

**Housing @ Hildreth House Committee (H@HHC)**  
**Meeting Minutes – May 9, 2019**  
**Volunteers Meeting Room, Town Hall**  
**13 Ayer Road, Harvard, MA**

*Members Present:* Pablo Carbonell, Hank Fitek, Rick Maiore, Carl Sciple, Lucy Wallace

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

The meeting was convened by Chairman Rick Maiore at 4 PM.

Administrative

The minutes of the March 14, 2019 meeting were approved as presented.

Responses to RFI

Chris Ryan distributed copies of the two responses received to the RFI: from Dan Gainsboro of NOW Communities and Merrill Diamond of Diamond Sinacori, both of whom had done a site walk with Rick. It seemed the two responses were very similar in noting limitations to project and suggesting solutions. For example, the site will be very costly to develop, perhaps making the project financially unfeasible. A single large building might be better suited for the site than a series of small duplex cottages. Suggested solutions include considering a Local Initiative Project and obtaining funds from a private non-profit, such as the Municipal Affordable Housing Trust, reducing the cost of the land, or allowing for phased payment.

After a lengthy discussion on our options, Chris suggested meeting with the developers to further explore their assessment of the project and potential solutions. It was agreed that this would be the most sensible path forward. In addition to these two developers, we could also meet with Mark O'Hagan. Chris will see about setting up meetings (preferably on different days and not back to back) on June 7, 8 or the week of June 10<sup>th</sup>. As Chris will be away June 20<sup>th</sup> to 28<sup>th</sup>, meetings not scheduled before his departure will have to wait until early July.

A next meeting date was not set.

The meeting was adjourned at 4:40 PM