

**August 6, 2023 Town Hall**  
**Future of 159 Pleasant Street (first floor)**

Participants: 21 in person; 12 via Zoom

**11:47 Anne Perron opened the meeting**

**Sewer Pipe Update**

- Anne described the late July sewer pipe incident at 159 Pleasant St.
  - Crack in our pipe fixed. Pipe from house to street is now clear
  - Larger sewer issue in the neighborhood caused by city work; city has addressed/is addressing the issue
  - Cost
    - Covered from Emergency funds
    - Insurance coverage TBD

**Two main options for first floor of 159 Pleasant St**

- Rental work space
- Rental apartment
- *(Religious Exploration space not a viable option – too small)*
- *(Property line issue prevents us from selling 159 Pleasant St)*
  
- **Work space:**
  - Can we turn it into work space to be rented out?
  - Is there a market?
  - What rate?
  - Perhaps cheaper than an apt renovation?
  - Look into City of Auburn's *Third Space Incentive Program*
  - Possible issues
    - Rezoning required if put to a business use?
    - New electrical code requirements possibly take effect with change of use
  
- **Rental apartment:**
  - Rental income crucial given state of church finances
    - Building should at least pay for itself (expenses currently greater than income)
  - Already paying taxes on the property
  - Tight housing market
  - Already zoned as residential
  - Relatively straightforward conversion

- Section VIII Housing Possibility
  - Lots of vouchers out there
  - Church will receive good value
  - Good renters
  - Upstairs apartment is Section VIII housing
  - Lead abatement not required if all tenants are 6 years of age or older

**Issues to be considered:**

- Cost of renovation
  - Guesstimate of \$40,000 (not a firm figure)
    - Shower, Kitchen, smoke and CO<sub>2</sub> detectors, Cabinets
  - Funding source TBD
    - \$1600 monthly rent – recoup costs in 25 months
- Challenges of being a landlord

**Next Steps:**

- Contact Auburn Housing Authority (Section VIII requirements)
  - Electrical regulations
  - Lead abatement regulations
  - Rental rates and subsidies
- Contact City of Auburn
  - Confirm how the apartment is listed with city: 2 BR apartment? 3 BR apartment?
  - Confirm that first floor is zoned residential; change of use required?
  - Confirm that lead test administered; find documentation
- Establish who pays utilities for 2<sup>nd</sup> floor apartment
- Check with Peter Floyd regarding lead encapsulation

**Town Hall Fun Facts**

- The Church has a maintenance right of way in next door driveway (159 Pleasant St) to effect any repairs.
- The front entry way to the 1<sup>st</sup> floor apartment has been walled off to make a closet.
- We can recycle unwanted crayons.

**12:40 Meeting adjourned**