

**MINUTES
BOARD OF TRUSTEES OF THE
HARWICH AFFORDABLE HOUSING TRUST
GRIFFIN ROOM, TOWN HALL
MONDAY, DECEMBER 22, 2025 - 1:00PM**

MEMBERS PARTICIPATING: Larry Ballantine, Chair, Brendan Lowney, Vice Chair, Bob Spencer, Clerk, Claudia Williams and Jeff Handler

I. CALL TO ORDER

Mr. Ballantine called the meeting of the Harwich Affordable Housing Trust (HAHT) to order on Monday, December 22, 2025 at 1:00PM.

Mr. Ballantine noted that New Business, Item B. would be taken first, followed by Public Comments. He noted the number of emails and letters he had received regarding Pine Oaks Village IV (POV IV) which will be posted on HAHT's website. Mr. Ballantine noted that the HAHT will decide whether or not they are in support of the POV IV. They will also decide, in a separate discussion, if they support funding POV IV and if so, how much. Mr. Ballantine also noted that they will have another meeting scheduled in the evening to accommodate more people. Therefore, he does not anticipate decisions or a vote this afternoon.

II. PUBLIC COMMENT

III. NEW BUSINESS

A. Committee Reorganization - vote expected
(This item taken last)

Mr. Handler moved to nominate Brendan Lowney as Vice Chair. Seconded by Mr. Spencer.

Vote: 5:0 in favor. Motion carried.

Mr. Handler moved to nominate Bob Spencer as Clerk. Seconded by Mr. Lowney.

Vote: 5:0 in favor. Motion carried.

B. Review/discuss and vote on Application for Funds submission by Pine Oaks Village Homes (d/b/a Mid Cape Church Homes) for funding for Pine Oaks Village IV (see attached)

Bob Doane of Harwich and representing POV was present with Jim Perrine of Commonwealth Community Developers and Development Consultant.

Mr. Doane gave a brief history of Mid Cape Church Homes (POV IV) and noted the current number affordable housing units in Harwich. He noted the members of their experienced team and described the POV IV Mixed Income Community.

Mr. Perrine continued the presentation by describing the property involved and the proposed project. He described each phase and what is included in each in detail. He showed slides of renderings of the buildings as proposed. He described the features of the property and various buildings as well as the responsibilities of the management company. He explained environmental concerns and how they intend to address each one. Mr. Perrine described the wastewater treatment and storm water drainage. He also commented on how the POV IV will help to address the need for affordable housing. He explained the affordability of units based on the number of bedrooms.

Mr. Perrine stated that they have requested \$1.8 million from the HAHT which is 4.7% of the total. He also noted where they expect to get the balance and their timeline moving forward. Mr. Perrine concluded the presentation.

Mr. Ballantine opened the Public Comments.

Lou Urbano noted that he is speaking as a private citizen and commented on the importance of proper due diligence and governance. He commented on the fiduciary responsibility of the Trust and encouraged the Trust gather third party documentation, independent legal advice and outside accounting advice prior to making any commitments.

Anne Howe of East Harwich spoke about the aquifer and expressed her concerns about the Cape's aquifer. She also suggested that the property be deed restricted in perpetuity and designated for low income.

Christine Trabickigui of 448 Main Street, North Harwich read a statement from her husband expressing his opposition to using community funds for this project.

Noreen Donahue spoke as a private about money, traffic and roads and noted money already committed but that has not yet shown up in tax bills. She spoke in opposition to spending money on this project.

Joyce McIntyre of West Harwich spoke as a private citizen. She asked that the Trust members look at the Housing Product Plan and the Local Comprehensive Plan that reflect what the people of Harwich want. She commented that she is for affordable housing but not for this project.

Michael MacAskill of Harwich Center commented that the presentation was not accurate and he asked that the HAHT allow the residents to have hearings to do a deep dive. He also asked that they consider having a meeting with the Local Planning Committee (LPC).

Mary Nickerson of Queen Anne Road asked the HAHT if there was a better way to use the money to better serve the people of Harwich. She also noted the cost of fixing Queen Anne Road and expressed her opposition to the project.

Theresa Johnson of North Harwich read a letter that she had submitted to the HAHT and spoke in opposition to POV IV. She asked that the HAHT deny POV IV's request for funds.

Matt Sutphin commented on 40B's and Boston's control. He suggested that the HAHT will not be fully representing the town but fundamentally representing a few people in town.

Patrick Otton of East Harwich asked that the HAHT deny POV's request for funds.

Jennifer Dennahey of Harwich spoke about the traffic at Exit 10 now and asked how and why that will be addressed when it is increased.

Art Boden spoke as a housing advocate. He spoke in favor of POV IV.

Aiden Nunes spoke in opposition to the POV IV and what future generations will face if this is allowed.

Jim Pena of North Harwich commented on the number of residents who have concerns and expressed his opposition to the POV IV.

Mr. Ballantine closed the Public Comment.

Mr. Handler thanked the public and the applicants and acknowledged the housing crisis on Cape Cod. He noted the HAHT's goals and objectives and the Harwich goals and objectives. He stated that he is pro-affordable housing but not at any cost to the community. He asked the applicants questions regarding funding requests now and in the future as well as when funds would be utilized. He continued with additional questions and asked for explanation of various issues.

Mr. Lowney asked the applicant about the ZBA imposed conditions, if they intend to appeal and if they anticipate any push back from the Select Board regarding local preference.

Ms. Williams asked questions regarding the \$1.8 million and how it would work in terms of the phases. She also asked about the formula for rent rates and their reference to a private equity organization which it was clarified, Mid Cape Church Homes is not.

Mr. Spencer asked for an explanation of the need for POV IV's large size.

Mr. Handler asked for an explanation of maximum rate limits for 2025. He commented that POV IV doesn't need the \$1.8 million from the HAHT except to show the State a partnership. The HAHT has other projects and not a lot of money, local government has spoken by way of the Housing Production Plan and the Local Comprehensive Plan. He stated that he will not vote in support of awarding the funds that POV IV has asked for.

Mr. Ballantine commented that the financial statements look like a pro forma and noted that there are assumptions he would like to discuss with the applicant. He questioned, for a further discussion, what would happen if some of the funding assumptions don't come through.

Mr. Doane and Mr. Perrine answered questions throughout the discussion.

Mr. Ballantine summarized that their job as a committee is to decide if they are for or against POV IV and also discuss the issue of the \$1.8 million and the Trust's other projects.

Mr. Ballantine noted that he is attempting to get all the information on the website.

C. Review/discuss and possible vote on the responses to the Request for Proposal for Legal Services for the Harwich Affordable Housing Trust

IV. ADJOURN

Mr. Handler moved to adjourn. Seconded by Ms. Williams.

Vote: 5:0 in favor. Motion carried. Meeting adjourned at 3:16PM.

Reps truly submitted,

Judi Moldstad
Board Secretary