Harwich Housing Committee Minutes

3/6/2017

Meeting called to order at 4:36pm

Quorum: Art Bodin, Cindi Maule, Julia Eldredge and Amy Harris

Introduce Guest(s): Aly Sabatino, Town Planner

Review and Approve Minutes: Amy had additional comments to be added to the Minutes and Julia agreed to include them when preparing the final draft. Amy motioned to approve the Minutes of 2/13/2017. It was seconded by Cindi and it was agreed.

Mr. Gregory Winston was an invited guest to our meeting; however Art was contacted earlier in the day that Mr. Winston would not be able to make our meeting due to a scheduling conflict. We are hopeful Mr. Winston will attend our next meeting.

General Discussion and Updates to Old Business / Activities Tracking list

1. Middle School – repurpose to use for housing
   1. BOS has delayed discussion until 2018 Town Meeting
   2. To be noted in HHPP
   3. Working with COA to convert to senior housing/mixed use
   4. 2017 Annual Town Meeting, Article #44- petition for Town owned housing
2. 70 Willow Street – town owned, 1.81 acres
   1. Art obtained the address of this Town owned property that has been in limbo for 10+ years due to encroachment(s) on property lines. Art reached out to Chris Clark, Town Manager for an update and was told it is with the Town’s new Town Counsel to solve the property line(s) issue. Art said he will keep pursing Mr. Clark for updates and keep the Committee updated.
3. 93/97 Main Street, West Harwich – HECH/Habitat Joint Venture
   1. Habitat proposal approved by HHA/HHC to build 6 units on back half of property
   2. BOS on 10/13/16 approved 240K from housing & LIP application
   3. ZBA scheduled for March 8, 2017 – this will be continued and is the normal course of action per Aly Sabatino
4. Harwich Housing Production Plan (HHPP)
   1. Follow up status of existing affordable housing units at Pine Oaks Village due to lose affordability status in the future
   2. Attended MCCH Board meeting on 1/18/17, Board affirmed their commitment to keeping units affordable
   3. Invited Gregory Winston, MCCH Board Chair to discuss units staying affordable. Mr. Winston could not attend our meeting due to scheduling conflict.
   4. Letter to BOS affirming full support of HHPP – Amy offered to prepare a Letter of Acceptance on behalf of the HHC and the Committee agreed.

NEW BUSINESS

1. Discuss and approve list of properties to be presented to the BOS as Affordable housing. The Committee has been reviewing and discussing a list of 9 possible properties for consideration. At this time the HHC will focus on the list below. Cindi stated that we need to approach the BOS and the BOS would need to obtain authorization from the current owner for RFIs. Cindi also offered to do some research on how Housing Assistance Corp. (HAC) obtains property (vacant land and existing dwellings).
   1. Stone Horse Motel – currently owned by Outer Cape Health Services, 2.6 acres
   2. Route 124 & Drum Road – dwelling burned
   3. Albro House – Town owned, possible Veteran Housing, would need to approach BOS for RFP or RFI.
   4. Captains Hill Motel – currently for sale $385K, 1.2 acres
   5. #337 Route 137 – vacant land currently for sale $115K, 1.5 acres, possible site for Disability Housing Project
2. 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. Art said Mr. Locantore will be attending our April meeting.
3. Art and Cindi are attending the Council on Aging Housing Summit event on March 24th from 10am to 12pm. Art will be making a speech and asked for input for a standard presentation that can be used by the HHC when attending events. Amy prepared a draft presentation that summarized what Affordable Housing is, what our Committee does and how to navigate around the Town’s website to access the HHPP for additional information. Julia motioned to approve the draft presentation. It was seconded by Cindi and agreed.
4. The Harwich Housing Committee Charge – Amy offered to research and update the HHC Charge and will provide an update at our next meeting. This was unanimously agreed by the HHC.
5. With the resignation of Claudia Williams, Cindi motioned for Julia Eldredge to be the HHC secretary. It was seconded by Amy and it was agreed.
6. Affordable Housing Map of Harwich – Amy showed progress of Affordable Housing Map and noted that housing exists in all zones, i.e., RR, RMD, IL, CHD, etc. It was pointed out that the Drinking Water Protection District’s overlay is not on the map which Aly promptly provided.

Additional comments and suggestions:

1. Art spoke with Jay Coburn from Community Development Partnership and he will be attending our next meeting to discuss what his group does. Jeff did not attend our meeting – will he be at a future meeting?
2. Amy asked, “what does RHS stand for?” RHS is entered on our list of affordable housing properties. John Stewart will look into this. RHS – Rural Housing Service which part of USDA (United States Department of Agriculture).

Next meeting: April 3rd

Meeting adjourned: 5:45pm

Posting Officer: Julia W. Eldredge, HHC Secretary