


**Housing Committee  
Town of Pelham  
Meeting Minutes for May 5, 2020**

Meeting conducted remotely via Zoom

Approved: 

**Committee Members in Attendance:**

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

**Members Not in Attendance:** none

**Guests in Attendance:** Jim McPherson

**Meeting called to order at:** 4:34 by Tilman

**Votes Taken:**

Meeting minutes from 4.21.20. Motion to approve by Ruth, seconded by Amy. Passed unanimously.

Approval of invoice to pay KP law services \$2294.00. Motion to approve by Gail, seconded by Ruth. Passed unanimously.

**Agenda items:**

8 Amherst Rd updates: all documents have been signed, sent back to H4H attorneys. DHCD agreed to sign their portion of regulatory agreement. Closing scheduled for May 7.

- Subdividing lot into two ANR home sites will require a new land survey and new property deeds.
- Loan agreement and DHCD regulatory agreement will include conservation easement. Regulatory agreement puts property in affordable housing in perpetuity

20-22 Amherst Rd. update: HCDI has not yet filed a Notice of Intent with the Conservation Commission; trying to set up a meeting with the Historical Commission re demolition of barn at 20 Amherst Rd. Conservation Commission is lining up consultants.

**Committee Discussion Topics**

Town Meeting currently scheduled for June 6. Town elections currently scheduled for June 9.

CPC meeting on Thursday May 7 at 7:00 pm. See Warrant Article regarding support for ABA on CPC agenda on town website. Several members will attend the meeting remotely.

First-time homebuyer program: no affordable houses in Pelham right now, but Valley CDC has buyers. Some administrative money is still available. HC will ask CPC to extend contract through September 2020.

Jim M. shared two concerns re the Committee's recent mailing:

- State does not "require" 10% affordable housing; it's a goal.
- CPC is not required to spend more than about \$14,000/yr. on affordable housing [aka "community housing"]

Committee members explained that the State enacted legislation (Ch. 40B) to enable compliance with that goal and that \$14,000 is the *minimum* amount CPC is required to earmark for community housing.

Jim L. pointed out that money that is allocated to the CPC can aggregate over time and does not need to be spent every year.

HC will clarify these points in future mailings/public forums.

Members discussed the feasibility/advisability of a postcard mailing to Pelham residents prior to Town Meeting, (currently scheduled for June 6th) re the CPC Warrant Article.

Meeting adjourned at 6:00 pm.

Next meeting scheduled for June 2

Respectfully submitted,

Barbara Cooper

**References:**

DHCD Dept. of Housing and Community Development

HCDI Home City Development Inc.

CPA Community Preservation Act

CPC Community Preservation Committee

ABA Amethyst Brook Apartments

H4H Habitat for Humanity