

**Housing Committee
Town of Pelham, MA**

Meeting Minutes: September 3, 2019

Committee Members in Attendance:

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

APPROVED: 

Absent:

Gail Kenny

Guests in Attendance:

None.

Action Items

- Meeting was called to order at 4:35 p.m.

Votes Taken

Minutes of August 6, 2019 reviewed. Motion to approve: Barbara, seconded by Ruth, all approved.

Committee Discussion Topics

8 Amherst Road:

Committee further discussed 8 Amherst Road and the appraisal. Appraisal came in at \$100,000, which is considerably lower than what the seller was hoping for. Reasons why value is less than expected may be the result of fewer people purchasing lots because construction costs are very high. People are staying in their houses and making repairs rather than building new. Hadley is more of a draw because sites are generally easier and cheaper to construct on. Taxes are much lower.

Committee discussed procurement procedures for the acquisition of the site. Is one appraisal enough or do we need to get another? What are the guidelines? Decided to forgo the decision until we hear as to whether the seller is willing to sell. We could get a realtor's value estimate as a back-up. Most likely the P&S will be between Habitat for Humanity and the seller. Since we are providing financing do procurement requirements change? What did the Warrant Article or the application to the Community Preservation Committee say regarding determining value? Need to research.

If owner agrees to sell then we need to get an environmental assessment (21E) done before Habitat for Humanity will take title. We will wait to hear from owner first.

18-22 Amherst Road-Petersen property & HRD Press

Home City Development Corp. has a P&S for 18-20 Amherst Road. Plans to incorporate the property into the Amethyst Brook project. Proposed driveway for the project to run behind 18-20 building. Building may include approx. 6 -2 and 3 Br apartments. Project will not be limited to elderly but contain some family units.

Due to demolition of the Rod factory building the project may not be eligible for historic tax credits. The existing barn adjacent to 18-20 may be razed due to its extremely deteriorated condition. Since MHC will consider both properties part of the same project neither property will be eligible for historic tax credits.

Project moving forward with putting together a 40B application. State will not entertain any funding until the project has zoning approval. Future meetings with ZBA and other committees will be scheduled. Anticipate project to take 3-5 years before ready for occupancy.

18 Daniel Shays Highway

Habitat has not gotten back to Tilman on whether they are interested in the site for a house. Committee discussed environmental conditions at the site. According to DEP site is considered clean although once demolition occurs there may be small pockets of oil contaminated material. Property could be made available for a First Time Homebuyer but question always remains as to whether rehab creates too much of a burden for a buyer.

Other matters:

Committee felt that focusing on future zoning bylaw change recommendations should be done some time when that is the sole agenda item. Maybe November or December.

Ralph Faulkingham and John Hondrogen were identified as possible Housing Committee members. Jim and Barbara will contact them to see if there is any interest.

Motion to adjourn by Amy, seconded by Tilman, all in favor.
Meeting adjourned at 6:09 p.m.

Agenda Proposed for October 1, 2019 Housing Committee Meeting:

- Review and approval of minutes of September 6, 2019
- Update 8 Amherst Road
- Update on 18-20 Amherst Road
- Update of 18 Daniel Shays Highway for affordable house site visit
- Continue discussion of proposed zoning change recommendations
- Discuss potential future affordable housing building sites

Respectfully Submitted,
Tilman Lukas