

**Housing Committee
Town of Pelham, MA**

Meeting Minutes: February 13, 2019

Committee Members in Attendance:

Tilman Lukas
Gail Kenny
Amy Spalding-Fecher
Barbara Cooper
Ruth Elcan

APPROVED: 

Absent:

Jim Lumley

Guests in Attendance: None

None.

Action Items

- Meeting was called to order at 4:30 p.m.
- Tilman Lukas will take minutes for this meeting and forward approved minutes to town clerk
- Next regular meeting will be schedule on a date to be determined. Location will be History Room at the Pelham Library building.

Votes Taken

Committee Discussion Topics

The special meeting was held by the Committee to ratify the discussion for submittal of CPC application for funds to be used by the Housing Committee to further its mission of exploring affordable housing projects and programs. The Committee also needs to ratify the interest of requesting CPA funds for assisting in the acquisition of 8 Amherst Road lot for the expressed purpose of having Habitat for Humanity construct a single-family affordable house.

Mr. Lukas informed the Committee that he had a meeting with Kristen DeBoer, Executive Director of the Kestrel Trust, and Judy Eiseman to discuss fundraising and the possibility to have the Housing Committee include a conservation restriction on the north side, adjacent to Amethyst Brook. The restriction would be held by either the Pelham Conservation Commission or the Kestrel Trust. Protecting the Amethyst Brook corridor was something the Conservation Commission has wanted to do for a long time. Mr. Lukas informed the Committee that he discussed this possibility with Habitat for Humanity and they had no objection to the restriction because it would not adversely affect their objectives.

Mr. Lukas recommended that the CPC fund for acquisition would be loaned to Habitat for Humanity at the time of closing. The loan, secured by a mortgage, would be for zero (0%)

percent interest, all principal payments deferred, and forgiven at the time the property is sold to an eligible lower income family.

Barbara Cooper asked what the status of future tax payments to the town would be during the period Habitat has title to the property. Habitat, as a non-profit, does not pay real estate taxes. The Committee decided that perhaps some of the CPA funds could be dedicated to future tax payments until the property is transferred to the selected eligible family.

The Committee asked Gail Kenny to contact Sarah Rankin and see if the Housing Committee could obtain a Purchase and Sale Agreement. Although the Committee has no available funds for a P&S, it was felt that at least this would show good faith intent.

Motion: To approve an application to the Community Preservation Committee for \$5,000 in CPA funds to be used by the Housing Committee for related costs to investigate possible sites for feasibility for affordable housing. Motion made by Ruth Elcan, seconded by Barbara Cooper. Unanimous.

Motion: To approve an application to the Community Preservation Committee for \$125,000 in CPA funds to be granted or loaned by the Housing Committee to Habitat for Humanity for the acquisition of 8 Amherst Road, Pelham for the purpose of constructing a single family affordable house. Motion made by Barbara Cooper, seconded by Gail Kenny. Unanimous.

Motion: To submit the 2018 Housing Committee Annual Report to the Town of Pelham. Motion made by Ruth Elcan, seconded by Barbara Cooper. Unanimous.

The Committee decided to cancel the March 5 meeting do to possible lack of quorum. A future date will be established.

Agenda Proposed for March 5, 2019 Housing Committee Meeting:

Meeting cancelled.

No agenda topics were discussed at this time.

Next Meeting:

Pelham Housing Committee Meeting:

Date to be determined

Pelham Library

History Room

2 South Valley Road

Pelham MA 01002

Amy Spalding-Fecher made a motion to adjourn at 5:58 p.m. Seconded by Barbara Cooper

Respectfully Submitted,
Tilman Lukas