

**Bedford Housing Partnership
Fair Housing – Affordable Housing
December 6, 2012**

Present: Stephen Boyd, Irma Carter, Jean Hammond, Ellis Kriesberg, Katherine Moskos,
Lisa Mustapich, Alice Sun

Absent: Jane Puffer, Christina Wilgren,

Others present: Assistant Town Manager - Jessica Porter;
Carol Amick, Joe Piantedosi (Volunteer Coordinating Committee)
RHSO Housing consultants: Beth Rust – Dan Gaulin

Kriesberg called the meeting to order at 7:30pm.

Committee welcomed newly appointed member – Jean Hammond.

Minutes of October 6

Kriesberg moved to accept the minutes of October 9 as written. Boyd seconded.
Motion passed – with 2 abstentions.

Volunteer Coordinating Committee

Amick reviewed the responsibility of the Volunteer Coordinating Committee in filling vacancies on town committees and the confusion it faces with filling vacancies with the organization of the town housing committees –Fair Housing, Affordable Housing, and the Bedford Housing Partnership. Briefly – the Fair Housing committee (the oldest in this current configuration) was established by the Selectmen to fulfill a state requirement that the town have a Fair Housing Program . At the time, it was thought that a standing committee was required by state regulations so the committee continued to exist – developing fair housing programs for the town in 1983 and 1992.

Similarly, an ad hoc Affordable Housing Committee was formed in 1986 to oversee the initial lottery and sale of six affordable housing units at Shawsheen Ridge. At the recommendation of the Ad Hoc committee, a permanent affordable housing committee was established at Town Meeting in 1988 to oversee any resale of these units. As there was an overlap with the membership of these two committees, Fair Housing and Affordable Housing, they began meeting jointly. In 1991, these two committees voted to form a Housing Partnership under the state's Housing Partnership Program in order to be eligible for Mass Housing Partnership funds. All together these housing committees totaled 23 positions BUT, in practice, the BHP rarely (if ever) had more than 9 members as most members had dual membership –the BHP plus either AH or FH.

Amick proposes that a new consolidated committee be formed assuming the functions of all three committees – under the name of the Bedford Housing Partnership. To that end, the VCC would like to propose this to the Selectmen for inclusion in the Annual Town Meeting in March. The committee will finalize this proposal at its January meeting.

Regional Housing Services Office

Monitoring: Rust continued the discussion of the monitoring findings- specifically the developments at Taylor Pond, Patriot Place and the Village at Concord Road. The other rental properties – Bedford Village, Heritage and Avalon are monitored by Mass Housing. In discussions with the Selectmen, the rents at Taylor Pond will be modified and the tenants in the affordable units will be compensated for any overpayment. Patriot Place and VCR will also need to have proposed rent increases approved by Selectmen. All properties will also need DHCD approval. The monitoring has three parts – the RHSO needs to see if the apartments are being maintained, the tenants continue to be income eligible, and the appropriate rent has been calculated.

Post Purchase Workshop There was a good response to the workshop. 65 attended, ~15 from Bedford units.

Mutual Cooperation Agreement: Rust also reviewed the draft of the HOME mutual cooperation agreement which will be signed in June 2013. We will be “re-upping” for three years with two

years to commit funds. There is "exclusive" use of the funds awarded for one year. If we don't use first year, they go into a regional pool from which we can request funds for a project. Members asked if preference could be given to a town which didn't use its money every year. If we didn't have a project, and our money went into the regional pool, could we get preference in another year when we did have a project. Mustapich moved that we get the Selectmen to include this in the agreement. Boyd seconded. **VOTE:** 6-1 in favor of having Selectmen request such a provision

Small Grant Program: Rust reviewed the current Concord program of small grants. to town residents. If implemented in Bedford, these funds could from CPA monies .. or funds with the Municipal Affordable Housing Trust. Rust will continue to investigate,

HOME Consortium

Moved and seconded that strong consideration be given by the Selectmen to approve the Mutual Cooperation Agreement. **VOTE:** Unanimous in favor.

Possible new housing development

The Planning Board has met with Vince O'Neil about a proposed 3 story 54 unit housing complex. O'Neil will need to meet with the BHP at some point in this discussion with the town.

Meeting adjourned at 9:45pm

Next Meeting: January 10 (Porter will confirm)

Recorded by Irma Carter