

## Pelham Community Preservation Committee

Proceedings: January 16, 2020

Recorded by Tom Fanning

Location: Community Hall

CPC Members Present: Dana MacDonald, Tom Fanning, Judy Eiseman, Joe Larson, Cyd Reiman, Jim Lumley

Members of the public: Nine Pelham citizens, Peter Serafino and Tom Kegelman representing the applicants, Home City Development, Inc.

Meeting convened at 7:03 pm

1. Home City Development, Inc, is applying for funds to support the building of affordable living units at 20-22 Amherst Road. Their proposal will convert 20 Amherst Road residence to 6 rental apartments. 22 Amherst Road will be converted to a 28 unit apartment building. Amethyst Brook Apartments LLC owns both parcels. Total project cost is \$12.8 million. HCDI is requesting \$500,000 of Pelham's Community Preservation Funds to demonstrate to the Department of Housing and Community Development that the required local funding has been obtained.
  - a. Why \$500k?: That comes to about \$15k per housing unit.
  - b. What about the wetland on the property?: Run-off will be treated and that will be an improvement over the current situation.
  - c. What about the Historical Commission's concern that two buildings are historic?: The state is reviewing this, but right now is not concerned about the sites being altered by this project.
  - d. Comments from CPC members:
    - i. Too much money for Pelham to come up with.
    - ii. "I support this very much because Pelham has struggled to create affordable housing - we need about 50 units to comply."
    - iii. "I hope this project will be completed."
  - e. Is this a loan?: Home City Development wants this grant to loan to ABA LLC. So, this money is not coming back to Pelham.
  - f. How much to re-engineer the road and fix the water drainage?: Not sure exactly, but this is a \$12.5 million project.
  - g. Can Pelham have a lottery to allow Pelham residence to gain access?: The "local preference" can be up to 70%. Comment from Housing Committee member: "However, the town must prove that a local preference is necessary."
  - h. The project will house about 72 people and about 49 vehicles. The Pelham Selectboard is working to change the speed limit to 30 mph and add an electronic speed monitoring sign.
  - i. Comment: the CPC will have to commit payments over the next 3 years to pay for this debt.
  - j. Comment from Finance Committee: The town can commit to the \$550k this spring and appropriate the funds later. Save up funds for the times you will have to pay, maybe we will not have to borrow at all.

- k. What if another project comes up?: This commitment will limit our ability to take on other projects.
  - l. Can we compromise to \$300k because our funding comes in part from Boston and that could dry up any year?: CPC Chair: If we put \$225k up front, then we can pay \$75 per year for 3 or 4 years to meet the commitment.
  - m. Comments from citizens'
    - i. 34 units is a lot of affordable units and that would be a boost for the town.
    - ii. \$500k for 34 units is a good buy.
  - n. How will the town board review this project?: Through the Department of Housing and Community Development.
  - o. Comment from Serafino: We are asking for a commitment, not the actual funding. January of 2022 is when the first funds will actually be needed.
  - p. Comment from Selectman: Town Meeting is being asked to make a commitment subject to other approvals being gotten from all relevant boards. So, CCPC should keep the warrant language simple
2. Meeting adjourned at 8:30 pm
- Minutes taken by Tom Fanning