

**Housing @ Hildreth House Committee (H@HHC)**  
**Meeting Minutes – January 10, 2019**  
**Volunteers Meeting Room, Town Hall**  
**13 Ayer Road, Harvard, MA**

*Members Present:* Pablo Carbonell, Hank Fitek, Rick Maiore, Fran Nickerson, Victor Normand, Lucy Wallace

*Staff:* Chris Ryan, Director, Community & Economic Development

The meeting was convened by Chairman Rick Maiore at 8:05 AM.

Administrative

The minutes of the December 13, 2018 meeting were approved as presented.

Updates

*Meeting with Planning Board:* Rick reported he, along with Lucy Wallace, had attended the January 7, 2019 Planning Board meeting to give them an update on our project and to seek their input on our proposed next steps. We are considering two basic options, the first being providing the developer with an approved preliminary site plan, which, as Chris Ryan noted, could simply be a Planning Board-approved modification to the current approved preliminary site plan and to proceed as we had in our previous solicitation. The second would be to provide the developer with the current preliminary site plan and information on the type of housing we are seeking (modest size, first floor master, etc) and let the developer propose a development scheme for the Planning Board to approve. Lucy noted that the Planning Board did not express a preference but rather indicated a willingness to work with us and a potential developer in advancing this project.

*Status of Sewer Permit:* Fran Nickerson expressed concern with the pending denial by the sewer commissioners of our application for hook-up to the town sewer system because of the lack of an affordable housing component. Lucy asked when the denial would be issued. Rick reported that the sewer commissioners had been waiting for confirmation from the new waste water treatment facility engineers, Ty and Bond, on the level of excess capacity in the system. He agreed we need to make a strong case to the commissioners of the public benefit of the housing, even without an affordable component, as it will provide much-needed housing for seniors wishing to downsize and stay in Harvard. He does not expect the decision to be issued before February after which we can appeal it to the Select Board.

*Funding Request:* Lucy reported that we must submit a formal funding request by Monday, January 14<sup>th</sup> and included in the request would be the vote of the Committee seeking the funds. A discussion followed on the amount to request and the following was agreed upon: \$7,500 for an appraisal, \$1,000 for RFQ/RFP-related costs for a total of \$8,500. A motion was then made, seconded and unanimously approved as follows:

“I move that we request \$8,500 for appraisal, engineering and RFQ/RFP purposes with the funds to be available for two years (until June 30, 2021).”

Lucy will prepare and submit the appropriate paperwork.

*Public Outreach:* Fran stated she felt it will be important for us to make our case to the broader public before going to town meeting for any approvals. Lucy suggested submitting a “Consider This” piece to the *Harvard Press* to run a couple of weeks prior to a town meeting. Victor Normand believed it is important to stress the primary purpose of this project and zoning for this parcel: to provide much-needed housing for Harvard seniors. However, we should be prepared to address why an affordable component will not be appropriate for this project. Pablo Carbonell suggested we clarify the asset limit to qualify for affordable housing which would be difficult for a Harvard resident to meet after selling their current residence. Victor suggested we poll current seniors to see how many would be interested in purchasing a unit in this project. He also suggested we create a list of comparables to provide the appraiser. Rick suggested we revisit this topic in a March/April timeframe and when we are further along in our current work.

*Public-Private Partnerships:* Chris Ryan reported on another approach the Committee might consider pursuing - a public-private partnership – and distributed a brief write-up he had prepared. He noted the four major criteria to use in evaluating if this is a course we would like to pursue:

- The project contributes to important public policy goals
- The project will be economically feasible and has reasonable chance to succeed with public assistance
- What public assistance is required for the project to succeed? Financing? Other?
- The project will pay for itself through revenues it generates or merits public financing because of the public benefit

Rick suggested the Committee review Chris’ memo and we consider it at our next meeting.

The meeting was adjourned at 9:05 AM.

No future meeting date was set.