Harwich Housing Committee Minutes

Town Hall Library, 732 Main Street

Harwich, MA 02645

Monday, July 10, 2017 ~ 4:30pm

Meeting called to order at 4:31pm

Quorum: Art Bodin, Cindi Maule and Julia Eldredge

Introduce Guest(s): Jay Colburn, CDP; Dave Callaghan, REOS Committee; John Stewart, HHA; Sharon Pfleger and Doug Meyer, Harwich Residents

Review and Approve Minutes: Cindi motioned to approve the Minutes of May 8, 2017 and June 5, 2017. It was seconded by Art and it was agreed.

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

1. Dave Callaghan from the Real Estate and Open Space Committee inquired about Agenda Item ‘6(e)’ under New Business, “Potential Joint Project with Harwich Conservation Trust (HCT) and Harwich Housing Committee (HHC)”. Dave asked what HHC’s plan with this property was. Art explained he had spoken with Michael Lach of the HCT and asked about the status of the Route 39/Owners Unknown property and if it would be a potential site for an affordable house. Sharon Pfleger and Doug Meyer live on Little Shaver Lane and abut this property. They voiced their concerns and asked questions as to what the process would be to obtain the property if the owners are unknown. Sharon asked if the land can be sold to the Town or could a resident purchase it. Art shared his thoughts that it would probably cost too much to bring utilities to the site and the road would need to be improved. Dave agreed and the Committee members also chimed in that we have other potential sites we need to research.
2. Additional discussion regarding Driftwood Lane, 5 lots located in a water restricted area. This is also a potential site that needs more research for a future meeting.
3. Jay Colburn from the Community Development Partnership (CDP) provided a great overview, with handouts of what the CDP does. It was both educational and exciting to learn how we can reach out to the CDP for help and guidance. The CDP offers micro loans to small businesses, rehab loans (up to $35,000) to help homeowners’ complete normal maintenance to their home and first time homebuyer classes. Jay also told us they are sponsoring an educational series in the fall and are looking for members from Town Committees to attend along with Town Administrators or Board of Selectmen. The purpose of the series is to educate each town on how to educate their residents on affordable housing and how to make it work in their town.
4. The affordable housing process and who qualifies – Dave asked if/when there is an affordable home available, is it limited to Harwich residents. Jay provided the following answer: depending on the type of project (40-B, deed restricted, etc.) the property must be offered to all qualified applicants and most applicants tend to apply in areas they are living or working. Meaning a Town does not see the majority of applicants living and working in western Massachusetts applying for housing on Cape Cod.

Activities Tracking -

1. 70 Willow Street, West Harwich – currently with town counsel
2. 93/97 Main Street, West Harwich – ZBA continued to July 26th due to flaw in Habitat’s application

Old Business -

1. Gregory Winston – Art asked Julie to prepare a letter to Mr. Winston’s attention asking him to confirm the affordable units at Pine Oaks Village
2. We need to find owners of the 8+1 affordable units identified on the HHPP that have expired

Next Meeting: August 14th

Meeting Adjourned: 5:51pm

Posting Officer: Julia W. Eldredge, HHC