


**Housing Committee  
Town of Pelham  
Meeting Minutes for September 15, 2020**

Meeting conducted remotely via Zoom

Approved: 

**Committee Members in Attendance:**

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

**Guests in Attendance:**

Donna Cabana (VCDC), Jane Loechler (VCDC)

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

**Votes Taken:**

None

**Action Items:**

None

**Committee Discussion Topics**

- Discussion of the First Time Homebuyer program in Pelham and difficulty of finding inventory. Pandemic is now also making things more difficult. Discussion of extension of program with VCDC without additional administrative fees . Had one extension through Sept. 30. Jane and Donna agreed to an extension to Dec. 31 and possibly to March 31, 2021. Tilman suggested that maybe at some point in the future the Housing Committee could ask for more CPA money. Even with low interest rates, max. sale price is about \$275,000. Few houses in that range. Jim mentioned that houses in that range usually need a lot of work. Valley will continue to do outreach. Jane mentioned that there are now bidding wars going on and prices are being driven up. Lots of out of area folks moving into area to shelter from the pandemic. Further discussion regarding outreach to churches, UMass, Housing Authorities.
- ABA Warrant Article discussion. Outreach letter edits being made. Barbara and Amy did a screen-share so that we could make further edits to the outreach letter. Group discussed and added language and corrected information to make it as accurate as possible. Lots of discussion as to why \$500,000, why not purchase houses rather than build the project. Committee went over the questions that were asked and tried to include as many answers as possible in the letter to residents.

**Next Meeting: September 29, 2020 at 4:30 P.M. via Zoom.**

Agenda will be to continue working on the letter to all residents.

**Meeting adjourned at 6:28 P.M.**

Respectfully submitted,

Tilman Lukas

**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

VCDC: Valley Community Development Corp.