Harwich Housing Committee Minutes

4/3/2017

Meeting called to order at 4:30pm

Quorum: Art Bodin, Cindi Maule and Julia Eldredge

Introduce Guest(s): Rick Presbey and Jeff Locantore

Review and Approve Minutes: Cindi motioned to approve the Minutes of 3/6/2017. It was seconded by Julia and it was agreed.

Mr. Gregory Winston is planning to attend our May meeting

General Discussion and updates to Activities Tracking List and Old Business -

1. Middle School - re-purpose 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 pursuing 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 10/13/2016 approved 240K from housing & LIP application
   3. ZBA meeting 3/8/2017 – this will be continued and is the normal course of action per Aly Sabatino, Town Planner
   4. ZBA meeting 3/21/2017 – questions arose about Habitat’s application. Habitat asked for a 2 week continuance
4. Harwich Housing Production Plan (HHPP)
   1. Follow up on status of existing affordable housing units at Pine Oaks Village which are due to lose affordability status in the future
   2. Attended MCCH Board meeting on 1/18/2017, 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 a scheduling conflict. We have kept an open invitation and hope Mr. Winston will attend our May meeting
   4. Letter to BOS affirming HHC full support of HHPP – Amy offered to prepare a Letter of Acceptance on behalf of the HHC and Committee agreed. The letter will state our full support of the HHPP and include our request for hiring a Housing Coordinator

Old Business –

1. Adding to the discussion from our last meeting where we discussed presenting a list of properties to the BOS as Affordable housing. Cindi had offered to do some research on how Housing Assistance Corp. (HAC) obtains property. Our guest, Rick Presbey offered his expertise in this field. Art shared with Rick our proposed list of prospective properties to pursue as affordable housing. Rick said he would like to see the properties to get an idea of what kind of funding to pursue (tax credits, CPC Funds, etc.) and the scope of the projects (new construction, apartments, single family dwellings, rentals or ownership). Rick suggested to the Committee that we do our due diligence by working with the Town Planner and establish our list of properties and their best use and reach out to local builders (large and small) for their knowledge or experience working on affordable housing projects. Once we have our information we need to prepare a brochure and/or presentation and present it to the BOS.
   1. Former Stone Horse Motel – currently owned by Outer Cape Medical Services
   2. Route 124 & Drum Road
   3. Albro House
   4. Captains Hill Motel - (1.2 acres)
   5. #337 Route 137 - 1.05 acres (vacant land for disabled housing)
   6. Depot Street – Town owned
   7. 397 Route 28 Harwichport - (Handler Auto Parts property)
   8. Lynn Way (located off Depot Road) – Town owned, approx. 5 acres)

Note: items f. g. h. were not voted on by the Committee at this meeting

1. Our Committee has been asked by the BOS to take on the project of “Harwich Disabled Housing” sponsored by Jeff Locantore. Jeff attended our meeting to provide the Committee with his proposal for this new venture. He is looking at property located at #337 Route 137 which is currently for sale (1.05 acres listed for $115K) to construct a single family dwelling for adults with special needs. Jeff‘s proposal is to create a non-profit organization and work with a local builder to construct the house. Jeff has obtained preliminary cost to build estimates ranging from $75 to $300 per sq. foot . The bedrooms would be rented and tenants would share the common space (kitchen and living areas). His plan includes fund raising and CPC funds to help with the purchase and construction of this home. He will also place a Press Release in the Chronicle and offer Information Sessions at the local community centers. Jeff is looking to HHC to offer non-monetary support for this project.
2. The Committee discussed Jeff’s plan and agreed to offer non-monetary support as we felt this is a first of its kind project for Harwich. Julia motioned to approve the request by the BOS to support Jeff Locantore’s project. It was seconded by Cindi and it was agreed.

New Business -

1. 70 Willow Street – Town owned, 1.81 acres
   1. Who is the new Town counsel? Should we keep pursuing? Cindi motioned for application to hire attorney to complete boundary line issues to clear title. It was seconded by Julia and it was agreed.

Additional comments and suggestions -

1. Art asked the Committee to review the Goals assigned to the HHC in the HHPP (page 10) so we can discuss at our next meeting.

Next meeting: May 1st

Meeting adjourned: 5:41pm

Posting Officer: Julia W. Eldredge, HHC