

**Housing Committee  
Town of Pelham, MA**  
Meeting Minutes: January 2, 2018

**Committee Members in Attendance:**

Jim Lumley  
Tilman Lukas  
Ruth Elcan  
Barbara Cooper  
Tony Maroulis  
Gail Kenny

**Absent:**

**Guests in Attendance**

None

**Votes Taken**

Motion made by Ruth Elcan to accept the December 12 minutes as submitted. Seconded by Tony Maroulis, Unanimous approval.

**Action Items**

- Meeting was called to order at 4:34 p.m.
- Tilman Lukas will take minutes for this meeting and forward draft to Kathy Martell
- Next meeting is Tuesday, February 6, 2018, at 4:30 PM at the Pelham Library building.

**Committee Discussion Topics**

At a recent chance meeting with Eli Kwartler, Ruth Elcans discussed some of the goals being researched by the Housing Committee to assist the resident elderly population. Kathy Martell informed Tilman Lukas that she is the chair of the Council on Aging. Ruth will ask Kathy if two or three members of the Housing Committee might attend a Council on Aging meeting to learn needs of Pelham's elders.

Committee discussed various options for affordable housing acquisition downpayment assistance. Reviewed a number of models from different towns. Concerns were expressed about possibility of inflating acquisition cost if program is not structured properly. Options include downpayment assistance, closing cost assistance, second mortgage, moderate rehabilitation loans, and grants.

Committee further discussed goal for increasing the affordable housing stock in town. This might include working with the Planning Board to write a bylaw that would allow more than one residential structure on a lot with certain existing zoning concessions. Members will

research neighboring town bylaws to see if a model already exists. Discussion also centered around how to monitor such units to ensure that they remain affordable.

Committee discussed the possibility of creating “workforce housing” as part of one of the models being discussed. The MassHousing (formerly Massachusetts Housing Finance Agency) has a workforce housing program. Sarah Hall is a MassHousing employee living in Pelham. Tilman will contact her for possible attendance at a future meeting.

Tilman Lukas suggested that at our next meeting we should focus on specific programs that we can implement quickly. Meeting objective is to work through as many of the program specifics as possible so that we can guide the organization that will be the administrator.

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 cost associated with a recommended affordable housing acquisition/support program.

### **Agenda Proposed for February 6, 2018 Housing Committee Meeting:**

Proposed Agenda\*:

- Review and approval of minutes of January 2, 2018.
- Discuss specific programs that can be quickly implemented and determine associated costs for such a program.

\*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.

### **Next Meeting:**

Pelham Housing Committee Meeting:  
Tuesday, February 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 6:12. Seconded by Tony Maroulis.

Respectfully Submitted,  
Tilman Lukas