

**Bedford Housing Partnership
Final Meeting Minutes
April 27, 2022 at 7:00 PM
Prepared by Margaret Siciliano, Clerk
Zoom**

Attending Members: Christina Wilgren (chair), Alice Sun, Margaret Siciliano, Ellis Kriesberg, Kate Reynolds, Kim Lovy, Jacinda Barbehenn, and Shawn Hanegan (non-voting member)

Absent Members: Elena Loya Zorn

Other Present: Liz Valenta and Liz Rust (RHSO), Jeff King (staff), Karen Frederick (abutting resident to Carlisle Road proposed development), Brian DeVellis (DeVellis Consulting Group)

Call to order. Christina Wilgren called BHP meeting to order at 7:05 PM via Zoom remote participation conference call and motion seconded by Alice Sun. A roll call occurred for committee members to announce if they were present.

Roll call:

Yes: Christina Wilgren (chair), Margaret Siciliano, Jacinda Barbehenn, Alice Sun, Kate Reynolds, Kim Lovy and Ellis Kriesberg, and Shawn Hanegan

Not in attendance at time of roll call: Elena Choi Loya Zorn

1. Introductions: The BHP has changes to its membership. Shawn Hanegan is now a Selectman and is a non-voting member of the BHP. Jacinda Barbehenn is taking Shawn Hanegan's place as the Planning Board Liaison to the BHP. Kim Lovy is taking Jane Puffers place as a representative from the Bedford Housing Authority. Jeff King is the new staff person for the BHP. Each member of the BHP introduced themselves and provided a brief background to why they are on the BHP.
2. **February 1, 2022 Meeting Minutes:** Christina Wilgren gave some minor corrections that were then incorporated into the draft minutes. There were no further comments on the minutes. Margaret Siciliano made a motion to approve the minutes. Mr. Ellis Kriesberg seconded the motion. Vote: Wilgren-yes, Siciliano-yes, Kriesberg-yes, Reynolds-yes, Sun-yes. Barbehenn- abstain, Lovy- abstain. Zorn-absent
The motion carried 5-0-2
3. **Carlisle Road: update and discussion.**
 1. Brian DeVellis of DeVellis Consulting Group presented on the Carlisle Road proposed multi-family development. The development is currently approved for an 8 lot "approval not required" subdivision. The developers would like to do a multifamily residential development that meets the needs addressed in the 2013 Comprehensive Plan and the 2019 Housing Study. Brian DeVellis presented a conceptual plan to the BHP and highlighted the areas where it meets the needs specified by these plans. They are developing a LIP application to be submitted to DHCD. Ms. Barbehenn voiced her

support for the project saying it addresses many of the issues identified in Bedford's Comp Plan and Housing Study and also creates a sense of place. Mr. Hanegan voiced his support for the proposal and stated that the Planning Board is supportive of the development as well. Kim Reynolds added the following comments that she loved the presentation about the Carlisle Road development. While I see that there are certain specifics to be worked out, overall, the very fact that what is being proposed is so different and "outside the box" for Bedford is evidence that this is the kind of thing we need - something that falls somewhere between the subsidized Section 8 apartments that some people get and the enormous and wildly overpriced homes that a few people get. A friend of mine recently shared that Bedford had two homes listed for sale. Two. Price tags were huge, sizes were huge, this development is something different. I love it. I see that carports are not a good way to provide storage for "outdoor stuff," as Margaret pointed out. I think the goal was to avoid people going straight from their garages into their homes, so that they would less ability to "hide" from each other, which is a huge suburban problem. In the low-rent district that I call home, we have no garages, but I do have a lovely shed for storing our bikes in. I do enjoy chatting with my neighbors in the driveway, but also like having a roof for keeping our beloved bikes and garden stuff safe and dry. Maybe Brian could consider adding some nice sheds or other kinds of outside storage to the development for this purpose, if he wants to keep the carports.

Alice Sun asked if the development would have any amenities such as a playground or clubhouse. Brian DeVellis replied that there will be dedicated trail parking but there is still work to be done on community amenities. Kim Lovy asked if there has been any research on the demographics who would be interested in co-housing. Mr. DeVellis responded that they are working with someone to do a market analysis. He stated that this is just an update on the development and he plans to come back to the BHP in another month with more details.

4. **South Road.** On March 9, 2022 DHCD approved a project eligibility letter.
5. **RHSO Update.** Liz Rust provided an update on the Quarter 3 report, homeowner training, fair housing training, and is working on monitoring. Liz Valencia provided an update on the HOME program, WestMetro HOME Consortium, and the relaunched rental assistance program. The Bedford Housing Authority recently reached out to RHSO to see if they can apply for HOME Funds. Funding for the RHSO and Housing Trust were both approved at town meeting.
6. **Future Meeting Date:** To be determined. A doodle poll of members was requested.
7. **Adjourn.** A motion to adjourn the meeting was made by Siciliano and seconded by Lovy. Vote: Siciliano - yes, Barbehenn - yes, Wilgren – yes, Sun-yes, Reynolds-yes, Lovy-yes. Kriesberg had left the meeting and was unable to vote. The motion carried 6-0-0.