

Housing Committee
Town of Pelham, MA
Meeting Minutes: February 6, 2018

Committee Members in Attendance:

Jim Lumley
Tilman Lukas
Ruth Elcan
Barbara Cooper
Gail Kenny

Absent:

Tony Maroulis

Guests in Attendance

None

Votes Taken

Motion made by Ruth Elcan to accept the January 2 minutes as submitted. Seconded by Barbara Cooper, Unanimous approval.

Action Items

- Meeting was called to order at 4:40 p.m.
- Tilman Lukas will take minutes for this meeting and forward draft to Kathy Martell
- Next meeting is Tuesday, March 6, 2018, at 4:30 PM at the Pelham Library building.

Committee Discussion Topics

Committee discussed the Planning Board's proposed new Village Center zoning district. Planning Board is proposing to put the new zoning district regulations on the town Warrant for the May town meeting. The Housing Committee supports the zoning changes and wonders what the impact might be for developing some more affordable housing.

Ruth Elcan has been in contact with several members of the Council on Aging. Some members of the Housing Committee would like to meet with the Council to find out more about their goals and ways the Housing Committee might support their mission by helping to make Pelham more affordable for elders. Ruth was not able to get a specific date for a meeting but will continue to pursue a date.

The Committee reviewed an email sent by Susannah Carey, Selectmen's Administrative Assistant regarding topics for upcoming Pelham Slate editions. Barbara Cooper suggested that we include possibly two articles, one about the recent Land Study prepared by Dodson & Flinker Landscape Architecture and Planning, and a second about the Committee's proposed First Time Homebuyer Program. Barbara will prepare a draft for the Committee to review at a future meeting. The Committee decided that the articles should be submitted for the Fall Slate

edition so that they can correspond and support some of the other planned Committee activities.

Committee discussed various options for affordable housing acquisition down-payment assistance. Reviewed a number of models from different towns. The Committee agreed that at this time a grant program for first time homebuyers to help defray acquisition closing costs makes the most sense. After discussion it was proposed that grants up to \$7,500 to eligible families for specific closing costs seemed sufficient to make an acquisition more affordable. There was general agreement that family eligibility should be limited to families earning up to 100% of the area median income (AMI) as established by HUD. Committee agreed that Gail Kenny should contact Donna Cabana from the Valley Community Development Corporation to request attendance at our regular meeting on March 6. Objective is to finalize implementation procedure and the Committee's suggested grant limits associated with a recommended affordable housing acquisition/support program. Final action will be taken after the Committee has had the opportunity to discuss this with Donna.

Agenda Proposed for March 6, 2018 Housing Committee Meeting:

Proposed Agenda:

- Review and approval of minutes of February 6, 2018.
- Discuss specific programs with invited guest Donna Cabana that can be quickly implemented and determine associated costs for such a program.

Next Meeting:

Pelham Housing Committee Meeting:
Tuesday, March 6, 2018
4:30 PM to 6:00 PM
Pelham Library
History Room
2 South Valley Road
Pelham MA 01002

Barbara Cooper made a motion to adjourn at 6:11. Seconded by Ruth Elcan.

Respectfully Submitted,
Tilman Lukas