHC has been asked by the BOS to take on the project of “Harwich Disability Housing” sponsored by Jeff Locantore. Jeff is a Harwich resident that is disabled and looking to build a home with the help of the HHC and BOS. The HHC would like Jeff to provide his Plan to HHC before we discuss any further. Art said he will contact Jeff and ask him to prepare his Plan and bring it to a future meeting for discussion.
12. Goals for 2017
13. Inviting guests to our meetings – we are currently doing this
14. Create an updated Affordable Housing Map. Amy has started working on this and showed her progress of the Affordable Housing Map and noted that existing housing exists in all zones, i.e.; RR, RMD, IL, CHD, etc. It was pointed out that Drinking Water Protection District’s overlay is not on the Map, which Aly promptly provided.
15. Create a “standard” presentation from our committee to use when we attend other meetings.
16. Keep the message out there about the need for Affordable Housing
17. Aly will be attending our meetings and be our liaison to share information from the Planning department.
18. Keep working with John Stewart at the HHA.

Amy Harris moved to approve the HHC Goals of 2017. It was seconded by Cindi Maule and it was agreed.

Additional comments and suggestions:

1. Aly informed us the Planning Department is reviewing the goals from the HHPP and will incorporate some in their department.
2. Art added that if we (HHC) can find raw land, the Town will approve the use of CPC funds to build/purchase properties. We also need to focus on rental properties.
3. Art spoke with Jay Coburn from Community Development Partnership and he will be attending our next meeting to discuss what his group does.
4. Amy asked, “what does RHS stand for?” RHS is entered on our list of affordable housing. John Stewart will look into this.
5. Claudia Williams, our secretary has resigned from the committee. We have an open spot that needs to be filled.

Next meeting: March 6th

Meeting adjourned: 5:39pm

Posted by: Julia W. Eldredge, HHC