

AFFORDABLE HOUSING COMMITTEE  
Minutes December 10, 2020

Present: Judy Parks, Jane Ford, Sue Runne, Carolyn Crossley

At 7:08 pm the Chair, Judy Parks called the meeting to order. The Chair read the following announcement into the record:

“Pursuant to Governor Baker’s March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, GL c 30A s 18, and the Governor’s March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Pembroke Affordable Housing Committee will be conducted via remote participation of its members to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting (public hearings) can be found on the Pembroke website, at <https://www.pembroke-ma.gov/home/news/governors-order-suspending-certain-provisions-open-meeting-law>. For this meeting, members of the public who wish to watch the meeting may do so in the following manner: T: Comcast Government channel 15 live. Livestream: [www.pactv.org/watch.prive](http://www.pactv.org/watch.prive), replay within 24 hours [www.pactv.org](http://www.pactv.org) On Demand. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately view the proceedings in real time. In the event that we are unable to do so, despite best efforts, we will post on the Pembroke website an audio or video recording, transcript or other comprehensive record of proceedings as soon as possible after the meeting.”

The Chair then recognized Jane Ford, and congratulated her on her appointment to the board. Sue Runne was next recognized. Ms. Runne expressed interest in joining the Committee. Ms. Runne indicated she grew up in Pembroke, and attended Pembroke schools. Ms. Runne stated she started listening to different meetings, and felt that the Affordable Housing Committee was important to the town, and she became interested in joining the committee. The Chair advised Ms. Runne that the committee would make recommendation to the Town Manager, and her request to be appointed to the committee would be considered at a future Selectmen’s meeting.

The Chair next asked each sitting member of the committee to introduce themselves and tell the Committee a bit about themselves. Ms. Parks indicated she recently retired October 30<sup>th</sup>, and has spent her entire career in affordable housing, working at Empath for the last 11 years, managing all programs. Ms. Parks also stated that she has served the town for many years on various committees, including the Chair of the Zoning Board and has vast experience in zoning, 40B and affordable housing.

Carolyn Crossley then introduced herself. Ms. Crossley has been in affordable housing for the last 43 years, working for the Department of Housing and Urban Development for 7 years, and at the Quincy Housing Authority for the past 36 years. Ms. Crossley has vast experience in Affordable Housing, is Chair of the Pembroke Housing Authority, and also sits on the Community Preservation Committee, and this – the Affordable Housing Committee.

Next, Jane Ford introduced herself. Ms. Ford indicated that she is now retired, however, has spent most of her profession life in affordable housing. Ms. Ford indicated that she developed a non profit

for affordable housing in Quincy, and started consulting several years ago. Ms. Ford indicated that she is well versed in affordable housing, and loves the ability to give back.

Next on the agenda was an update on River Marsh. Judy advised the members that the Town has opposed the development due to the site. The site is very environmentally sensitive. Ms. Parks indicated that the town did argue that the Town had the 10% safe harbor, however that assertion was lost upon appeal. Ms. Parks indicated the location is very problematic. The ZBA is concerned, and will make the ultimate decision. However, Ms. Parks indicated that conservation issues cannot be overlooked. The NSRWA is also interested in this matter. Ms. Parks indicated that we will need to resume meetings, however, we are not sure when meetings will move forward due to COVID concerns.

Ms. Parks indicated that the committee has several goals. One goal is to get the town to 15% affordable housing. Also to get a variety of affordable housing including apartments, single family developments and town houses. The committee looked at the bylaws, worked with town counsel, and we have several bylaws we are proposing. Some considerations includes allowing development in zones of at least 25% affordable housing in zones A and B. Further the committee determined that some areas in the industrial zone may be very appropriate for affordable housing. Recommendations on zoning bylaw changes will be on the 2021 Town meeting agenda. Jane indicated she did not have a copy of the proposed bylaws. Judy indicated she would get her a copy.

Judy discussed the two main bylaw changes being recommended. One is the change in the bylaw that will allow by special permit, affordable housing in zones A and B., and the creation of an affordable housing trust, which will provide the town with a mechanism to accept donations and payments to the trust, which can then be utilized for the creation of additional affordable housing.

There was brief discussion on in-law apartments. Judy advised the committee the sticking point is that homeowners would need to accept applicants from an affordable housing waiting list and have a deed restriction in place to count on the affordable housing inventory. The chair indicated we would continue to work with Town Counsel.

Next the committee reviewed the agenda for 2021. Sabrina indicated she has reserved a few dates for the committee to meeting. She has set aside January 20<sup>th</sup> and February 18<sup>th</sup>.

Sue Runne indicated that St. Thecla's is merging with two other churches, and the property may be sold. Consideration of the ability to create affordable housing on that site was entertained. Ms. Runne will explore this further and report back to the Committee. Jane requested a list of all affordable housing in the town, Ms. Parks advised that she would get Jane a copy.

There being no further discussion, Ms. Crossley made motion to adjourn the meeting, 2<sup>nd</sup> by Jane Ford. 7:53 PM.

