

**Bedford Housing Partnership  
Draft Meeting Minutes  
September 13, 2022 at 5:00 PM  
Prepared by Kim Lovy  
Zoom**

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

Other Present: Liz Rust (RHSO), Tony Fields (Planning Board), Jeff King (staff)

Call to order. Ms. Wilgren called BHP meeting to order at 5:04 PM via Zoom remote participation conference call (and motion seconded by Ms. Sun). A roll call occurred for committee members to announce if they were present. Mr. King noted changes to the order of the agenda, and requested members prepare a list, before the next meeting, of three priorities to help focus the efforts of the BHP.

Roll call:

Yes: Ms. Wilgren (chair), Ms. Barbehenn, Ms. Sun, Ms. Reynolds, Ms. Zorn, Mx. Lovy, Ms. Siciliano, and Mr. Hanegan

Not in attendance at time of roll call: Mr. Kriesberg (arrived at 5:16 PM)

1. **April 27, 2022 Meeting Minutes:** Ms. Wilgren asked for a vote on the minutes. Mx. Lovy made a motion to approve the minutes. Ms. Siciliano seconded the motion. Vote: Reynolds: Yes, Wilgren: Yes, Siciliano: Yes, Sun: Yes, Barbehenn: Abstain, Lovy: Yes, Zorn: Yes  
The motion carried 6-0-1
2. **Nominations for positions:**

Ms. Barbehenn moved to nominate Ms. Zorn for Vice Chair, and the nomination was seconded by Ms. Siciliano. Roll call vote for Vice Chair: Reynolds: Yes, Siciliano: Yes, Wilgren: Yes, Sun: Yes, Barbehenn: Yes, Lovy: Yes, Zorn: Yes.  
Ms. Zorn was elected as Vice Chair with a vote of 7-0.  
Mx. Lovy nominated Ms. Wilgren for Chair, and the nomination was seconded by Ms. Reynolds. Roll call vote for Chair: Reynolds: Yes, Siciliano: Yes, Wilgren: Yes, Sun: Yes, Barbehenn: Yes, Lovy: Yes, Zorn: Yes.  
Ms. Wilgren was elected as Chair with a vote of 7-0.  
Mx. Lovy nominated herself for Clerk, and was seconded by Ms. Barbehenn. Roll call vote for Clerk: Reynolds: Yes, Siciliano: Yes, Wilgren: Yes, Sun: Yes, Barbehenn: Yes, Lovy: Yes, Zorn: Yes.  
Ms. Lovy was elected as Clerk with a vote of 7-0.
2. **RHSO update:** (At 5:20 PM) Ms. Rust provided an overview and explanation of the LIP (Local Initiative Program) 40B process. Bedford has several 40B projects recently

proposed. The LIP 40B application process includes three different milestones: Application, Eligibility, and Comprehensive Permit. There is a back and forth between the developer and Town entities, as well as DHCD. Q&A: Ms. Zorn asked when the developer engages neighbors. Ms. Rust informed that the public has many opportunities to become aware of the project and progress. Ms. Siciliano asked when BHP would normally see the application. Ms. Rust stated that BHP will sign before the application is submitted to the Select Board. Ms. Wilgren noted that, in practice, projects often come before the BHP multiple times in the process, usually at least twice. This allows the BHP to provide input along the way. Mr. Kriesberg asks what the BHP role is in the process; Ms. Wilgren stated that oftentimes we take an advocacy role for appropriate projects, as our goal is to promote affordable housing.

3. **Tony Fields:** (At 5:33) Mr. Fields of the Planning Board gave a quick overview of Planning Board priorities relative to housing, citing the 2019 housing study. Mr. Fields stated the different types of housing that could add variety to the Bedford housing stock. The Select Board recently authorized accessory housing separate from the main residence. Work to ease restrictions on two-family housing is in process, and should come to Town Meeting in the Spring. Other recommendations from the housing study include revisiting our industrial mixed-use provisions, of which 100 Plank Street (which is Phase II of the Taylor Ponds project) as Industrial mixed-use no longer allows residential; this has not been given high priority. Other recommendations include demolition delay, and trying to preserve some of the existing smaller housing stock we have in town. Builders are willing to pay more for small housing to acquire property for demolition and rebuilding. Housing Choice, put forth by Governor Baker. As an MBTA community, Bedford must provide 15 units per acre, with at least 50 acres allotted for the purpose of multi-family purpose housing. Consideration of allowing housing above or behind businesses, such as strip malls, would allow us to meet the requirements as an MBTA community. However, the State has declared that housing must not be part of mixed-use, but must be multi-family housing. The penalty for not complying is that Bedford would lose access to a variety of grant programs; Bedford frequently applies for grant programs for water, sewer, and street infrastructure. The 40B project on South Rd recently began presenting to the ZBA. The project on an Old Billerica Road farm will come back to BHP for review to help determine which units will be affordable; this is not a 40B project.

Q&A: Mx. Lovy asked if there is a requirement for the housing to be within a certain distance of the MBTA lines. Mr. Fields stated that, since Bedford does not have a “station”, the housing does not have to be within a certain distance. Ms. Barbehenn wondered if the Plank Street project had come before the BHP earlier in the process. Mr. Fields explained that the project predates Ms. Barbehenn and himself. His best guess is that the decision for one-bedroom units would not affect the school system. This predates DHCD statements that a project all the affordable units being only one-bedroom units would not be allowed. Ms. Barbehenn also commented that BHP can advocate for affordable and market-rate affordable units. Ms. Rust commented that, if all units are one-bedroom, DHCD should approve. Ms. Wilgren pointed out that the BHP wants to make sure the affordable units are equal in quality, square footage and amenities and

equitably distributed throughout a project-we are addressing quality of life issues here. Ms. Rust also mentioned that families are a protected class, and that if the decision to use only one-bedroom units was to alleviate municipal costs, that would be a fair housing violation. Mr. Kriesberg asked about the Carlisle Road project, having trouble meeting the 25% level; Mr. Fields stated this was in relation to the co-housing part of the project. Ms. Zorn wonders if projects have a timeline during which they must be completed. Also, seeking advice on how to meet public resistance to these types of projects. Mr. Fields stated time-limits are project-dependent. Generally, the permit is good for three years. Mr. King asked Mr. Fields if there is value in the BHP being involved, supporting the Planning Board's agenda; how can we be helpful? Mr. Fields replied, "yes", and that we can help at Town Meeting. Ms. Wilgren was pleased with the Planning Board update, and reiterated the usefulness of projects coming before the BHP sooner, rather than later, in the process.

4. **Current Projects.** Mr. King mentioned four projects. He added that the Plank Road and Old Billerica Road projects have already been discussed. The other two projects are the proposed Carlisle Road project by DeVellis and 23 Winterberry Way. Ms. Wilgren asked Ms. Rust how to get a better grip on understanding the affordable housing options in Town -if there is a common type. Ms. Rust stated that it really is by individual address, as there are so many different styles. Ms. Wilgren provided an update on the sub-committee meeting with the DeVellis team, stating that he has a strong dedication to affordable housing in Bedford. She added that the key points were to create options for affordable homeownership, especially affordability to a wider AMI-average median income, and an increase in rentals. The question is how much financial assistance would he need from the Housing Trust to provide more affordable housing beyond the 25% of units LIP requirement. Mr. King added that Mr. DeVellis is absolutely committed to coming back to the BHP soon. Mr. Hanegan gave an update on the 23 Winterberry Way project. This is a 3BR single family stand-alone home with a garage. It is currently categorized as affordable under the 40B program but is not sellable as it is in significant disrepair. Two options were presented to the Select Board 1) that the Town purchase the home, renovate and sell to a family as an affordable restricted unit. It would cost the Town an estimated net \$100,000 or 2) something defined as a windfall under DHCD state definitions. The Town would purchase and renovate and then resell at market rate. The estimated proceeds of \$300,000 could then be used toward future affordable projects; however, the house would no longer be an affordable preserved unit. He added that the Select Board voted to keep the project as affordable and recommended the MAHT approve funds to purchase, renovate and resell the home. Ms. Wilgren, referring to the Carlisle Road project, said she attended a CPC meeting earlier in the month. She said that projects they would consider funding need to have already had community input and were well on their way in the development process. She said that it is imperative to complete that process in the fall before the next Community Preservation Committee application deadline.
5. **Bedford Day.** Preparations regarding tent, setup, and volunteers that day.
6. **2019 Housing Study.** Mr. King said there are several recommendations from this study including a first-time homebuyer program, support for affordable accessory dwelling

units, and a house-share program. The house-share program works to keep senior citizens in their homes by renting out a bedroom that is at affordable levels. While most programs are multi-county or regional, it is possible to operate a small-scale program within a community using shared employees.

7. **Future plans.** Please provide three goals for our next BHP meeting.
8. **Adjourn.** A motion to adjourn the meeting was made by Ms. Barbehenn and seconded by Ms. Zorn. Vote: Kriesberg-Yes, Reynolds-Yes, Siciliano had left the meeting, Lovy-Yes, Zorn-Yes, Barbehenn-Yes, Sun-Yes, Wilgren-Yes. The motion carried 7-0-1.

The meeting was adjourned at 6:32 pm.