

**Housing Committee  
Town of Pelham  
Meeting Minutes for September 1, 2020**

Meeting conducted remotely via Zoom

Approved: 

**Committee Members in Attendance:**

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

**Guests in Attendance:** Stacey McCullough, Jim McPherson, Judy Eisenman

**Meeting called to order at:** 4:35 by Tilman

**Votes Taken:**

Gail moved to approve August 4 meeting minutes. Seconded by Ruth, unanimously approved

**Action Items:**

- Tilman to take list of questions and organize into structure for letter
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**Committee Discussion Topics**

**8 Amherst Rd./Habitat for Humanity update:**

- ANR not being developed yet because Kestrel Trust contact is on vacation, so paperwork cannot be done.
- Trees along street stressed or dying, Brush, fence and trees are in right of way.
  - Who is responsible for this? Looking to Town Council for guidance
  - Housing Committee stance is that we do not think that it is our or the Town's responsibility to address this.
  - JE: Scenic bylaw means that Planning Board must be consulted on plans for the trees.
- Transfer from HCDI will be part of 3 ANR's to be filed – 1) Revised plan for 18 Amherst Rd., 2) division into two lots, and 3) land donated to Kestrel Trust

**18 Daniel Shay's Highway**

- Auctioned and purchased by abutter for \$39,000.

**20 Amherst Rd:**

- Public comments submitted to developer
- Not sure what Historical Society response is to presentation
- Historical Preservation: Consultant is important to secure historic tax credits. HCDI is working with consultant from Boston

**First Time Homebuyer program**

- Contact Jane Loechler, Executive Director of Valley Community Development Corp VCDC (first time home buyer program) who would like to meet with Housing Committee
- Are they willing to extend the contract?
- If no house comes on market, \$15,000 allocated for 2<sup>nd</sup> homebuyer would revert back to CPA funding.

#### **Warrant Article:**

- Change wording to “approximately 34 units” so we can avoid need for another approval
- 80% of median income. What is AMA now? Family of 4 is \$76,000

#### **Letter**

- Would be good to have a figure as to what the actual income is for eligibility in the apartments
- Possible to include images of outside of ABA? Or have link to something posted on website.
- CPC funding?
  1. Including questions with subsequent answers about funding is important
  2. For now, deal with this part to deal with specific questions about the funding organized.
  3. Start with questions “AF housing developments usually funded?”
    - Bulk of funding coming from the state
    - Can Pelham afford it?
    - How does this affect Pelham in the future?
- See questions that arose from Meeting with Planning board on 8.10.20 (website)
- We should be providing a framework for Town Meeting
- Presentation at TM so there could be a question and answer period.
- TMI to think about and make a decision on – there could be a deferral.
- Stacey: question about timeline and how it would impact the project if funding was delayed another 6 months. Would it be ok if the vote on the Warrant article were delayed to spring meeting because developers are going ahead? Fall Town meeting often poorly attended.
- TL: Clarification: State needs the commitment from the town, this is critical to the submission of application of the project even if funds are only available later. Prior to spring TM there was a warrant article for the funds, then town deferred the warrant article until fall because they knew it would be a lengthy discussion. Will directly impact developer’ ability to submit application if they do not have a commitment from the Town.
- JE: The question isn’t the amount of money or when it is to be disbursed, they are whether people understand what this project is. We don’t have any word on DPE and conservation commission. You are asking people to support the project that they don’t understand the site and environmental impact
- Barbara: Can Tilman circulate letter that HC and Selectboard sent to DHCD over a year ago in support of project
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What is important in this letter?

- TL: We are trying to get information out so we can avoid a long TM
- Take Stacey's, Tilman's, Ruth's and Barbara's questions and structure around
- Use Ruth's suggested structure:
  1. What is project about
  2. How are these projects funded
  3. How does this play into Pelham's CPC funding?
- ASF: Three main concerns that need to be answered– it is not the fact that the housing is affordable,
- But 1. Why at this site 2. Why so big 3. Why so expensive to the town
- What is time frame for letter: Have it out two weeks before TM, Oct 10

Tilman to circulate document sent to MA housing authority early in project

**Meeting adjourned at 6:11**

**Next meeting September 15, 2020**

Respectfully submitted,

Amy Spalding-Fecher

**References:**

ABA Amethyst Brook Apartments (20-22 Amherst Road)  
ANR: Approval not Required  
DHCD: MA Dept. of Housing and Community Development  
CPC Community Preservation Committee  
H4H: Habitat for Humanity  
HCDI: Home City Development Inc.  
PB: Planning Board