

**Bedford Housing Partnership Minutes**  
**August 14, 2014**

**Present:** Irma Carter, Jean Hammond, Ellis Kriesberg, Kate Moskos, Lisa Mustapich, Jane Puffer, Alice Sun, Christina Wilgren  
**Absent:** none  
**Others present:** Jessica Porter, Assistant Town Manager  
Liz Rust, RHSO  
Brenda Peacock (Bedford Housing Authority)  
Dot Bergin (Bedford Citizen)  
Interested Citizens: Barbara Aldoriso, Lois Thoms, Kris Washington

Meeting followed meeting of Municipal Affordable Housing Trust

Kriesberg called the meeting order at 7:30pm

**Minutes of May 22, 2014** – Mustapich moved (Wilgren seconded) to accept the minutes of May 22 as written. Vote: 8-0 Unanimous in favor

**Minutes of July 16, 2014** Mustapich moved (Wilgren seconded) to accept minutes of July 16 as written. Vote 8-0 Unanimous in favor.

**Small Grants Update**

Porter reviewed the status of the small grants program. Two grants from June 2013 have expired. That money will go back into the “pot”. One approved grant for December 2013 was not collected. When it expires, those funds will also return to the available funds. Two from June 2014 have been completed. Grant is paid to contractor upon satisfactory completion of the task. December will be the next grant period. Information will be available on Bedford Day.

**RHSO/HOME Updates**

Liz Rust from RHSO reviewed the status of Albion Way re-sale. There were no eligible applicants – they were either over income or over assets. Under the new regulations, after 90 days, the unit can be sold to the closest eligible applicant. Under DHCD’s new deed rider, the restrictions will continue. It can’t be rented. The resale value is limited. Unit in question was offered to the next applicant who was ineligible by income but with the lowest income according to the regs. All the regulations are re-set with the next sale i.e. buyer will once again need to be income/asset eligible.

Rust reviewed the annual report. Railroad Avenue project is finishing up. This money is five years old. Peacock will get photos of completed work for Bedford Day.

Monitoring of home ownership and rental units has been completed. Rental units are inspected-home ownership units are not. Rents are recertified/checked to see that they were calculated in compliance with Regulatory Agreement. Findings from last year at Village at Concord Road were still not resolved. No money is at issue –Rents were not increased this year. There is also no financial penalty for non-compliance. However BHP members agreed it would be nice to see more agreement. Rust will ask Town Manager to remind Pam Brown about non compliance. There was also small question with Taylor Pond rents.

RHSO will offer training in September for project managers – e.g. Taylor Pond, Patriot Place, etc. This is not mandatory but most of the project managers want to do recertifications, etc. correctly. Rust will send out invitations – including Village of Concord Road - with an RSVP.

### **Shawsheen Ridge Condos**

The letter went out to Unit 2 discontinuing the subsidy. September 1<sup>st</sup> will be the last one payment. Unit 3 still has not responded to the town's letter requesting confirmation of which person is acting as agent for the owner. Town has all the necessary documents and history assembled.

### **Update:**

#### **VA Housing -**

No new information

### **Pine Hill –Coast Guard housing**

Town Manager is still waiting to hear back from GSA to confirm that they are willing to enter into a negotiated sale with the MAHT. The letter was received – the delay may be due to summer schedules, etc Porter explained the expected process: If GSA agrees to negotiated sale, CG property will be appraised.

RFPs for developers will be advertised and a developer who agrees to construct according to the charette will be selected. At the same time, MAHT and CG will enter into negotiations about property – agree on a price and MAHT will purchase the property and sell it to the developer. Kris Washington, Wildwood Drive resident and abutter to the CG property was concerned about who would purchase houses. He had expected all the units would be for seniors. He was concerned about there also being housing for families as children would add to the overcrowding of schools. When would public's concerns be heard? Porter stated that, depending on the "vision", the public would be heard in the discussion at Town Meeting (if zoning change were required) or at a public hearing if the project would be a CH40B. Porter noted that the "vision" at this point cottage style like River Walk in West Concord.

### **OTHER**

#### **Bedford Day**

Set ups needs: Tent (Sun) information/hand outs: Small Grant applications, training for owners seminars, photos of developments, card table, chairs (Kriesberg), candy (Mustapich) information on RHSO, etc

#### **Next meeting**

BHP - Tuesday, September 9

CPC – Wednesday, September 3

MAHT –Tuesday, September 9

Meeting adjourned at 8:55pm

Recorded: Irma Carter

**Approved September 9, 2014**