


**Housing Committee
Town of Pelham
Meeting Minutes for August 4, 2020**

Meeting conducted remotely via Zoom

Approved: 

Committee Members in Attendance:

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

Guests in Attendance: Stacey McCullough

Meeting called to order at: 4:38 by Tilman

Votes Taken:

Ruth moved to accept Meeting Minutes from July 7, Gail seconded, approval unanimous.

Action Items:

- Ruth to send statement regarding Trump's attack on the Affirmatively Furthering Fair Housing Rule to Planning Board
- Schedule meeting with VCDC director

Committee Discussion Topics

8 Amherst Rd./Habitat for Humanity update:

- Email from Megan from H4H, interested in starting construction in 2021 and are now moving forward on dividing lots
- Call from their project manager (Walt Kohler). Walt and Tilman met with Pelham Highway Superintendent Rick Adamcek about driveways. When lot size went down in Village zoning, the side setback distance was not amended and remains at 25'.
 - Want to avoid having a shared driveway
 - Rick: concern is line of sight – 300 feet in each direction which can be achieved with brush and dying trees being cut
 - Suggested 2nd driveway be moved to eastern end of newly created lot.
- Suggest getting in contact with Eversource about removing trees, dying white pine

Amethyst Brook Apartments:

- Planning Board meeting August 10 at 7, ABA on agenda for 7:30
- Presentation at PB meeting by architects. Will cover zoning and PB concerns
- Will not include Peterson property - currently looking at structural integrity of building and will meet with Historical Commission

First Time Homebuyer program

- Schedule meeting with Jane Loechler, Executive Director of Valley Community Development Corp VCDC (first time home buyer program)
- No affordable houses in Pelham, but interested families

- Program has been extended with no additional charges until September 30, 2020
- Ruth to contact Ms. Loechler.

Postcard survey/warrant article update

- Could we combine these, or would it be possible to add design drawings from ABA?
- Could HCDI send out one of their fliers with ABA design?

Trump's executive order on repeal of Affirmatively Furthering Fair Housing Rule (AFFHR).

- Statement in support of ABA to send to Planning Board: "In light of this article on Trump's recent attack on the AFFHR, the Housing Committee sees new urgency in supporting Amethyst Brook Apartments"

Stacey McCullough: One big issue with warrant article is separating out support for project and spending \$500,000 for project. Two overlapping but not same issue.

- For whether to contribute – what is the job of this money and does it have to come from here.
- \$500,000 amount: what is in the CPA and how much has been spent on Affordable housing so far. How was this amount determined?
- What do other towns spend CPA funds on?
- Seems like a lot for this town, but can you help me put it in perspective?
- Process: Will this be discussed at TM or are we supposed to know this before Town Meeting?

TL: overlapping of Committees: Housing, Finance, CPC. Final warrant article is a conditional commitment because Town cannot commit funds they do not have.

SM: Will Town Meeting be a commitment in spirit, or does it give HC authority to commit funds later?

TL: No, it will be in spirit. State looks for commitment from town to make a contribution to projects they are considering to fund. Thankfully for CPA fund we have 3% of taxes put aside for CPA funds.

No magic formula for amount: This is a typical amount that communities invest in these projects. Amherst is committing \$500K for 28 - single room occupancy (SRO) units.

SM: would be very helpful to have this articulated to the town.

BC: Chapter 44, which is about CPA, says expenditures can be specified over a number of years, they don't expect it to be spent at once. They also prefer reuse of existing site and reuse of existing buildings.

TL: John Trickey was asked why finance committee was supporting this: He stated that the town approved \$125,000 for one unit for Habitat for Humanity project, so \$500,000 for 34 units would be \$15,000 per unit, which is good use of the funds. This is 3-4% of project cost.

Meeting adjourned at 5:50

Next meeting September 1, 2020

Respectfully submitted,

Amy Spalding-Fecher

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