

**Bedford Housing Partnership  
September 20, 2018 – 7:30 PM  
Second Floor Conference Room**

**Minutes**

**Members present:** Irma Carter, Jean Hammond, Ellis Kriesberg, Jane Puffer, Alice Sun, Kris Washington, and Christina Wilgren

**Members absent:** Shawn Hanegan, Kate Moskos

**Others Present:** Michael Rosen, Town Manager's Office; Mike Rosenberg, Selectman; Liz Rust, RHSO; Fran DeCoste, TR Advisors

Documents and attachments are available in Town Manager's Office.

Washington called meeting to order at 7:30 pm.

**Bedford Woods:**

Treetop Group asked to postpone their appearance to a later date.

**Pine Hill Crossing (TR Advisors):**

TR Advisors, represented by Fran DeCoste, presented a revised plan which relocated units around a larger common area, improved accessibility within units, moved parking closer to units and added individual retention basins. Changes reflect comments from Planning Board, Conservation Commission and Fire Department. 4 existing units have been sold and 6 have been leased.

New 1.5 story units are to have an open living area, front porch and a first-floor master bedroom. There are 2 options for first floor baths available to purchasers: one with master plus half bath, and the other with a single accessible bath.

The existing units designated as affordable, A (35 Pine Hill Rd. 2 br, 1 ba) and B (27 Lewis Rd. 3 br, 1.5 ba) will also have bath options described above.

Discussion then moved to procedure for handling marketing of new affordables and method of choosing tenants requiring accessibility. DeCoste said that unit counters are adaptable. According to Rust, it is unusual for 3 br units to need accessibility. She said that marketing for one of the new units can prioritize lottery winners needing accessibility.

Kriesberg moved and Carter seconded the motion: BHP recommends that Planning Board designate proposed units A and B on plan as affordable and designate unit A as accessible with buildout at purchaser's option. Motion approved by vote 7-0-0.

**RHSO/HOME update:**

**Housing Strategic Study:** Rust distributed copies of Draft Bedford Housing Study and requested that comments be returned by October 3. She noted that the American Community Survey was used as the source of demographic information about Bedford. A discussion followed questioning whether the sample respondents – 5% of residents, most owners of single-family homes – were a true representation of the community. Also, the survey did not ask the income of the owners responding, though it did ask price ranges for ownership and for rentals. Another question was how might the survey results affect the Comprehensive Plan.

The draft will also be presented for comment to Planning Board on Sept. 29 and to the Selectmen on Oct. 29.

**Bedford Day:**

Kris Washington will bring the tent and table at setup, and materials from last year. Rosen also has loan program brochures.

**Fair Housing:**

No Fair Housing issues.

**Discussion:**

Rosen announced that the Selectmen approved Remote Participation Policy for Public Meetings at September 17 meeting.

Approved the **August 8, 2018 Minutes**. Washington moved, Wilgren 2<sup>nd</sup>, minutes approved with revisions 7-0-0.

**Next meeting:** October 25, 7:30 pm. Second Floor Conference Room.

9:00 pm moved to adjourn, unanimous.

Recorded by Hammond

*Paul Hammond*