Harwich Housing Committee Minutes

Town Hall Library, 732 Main Street

Harwich, MA 02645

Monday, September 11, 2017 ~ 4:30pm

1. Meeting called to order at 4:31pm
2. Quorum: Art Bodin, Cindi Maule and Julia Eldredge
3. Introduce New Member: Mary Maslowski (was not able to attend)
4. Approval of Minutes: Cindi motioned to approve the Minutes of July 10, 2017. It was seconded by Art and it was agreed.
5. Recognize Guest(s): John Stewart, HHA; Aly Sabatino, Town Planner, Donna Kalinick, Brewster Ass’t Town Manager, Jill Scalise, Brewster Housing Coordinator and Julie Kavanagh, BOS Liaison
6. General Discussion and updates to Activities Tracking List and Old Business -
   1. 93/97 Main Street, West Harwich – HECH/Habitat Joint Venture was approved by the ZBA. Julia asked to have this removed from the Activities Tracking list as it has been approved and construction will not start until 2018. Art would like to keep it on the List.
7. OLD BUSINESS
   1. PINE OAKS VILLAGE – Art received a written response from Mr. Gregory Winston, President of Mid-Cape Church Homes stating the 98 Units at Pine Oaks Village 1/11 will remain affordable in perpetuity. Copy of this letter was handed to Aly Sabatino and she will submit to DHCD.
   2. 9 Units that participated in the Rehab Program/DHCD with limited (15) year deed restrictions (1 expired in 2015 with the remaining units expiring in 2017-2019) – Julie will prepare a memo on behalf of the HHC and forward it to Aly Sabatino stating there is really nothing the HHC can do and the Town will be losing those affordable units.
   3. Rewrite HHC Charge – Julie Kavanaugh from the BOS arrived towards the end of our meeting and we were not able to discuss. *Keep on Agenda for next meeting*.
8. NEW BUSINESS
   1. Housing Coordinator – Aly said she will be submitting a request to CPC for $500,000 to create the Affordable Housing Trust with $30,000 of those funds to be utilized for a part-time Housing Coordinator. Julia will send a letter on behalf of the HHC to Aly stating our full support of her request to CPC for the Affordable Housing Trust.
   2. Update to Jeff Locantore’s Disabled Housing Project – Art said at this time Jeff is working on getting his non-profit set up, organizing the fundraising that will be needed and Amy Bullock, the Tax Collector and Sandy from the Harwich Housing Authority are also helping. Both Donna and Jill inquired about this project and we gave them a brief overview of what Jeff is trying to accomplish and that it would be open to residents in neighboring towns, not just Harwich.
   3. Summary of Housing Strategies – Julia read the list of Strategies from the HHPP for the Committee to discuss. Aly shared with us that the Planning Board is reviewing the current Accessory Unit By-law to make it easier for residents to convert or construct an accessory unit without a “special permit”.
   4. Discussion and recommendation to BOS for the former Harwich Recreation Building - the members discussed and decided our recommendation to the BOS is to remove this property from our Agenda. We feel this property is not viable as Affordable Housing. Julia motioned to not recommend this property to the BOS, Cindi seconded and it was agreed.
   5. Discussion and recommendation to BOS for the Albro House - the members discussed and decided our recommendation to the BOS is to remove this property from our Agenda. We feel this property is not viable as Affordable Housing. Julia motioned to not recommend this property to the BOS, Cindi seconded and it was agreed.
   6. CPC Funding request by John Stewart – John is submitting an application to CPC in the amount of $400,000 for the Buy-Down Program and is asking for HHC’s support. Cindi motioned to approve John’s request so the Harwich Housing Authority can continue the successful Buy-Down Program. Art seconded and it was agreed. Julia to send John an email on behalf of the HHC.
9. GENERAL COMMENTS
   1. John Stewart informed us that there are two (2) affordable houses in Chatham through HAC (Housing Assistance Corp.).
   2. Donna Kalinick informed us with how she and the Town of Brewster are working towards meeting their Affordable Housing goal and by having Jill Scalise as their new Housing Coordinator will be a huge benefit. Jill will be a great help and resource for our Committee and Housing Coordinator.
   3. Cindi reminded everyone about the Cape Housing Institute

NEXT MEETING: October 2, 2017

MEETING ADJOURNED: 5:40pm

POSTING OFFICER: Julia Eldredge, HHC