

Bedford Housing Partnership
June 13, 2016 - 6:30pm
Second floor conference room

Members present: Irma Carter, Jean Hammond, Ellis Kriesberg, Alice Sun, Kris Washington, Christina Wilgren, Lisa Mustapich

Members absent: , Kate Moskos Jane Puffer

Others Present: Asst Town Mgr- Michael Rosen; RHSO – Dan G; Mark Siegenthaler – Selectman; Rick Reed – Town Manager, Devellis and Bernstein on behalf of Fox Run.

Washington called meeting to order at 6:30 pm
Approved the May 2 Minutes, Irma abstained.

Move to accept the **Tenant Rental Assistance** program minor amendment. Changed the language from Bedford tie 'required' to 'preference'.

The group discussed the traffic at the **Coast Guard** property. The traffic will be reviewed when an applicant goes before Planning or Zoning, however as it's likely to be a relatively smaller new neighborhood, it's not expected to have an impact on town traffic.

Evergreen's proposed development was approved by the planning board, and will be before Housing at a future meeting. They propose 17 units, 3 of which will be affordable.

Payment in Lieu of Affordable Units

The group discussed the notion of a payment in lieu of affordable units. Right now, that's outside the parameters of the bylaw. We would need to take it to town meeting. 2/3 vote is needed to change a bylaw.

Demolition of Existing Homes.

A member brought up a concern that too many existing smaller homes are being replaced by new larger dwellings. She is concerned that it's causing property values to rise pricing out new families. She would like to explore limiting removal of smaller homes. Others disagreed, noting that many rely on the ability to sell to the highest bidder to finance retirement, and if we limit removal of smaller units that it will lower values of existing homes, harming elders. The member agreed to bring data back to the group to determine how many units are removed, how many sell without removal, and define the problem.

Unmet Housing Needs

A member noted that one needs to earn approximately \$27/hour to live in a Bedford affordable unit.

Fox Run

Bernstein/Devellis propose 14 units in the Fox Run area. 2 will be affordable. It will be a cottage community with 1st fl masters. All single family. A HOA. One of the affordable units will be the existing house, it will be renovated. RHSO gave them info on holding the lottery for the purchase of the affordables. The group asked for affirmation that the affordable units will be of equal quality as the new. Such as; same insulation, windows, furnace, roof, etc.

Expiring Use.

Bedford Village. There will be info sessions for the residents on 13 July two in the afternoon. The town will provide a charter bus for residents to attend the meeting. Politicians Gordon and Barrett support maintaining the affordability. Town supports the development remaining affordable.

730 Reed and Siegenthaler left the meeting. 8 PM Rosen left.

Adjourned at 845, Unanimous
Next meeting is Thurs, Aug 18th @7
Recorded by Mustapich
Approved on August 18, 2016