

Housing @ Hildreth House Committee (H@HHC)
Meeting Minutes – May 3, 2018
Small Meeting Room, Town Hall
13 Ayer Road, Harvard, MA

Members Present: Bill Barton, Hank Fitek, Victor Normand, Carl Sciple, Lucy Wallace

The meeting was convened by vice-chair Victor Normand at 8:10 AM.

Citizens' Petition:

The Committee discussed the Citizen's Petition being presented at the upcoming Annual Town Meeting and what, if any, position it might like to take. Points considered with respect to requiring an affordable component (40B) included:

- Given the estimated carrying capacity of the site without the Fire Station property, there would be 14 units; 4 of which would be affordable.
- Based on O'Hagan 40B project on Ayer Rd, it appears affordable units would be sold at a 60% discount. Market rate units would have to make up the shortfall, absent a subsidy.
- There are no federal or state subsidies; possible subsidy sources would be CPC, MAHT, or sale of land at discount.
- 40B requires statewide marketing of affordable units; local preference cannot exceed 70% of the affordable units sold.
- Loss of property tax revenue as affordable units would be taxed at 40% comparable unit's tax.
- Homeowners Association fees would also be prorated with affordable units assessed at 40% rate.
- Purpose (and public good) of Hildreth House Overlay District zoning was 1) by sale of land, funds could be raised to offset cost of Phase 2 of the Hildreth House project; and 2) provision for moderate-priced housing for Harvard seniors looking to downsize.

Victor offered to write up a summary of points to provide the Town Meeting as a handout, as well as to speak to.

The following motion was moved, seconded and unanimously approved: "The H @ HH Committee recommends the Town Meeting NOT support the citizens' petition."

Administrative:

The minutes of the February 15, 2018 meeting were approved as presented.

The meeting was adjourned at 8:55 AM.

Next meeting: May 10th at 8 AM