

Housing Committee
Town of Pelham, MA
Meeting Minutes for February 2, 2016

Committee Members in Attendance

Jim Lumley
Tilman Lukas
Gail Kenny
Ruth Elcan
Mollye Lockwood

Votes Taken

Ruth Elcan made the motion to open the meeting at 4:40 PM. Tilman Lukas seconded the motion. All in favor.

Ruth Elcan made the motion to accept the January 12, 2016 minutes. Gail Kenny seconded the motion. All in favor.

Tilman Lukas made a motion to adjourn, seconded by Gail Kenny, all in favor – meeting adjourned at 6:01 PM.

Action Items

- Mollye Lockwood will send minutes to Kathy Martell.
- Mollye Lockwood will send next meeting's agenda to Kathy Martell.
- Mollye will send the contract template for Connie Kruger to Committee and to Connie and finalize process with Town Administrator and Town Clerk for contract approval.
- Mollye will ask Connie Kruger to attend the March 1, 2016. If she cannot attend we can still review her scope of services for her work on this project and her contract.
- Next agenda will allow time to review the goals of the Housing Committee.
- Based on the 2 categories that Jim Lumley noted to frame the Committee's work (as listed herein), the Housing Committee members will bring to the next meeting their ideas of programs and priorities to discuss with the rest of the Committee.
- Next meeting is Tuesday, March 1, 2016 at 4:30 PM at the Pelham Library.

Committee Discussion Topics

Jim Lumley discussed how he is thinking about structuring the goals of the Committee- beyond the land inventory study that is in progress - to define programs that can assist in promoting housing diversity in the community: to assist a range of populations to come to town who need assistance – for example, through a down payment assistance program and to assist current Pelham community residents who need assistance to stay in their homes.

Discussed possible priorities/goals of the Committee:

- Establishment of an Affordable Housing Trust for the town.
- Other programs related to supply services – beyond funding - to specific populations such as elderly.

Tilman Lukas suggested that we create a list of the types of programs that are out there being used in other communities. We can use that list and refine our goals and what we are trying to achieve overall through assessing what programs could work for our community. The Committee can work as a group to narrow and refine the program options to determine how such programs can be funded, administered and maintained.

Ruth Elcan discussed the findings of the research she completed. She reviewed 8 years of CPA funding across the state related to affordable housing. She reviewed the main categories of expenditures through CPA funding.

Her report is attached to these minutes as part of this record.

Gail Kenny discussed the findings of her research on CPA spending patterns of first-time homebuyer assistance programs for years 2015, 2014, 2013, 2012. Her report is attached to these minutes as part of this record.

Proposed for March 1, 2016, Housing Committee

Pelham Housing Committee Agenda
Tuesday, March 1, 2016
4:30 PM to 6:00 PM
Pelham Library
History Room
2 South Valley Road
Pelham MA 01002

Agenda*:

- Review and approval of minutes of February 2, 2016
- Review contract for consulting services (consultant may be in attendance)
- Discussion of housing programs that can support Housing Committee goals and refine Committee's priorities

*Note: The list of topics was comprehensive as of the date of posting, however the public body may consider or take action on unforeseen items not listed here to the extent allowed by law.

Meeting adjourned 6:01 PM

Respectfully Submitted,
Mollye Lockwood