

**Bedford Housing Partnership
Meeting Minutes
July 18, 2023 at 7:00 PM
Prepared by Ellis Kriesberg
Zoom**

Attending Members: Christina Wilgren (Chair), Elena Zorn, Jacinda Barbehenn, Ellis Kriesberg, Margaret Siciliano, and Shawn Hanegan (non-voting member)

Others Present: Liz Rust (RHSO), Brian DeVellis, and Jeff King (staff)

Call to order. Ms. Wilgren called the BHP meeting to order at 7:08 pm via Zoom remote participation conference call; A roll call occurred for committee members to announce their presence.

Roll call:

Yes: Ms. Wilgren (chair), Ms. Zorn, Mr. Kriesberg, Ms. Barbehenn, Ms. Siciliano, and Mr. Hanegan.

Minutes

The Minutes for the June meeting were not ready to be presented. They will be provided at the next BHP meeting. Mr. Kreisberg volunteered to take the minutes for today's meeting if Ms. Lovy is not available

1. Municipal Affordable Housing Trust Meeting Update

A. Rental Relief Program: The Bedford Housing Trust decided to allocate an additional \$60,000 to this program. The previous allocation was fully spent assisting 13 families who applied for the grant program.

B. 23 Winterberry Way: Habitat for Humanity of Greater Lower responded to the RFP to purchase and renovate the house for permanent affordability. Habitat also requested \$25,000 from the Trust for utility and energy conservation work that was desired by Bedford. The Trust will be meeting on July 19 to vote on making a project award to Habitat as well as approving the \$25,000 ask for additional work as defined in the RFP.

2. Fair Housing: Alice Sun, the Fair Housing representative on the BHP, did not get re-appointed. Jeff King will do some research on whether that position needs to be filled.

C. Carlisle Road Project:

Brian DeVellis presented the following proposed changes to the project as an additional option to consider from the original concept. Mr. DeVellis will also present these options to the Select Board at their meeting on Monday, July 24. Mr. Hanegan added that the Select Board has previously approved the project, so it is going forward to the next step but the question is in what form. The Select Bard had added some condition to the

projects include the desire to add more homeownership opportunities. This new option is responsive to that. Mr. Hanegan added that he is very interested in what the BHP thinks and he will bring that forward as part of the Select Board discussion. Mr. DeVellis presented three options: 1) the original concept 2) a version that was in response to departments heads and 3) a new modified option
The modified options changes include:

- Add a 51-unit 55 and over all rental apartment on the separate east parcel.
- Replace the 51-unit apartment building on the west parcel with for-sale condominiums and reduce the number of units to 42.
- Make all 120 units on the west parcel are for sale only spread across single family homes, duplexes, triplexes, townhomes and condominiums.
- Increase the total unit count to 171 from 139 in the original plan including the development of the east parcel.
- Of the 171 units proposed, 120 are for sale (70%) and 51 (30%) for rent vs the previous plan of 113 units for rent (81.3%) and 26 (18.7%) are for sale.
- The as modified proposal has 44 affordable units (25.7%) of the project vs the previous plan with 35 affordable units (25.2%)

There were three areas of discussion 1) the 51-unit apartment building on the east parcel being age restricted to 55 and above 2) there were no rentals available in the project for families and those under 55, 3) whether there should be local preferences for Bedford residents. As a point of reference, Liz Rust of Regional Housing Services Organization (RHSO) stated that the 51-unit apartment building could be legally restricted to residents aged 55+ under State DHCD/EOHLC regulations depending on the marketing used and if it was not used as a way to restrict families from renting units. The Bedford Housing Partnership took several votes on the on the modified proposal as presented.

Vote #1. Does the BHP prefer the As Modified proposal versus the original As Endorsed in LIP Application? The BHP voted in favor 4-1.

Vote #2. Does the BHP support an age restriction of 55 and older on the apartment building on the East parcel? The BHP voted against/opposed the age restriction by a vote of 4-1 (note: this was a vote against the age restriction not the type, size or location of the building)

Vote #3. Does the BHP support creating affordable rental units up to and closer to 20% on the west parcel by replacing some of for sale units to for rent? The BHP voted in favor of keeping the west parcel all for sale by a vote of 3-2.

There was discussion about whether there should be a local preference for the affordable units in the project and, if so, what percentage of the units should have a local preference. Ms. Rust said the town can reserve up to 70% of the affordable units for local preference. The Town has the flexibility of considering 0-70% local preference. The amount of local preference is decided on a project by project basis. Ms. Barbehenn suggested that we consider reducing this percentage to make the project more inclusive. Ms. Rust stated that the local preference issues does not need to be decided until after DHCD/EOHLC issues the comprehensive permit and then issues final

approval the final fair housing marketing plan. Ms. Wilgren strongly supported a local preference No vote was taken on local preference at this time.

The meeting was adjourned at 9:11 PM.