

Bedford Housing Partnership Minutes
Feb 25, 2016 - 7:30pm
Town Hall - Second Floor Conference Room

Members present: Irma Carter, Jean Hammond, Kate Moskos, Jane Puffer, Kris Washington, Christina Wilgren, Lisa Mustapich

Members absent: Ellis Kriesberg, Alice Sun

Others Present: Asst Town Mgr- Michael Rosen; RHSO - Liz Rust;

Moskos called meeting to order at 7:30pm

Fees in lieu of affordable housing

Rust has no update. We will discuss it at next meeting. She found 3 communities who have contributions in lieu of affordable units, however none of them have used it.

Town Meeting Article 8 – (conversion of town owned property to condos with expansion buildings)

Mustapich introduced the article. She noted that the BHP opposed the original article from November because the Zoning Amendment did not include an affordable component or accommodation in lieu of an affordable component. While we are over the 10% required by 40b, we must always strive to maintain our number of affordable units, which is eroded by the addition of new non-affordable units. Excluding affordable components or accommodations sets a poor precedent for future use of the bylaw and future bylaws. The group talked about the right for a property owner to build as they wish on a property. Since we are over our quota it's not fair to not permit the developer to build as they wish. When we get close to the 10% threshold, we can revisit the need for requiring affordable. We work hard at affordability, we are cognizant of it. Homes are the largest investment for most, more dense developments strain the already strained town resources. Another point of view was that the affordability quota is a myth, not all the units counted are actually affordable. Too many in the region have housing insecurity. We should require this zoning bylaw to align with the other similar multi-family properties by providing affordable. This will set a poor precedent. Mustapich motioned, Carter seconded "the partnership appreciates the amenities, such as common space and trails, however, we can only support the zoning article if it requires an affordable component or significant contribution in lieu of an affordable component, that is commensurate rate with the current value of affordable unit." Vote: 6 Y, 1 N

The Rotary Run was mentioned. A few members said they will support or pledge.

The next Small Grant cycle is opening. From the last cycle, 2 applicants completed their work, 2 are in process.

Coast Guard property

The GSA sent a letter extending the opportunity to do a direct sale to the town. The town is updating the property value appraisal. Our response is due April 17. We are proceeding. More discussion at next meeting.

Expiring Use.

Bedford Village expires in 2018. 40T gives notification, not money

Approved the June 2015 minutes, 4 approve, 3 abstain

Approved Jan 2016 minutes, 5 approve, 2 abstain.

Next meeting March 16, 730, to follow the Trust meeting which will be 7PM.

Adjourned @ 830 PM.

Recorded by Mustapich

Minutes approved on March 16, 2016.