

Town of Harvard Municipal Affordable Housing Trust Fund  
Monthly Meeting  
December 12, 2016 - Congregational Church

Meeting opened at 7:06 PM

Present: Greg Schmidt, Lucy Wallace, Ron Ricci, Leo Blair, Ken Swanton; Manny Lindo

**1. Public comment**

- A number of neighbors came to discuss what is happening at the Littleton Rd. Property.
- Questions were asked and answered
- Schmidt read an email from Rhonda Sprague from a client who looked at the property with the idea of an overlay district in mind. The developer suggested that because of a need for public water and sewer the number of units needed for profitability would be 36 not the 19 the trust had asked for.
- Chair agreed to put the neighbors on the January agenda as they hope to come with some ideas for use of the property that would be beneficial to town and neighbors.

**2. Hearing regarding changes to Policies and Procedures:**

- Ricci walked us through the proposed changes (see attached)
- Under item 5 we added, "and one shall be a member of the Planning Board."
- Under item 13 paragraph 4 we removed the line "undertaking any project with the exception of subsidizing an AAA requires Board of Selectmen approval." And added to the last line, "any subsidy over 5 units requires Board of Selectmen approval."
- In item 14 we debated whether the chair should be a signatory to any accounts held by the trust. In the end we left that line alone.

No action taken. As per our policies the vote will be next month.

**3. Treasurer's report**

- Treasurer reported that our tax id number has been received and provided to Fred Aponte in the Town Finance Office.
- Trust directed Treasurer to ask the town for the funds the town has been holding pending tax id number.
- Still awaiting word on audit and town re-administering the funds.

Swanton moved acceptance of report. Blair seconded.  
All in favor

This was Manny Lindo's last meeting and he was thanked for his service to the and for the Trust.

**4. Housing at the Hildreth House Committee Request**

Victor Normand came representing the Hildreth House Committee and requested a loan for engineering services in order to prepare a preliminary site plan to take to Planning Board and ultimately to town meeting. The Committee says they will repay the loan AND they plan to make two of the units affordable.

After discussion of the pros and cons of a loan verses a grant and whether we had the funds to fulfill this request Ricci moved: "That the Trust grant \$30,000 to the Housing at the Hildreth House Committee, subject to written confirmation that two of the units developed will be affordable."  
Swanton seconded.

All in favor.

**5. Motion to adjourn by Wallace seconded by Ricci.**

All in favor

Meeting ended at 8:55

Next meeting January 9th.