

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

Committee Members in Attendance:

Jim Lumley
Tilman Lukas
Ruth Elcan
Barbara Cooper
Gail Kenny

Absent:

Tony Maroulis

Guests in Attendance

Donna Cabana, Valley Community Dev. Corp.
Joanne Campbell, Valley Community Dev. Corp.
John Trickey, Finance Committee

Votes Taken

Motion made by Ruth Elcan to accept the February 6 minutes as submitted. Seconded by Jim Lumley, Unanimous approval.

Motion made by Gail and seconded by Ruth. Unanimous approval. "The Housing Committee voted unanimously to be listed among those recommending approval of the warrant article seeking approval of the town Village Center proposal at spring town meeting."

Action Items

- Meeting was called to order at 5:09 p.m.
- Tilman Lukas will take minutes for this meeting and forward draft to Kathy Martell
- Next meeting is Tuesday, April 3, 2018, at 4:30 PM at the Pelham Library building.

Committee Discussion Topics

Ruth Elcan informed the Committee that a meeting has been scheduled with the Council on Aging (COA) for March 14 at 3:30. Several members of the Committee said that they would attend. Tilman said he would have the joint meeting posted by the town clerk.

Committee discussed various options for affordable housing acquisition down-payment assistance with Donna Cabana and Joanne Campbell. Valley Community Development Corp. (VCDC) administers first time homeownership programs in a number of communities in Hampshire County. The group reviewed a number of models from different towns.

Donna discussed various lender requirements including equity gifting, down-payment assistance, cash requirements for closing, and closing fees.

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 \$15,00 to eligible families seemed reasonable given the high cost of housing in town. 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.

VCDC will help the Committee prepare an application for funding to the Community Preservation Committee (CPC) for initial program assistance for two households.

Agenda Proposed for April 3, 2018 Housing Committee Meeting:

Proposed Agenda:

- Review and approval of minutes of March 6, 2018.
- Review draft CPC application
- Discuss COA meeting of 3/14.

Next Meeting:

Pelham Housing Committee Meeting:
Tuesday, April 3, 2018
4:30 PM to 6:00 PM
Pelham Library
History Room
2 South Valley Road
Pelham MA 01002

Gail Kenny made a motion to adjourn at 6:55. Seconded by Ruth Elcan.

Respectfully Submitted,
Tilman Lukas