

## Affordable Housing Committee

### MINUTES OF THE AFFORDABLE HOUSING COMMITTEE MEETING December 12, 2019

Present: Judy Parks (Chairman), Carolyn Crossley (Vice Chairman), Andrew Wandell (Clerk), James Noone (Member).

At 6:15 pm Judy Parks called the meeting to order.

Sabrina Chilcott, Assistant Town Manager presented the Town's new Subsidized Housing Inventory Tracking System. Ms. Chilcott explained that this new program will allow the Town of Pembroke to accurately track the % of affordable housing units in town. At this time the affordable housing inventory stands at 618, which is 9.6%, This includes Copperwood. The affordable housing 10% mark is 627.

Discussion regarding affordable units and income limits was had. Carolyn stated she would be happy to send the income limits and fair market rents to the Board.

At 7:00 the Board met with Carolyn Murray and Lee Smith, Town counsel from KP Law.

Judy explained that the Town wants to encourage 40B development. The Affordable Housing Committee (AHC) thought some type of zoning change may benefit the town, such as allowing residential development in the industrial zone. The first goal of the AHC is to get to 10% so the town would be able to control development and solicit friendly 40B developments.

Judy also asked about getting in-law units on the subsidized housing inventory. Attorney Carolyn Murray stated that there would need to be a deed restriction, and the tenants for these units would come from a list, generally kept by the Housing Authority. The in-law units could not be rented to anyone, except those on the list. Carolyn indicated that her experience in Quincy was that when a "project based" unit became vacant, that the Authority would send four to five applicants to the landlord, and the landlord would screen each, and offer the unit to the first one who completed the process, had good credit, references etc. The Board concluded that generally in law units is not a productive way to increase the number of affordable housing units in town.

Discussion was also had regarding identifying town owned land that may be available for development. The Town could issue a "Request for Proposals", (RFP) and invite proposals for development. Attorney Murray cautioned the Board to ensure the town held control of the land through development.

Other options to encourage friendly 40B development could include an inclusionary zoning by law, and creating overlay districts. Attorney Murray advised the board that the goal of 40B is the integration affordable housing options within the entire community.

The Committee expressed a need for the town to create a zoning by-law. The board felt the affordable housing goal should be 20%. Generally the Board felt additional rental units would be desirable, at least to get started. The Board also decided to take another look at cluster zoning.

Attorney Lee Smith then spoke with the Board regarding creating an Affordable Housing Trust. Attorney Smith indicated town meeting would need to meet and adopt the concept of an affordable housing trust. The Affordable Housing Trust (AHT) could then receive funds from the Community Preservation Committee. The AHT could also accept donated land for development. The Trustees would be appointed by the Selectmen. Generally those included on the AHT should be someone with a law degree, a development background, finance degree, a realtor, etc. The AHT Board should consist of at least 5 members. One must be a Selectman.

The Board decided the next meeting would be held on January 9, 2020 at 6:30 PM.

Motion was made to adjourn at 8:10 PM by Andrew Wandell, second by James Noone. All in favor.