

Harvard Municipal Affordable Housing Trust
Meeting Minutes –October 6, 2014

Members in Attendance: Greg Schmidt, Barbara Brady, Evelyn Neuburger, David Hopper, Leo Blair

Call to order: The meeting was called to order by the chair at 7:05 pm

Approval of minutes from 9/8/14 meeting

Blair moved that the minutes be accepted as written. Hopper seconded. Motion carried

Approval of minutes from 9/22/14 meeting

Blair moved that the minutes be accepted as written. Hopper seconded. Motion carried

Approval of minutes of 9/22/14 Executive session

Blair moved that the minutes be accepted as written. Hopper seconded. Motion carried

Treasurer's Report – Bills were paid for the property at 166 Littleton Road. Hopper is still working with the town to be in compliance with their payment process. There was discussion about the deed for Bowers Brook development which should be investigated. Was the funding a grant, converted to loan –what were the terms. Brady was on the Trust at the time and will look through her notes for any information. Blair moved to accept the Treasurer's report as presented. Neuburger seconded. Motion carried.

Discussion of development proposal

A quick prep for the meeting with Metrowest representative

- Trust goals vs developer goals
- Possibility of project as partnership to meet goals of both parties
- Discuss pros and cons of the proposal

Old Business

Schmidt to follow up with realtors and would like a copy of blueprints/plan. It is believed Nickerson has plans. Schmidt will follow up on that this week.

Neuburger had contacted several development groups to follow up to see why proposals were not submitted.

General issues:

- Harvard has a reputation for "Not in My Backyard" attitude
- The historic house could be problematic
- Developers responsible for too much infrastructure
- The RFP had too broad an approach (this was deliberate to allow for developer to present their "vision" for the property.

Meeting with Metrowest

The developer views this project as a partnership that can include community problem solving at various levels.

Their response to RFP:

Pros:

- The RFP provided good 'bones' while allowing for wiggle room with in the development design
- Their use of rental housing seen as goof for the site and the community
- Units to be Net 0 energy
- They welcome the historic house as part of the project

- Site has desirable physical features

Cons include:

- Density of units – the need to maximize affordable units
- Cost of infrastructure
- Funding hard to quantify but need to maximize scarce site resources

From the Trust:

- Controlled development is better than uncontrolled
- Prefer that Poor Farm house be preserved
- Parking areas a concern (how will they look if solar panel is placed on each)
- Need for vegetative buffers and to have development spaced away from abutters
- Acknowledged that the Trust needs this project to be a success to establish a positive record

The Trustees expressed interest in working with Metrowest and looked at some preliminary next steps to include:

- Meet with Board of Selectman
- Plan Public Forums (beginning late October)
- Metrowest to work on funding applications and layout the timeline for completion

To do list:

- Schmidt to request time at the next Board of Selectmen meeting
- Arrange public forums
- Draft a purchase and sale agreement
- Invite Mark Lanza to next Trust meeting (Schmidt)

The Trust is open to receiving plans from other developers (Metrowest is also aware of this). Neuburger will be arranging site walks while being honest that preliminary work is being done with Metrowest.

Neuburger moved to adjourn. Blair seconded. Motion carried

Meeting adjourned at 9 pm

Next meeting: October 20, at 7 pm