HARWICH HOUSING COMMITTEE MEETING

February 13, 2023 at 4 PM

Small Conference Room; 2nd Floor

Harwich Town Hall

Meeting called to order at 4:05pm. In attendance: Art Bodin, Liz Harder, Claudia Williams. Mary Mazlowski joined via Remote Meeting option at 4:30.

1. Committee reorganization – Chair, Vice Chair, Secretary
   1. Liz Harder nominated Claudia Williams given her background in the committee. Claudia let them know she has only attended 2 meetings if anyone was interested. Art Bodin nominated Liz Harder and was 2nd by Claudia Williams.
   2. Art Bodin nominated Claudia Williams as Secretary and Liz Harder 2nd.
   3. It was decided that when we had a full committee, we would discuss moving Claudia Williams to Vice Chair and a different Secretary.
2. Introductions & welcome to new Housing Advocate, Brianna Nickerson & Paul Halkiotis Planning & Community Development Director:
   1. Brianna Nickerson gave us her background and work experience. She talked about how she has met with other towns: Falmouth (Kim Fish), Chatham. She plans on meeting with Yarmouth, Provincetown and all the way back up the Cape. Liz Harder gave other contacts/suggestions of others to meet with especially in Brewster and Orleans. Art suggested Mary Weegan. Brianna was asked what she has been charged with: Brianna said she is a liaison to the committees, education for the public re: housing, explore different housing options, not tied to any specific type of affordable housing, all things housing for the town. Liz Harder pointed out there are many groups on the Cape doing housing and suggested figuring out who is doing housing and how they work together. Liz gave her background in the groups she works with. Claudia talked about how our goal is to make sure we are clear on what we as a committee should be working on, funding, etc. vs how we worked in the past (prior to the Trust). It will depend on Paul and Brianna’s understanding as town employees charged with Housing.
   2. Paul Halkiotis also gave his background. Paul was on the remote meeting and introduced himself and his background in Housing for 34 years. He spoke about his experience in Norwood and how the planners from the sub-region organized around Housing issues. They created a Regional Housing Organization (with grants) in their region and Paul was the Project Leader and acquired the grants. He talked about how he is learning about the number of organizations on the Cape. He and Brianna spoke today and weren’t sure what role they would be playing with our committee, etc. but they will be having a conversation with Joe Powers on what that should be including administrative tasks.
   3. Discussion around what we believe our tasks are as a committee: Art talked about his understanding, saying Brianna is the point of the spear and what Joe Powers said all things housing will go through Brianna going forward and that we would only be going through Brianna and no one else. Claudia asked if that was Brianna’s understanding and said that we need to take our direction from Joe Powers. Liz did not agree with Art’s understanding. Claudia said we will focus on Paul and Brianna getting their charge and we go from that rather than creating our own charge outside of that. Paul suggested we invite Joe Powers to our next meeting as the Chair of the Trust and their Supervisor. It’s important to keep effective communication between all the housing groups and that we know what Joe wants us to do and on par with the Housing Trust. This will be added to the next agenda. It was decided that Paul and Brianna will invite Joe for this committee. (Mary Mazlowski joined the meeting via the remote meeting option – Claudia gave Mary a recap of the meeting up until this point. Mary would have thought Claudia would have taken the Chair as next in line since we typically reorganize in July by the Charter and was discussed but was OK with the vote.)
   4. Liz Harder discussed the make-up of the committee and would like a Housing Trust member and a Planning board member (that is Mary) and we only have one vacancy. Mary pointed out that it is up to the Selectmen how the committee is made up and that we should be meeting with the Trust once a year via the by-law in the Trust: to meet once a year to come up with the plan for the year. Art would rather see a citizen not currently associated with housing at the moment on our committee since current members attend the other meetings to balance the committee. Guest from the audience (Brendan Lowney from the Housing Trust) would be willing to be a Trust rep in our committee in the interim. Claudia would like to also invite Mary Anderson, our Select-liason to attend as well so we can have a complete discussion.
3. Discussion of goals and objectives for 2023 – tabled until next meeting with Joe Powers
4. Review and discussion of the Committee Charge – tabled until next meeting with Joe Powers.
5. Coordination and communication with the Housing Trust Committee – tabled until next meeting with Joe Powers.
6. Recap of the 2/1/23 Housing Huddle meeting – Held by Housing to Protect Cape Cod made up of realtors and other agencies including HAC. It explains the need and education of housing. Cindy Williams (Harwich Chamber) spoke from the audience and outlined that it is educating the public on who is effected by the shortage of housing and it offered definitions of the various types of housing. It helps us pass things in the town meetings if people have a good understanding of what types of housing are being voted on. There will be another one in the evening.
7. Local Comprehensive Plan Update –
   1. Paul spoke and worked out the RFP for the consulting firm to update the town plan. Joe has the RFP to review for approval. Also, the housing production plan has expired. It’s time to update that plan so he added to the RFP for the consultant to add a production plan to the their work to meet that requirement. He will see if that can be done. Also discussed the Consultant that the Trust is working with on building the Affordable Housing stock in an Action Plan: Jen Goldstein. Not the same consultant for the housing production plan.
   2. Paul also talked about changes to the ADU given the lot requirements to allow for more ADU’s being approved. He will send a draft by-law out the committee for discussion. Hearing is 2/28 and would welcome feedback. Claudia talked about her experience with the ADU. The new recommendation is lot size of 10,000’.
   3. Art’s comments: 2/22 @ 7pm Zoning board meeting on Bells Neck project “old school house.” project and asks that people come and support that project (potentially 10 units)
8. Meeting schedule for 2023 – after discussion, **3rd Thursdays are best for the group at 5pm and Brianna can call in for it. Next mtg. is March 16th @ 5pm.**
9. Old business - none
10. Adjournment – 5:15pm Art motioned to adjourn, Liz 2nd and voted unanimously to adjourn.