

**Housing Committee  
Town of Pelham  
Meeting Minutes for October 5, 2021**

Meeting held Via Zoom

Approved: \_\_\_\_\_



**Committee Members in Attendance:**

Tilman Lukas, Gail Kenny, Barbara Cooper (via zoom), Amy Spalding-Fecher

**Guests in Attendance:** Tracy Osbahr (COA)

**Meeting called to order at:** 4:34 p.m. by Tilman

**Minutes Approved:**

August 8, 2021 Motion by Barbara and seconded by Gail. Unanimous.

**Votes Taken:**

**Committee Discussion Topics:**

Warrant Article: Town meeting on 23 October, vote will be then.

- Sept 14 minutes of CPA has warrant article as written by Barbara
- Discussion of questions that could come up at TM.
- BC: Would be a good idea to have round numbers from HCDI as to how much they have already spent on the project
- Discussion about concerns that CPA funds will be depleted by this project. After the commitment of \$250,000, there will still be \$134,000 left in the fund. Furthermore, this money probably won't be requested until 2024, giving the CPC account time to grow, AND the state is increasing the amount they are awarding towns for affordable housing.
- Discussion of Pelham School demographics and how ABA might affect number of Pelham residents attending the elementary school (approx. 10)

**Local Preference:**

TL: Would like to see a strong appeal to HCDI to set local preference numbers to offer as many units as possible to Pelham residents. Pelham ZBA did not include this in their requirements for the project.

Housing Survey compiled by BC: meant to be handed out at TM to get immediate responses. Discussion on this will carry on in next meeting, Oct. 12 at 4:30 om.

**Future Meetings:**

Next meeting will be on October 12, 2021.

**Meeting adjourned :**

Respectfully submitted,  
Tilman Lukas

**References:**

ABA: Amethyst Brook Apartments (20-22 Amherst Road)  
ANR: Approval not Required  
CC: Conservation Commission  
CDBG: (Community Development Block Grant)  
CPA: Community Preservation Act  
CPC: Community Preservation Committee  
DHCD: MA Dept. of Housing and Community Development  
HC: Housing Committee  
HD: Highway Department  
H4H: Habitat for Humanity  
HCDI: Home City Development Inc .  
MHC: Massachusetts Historical Commission  
PVPC: Pioneer Valley Planning Commission  
PB: Planning Board  
VCDC: Valley Community Development Corporation  
ZB: Zoning Board  
COA (Council on Aging)