

**Bedford Housing Partnership
March 15, 2018 – 7:30 PM
Second Floor Conference room**

Minutes

Members present: Irma Carter, Jean Hammond, Shawn Hanegan, Ellis Kriesberg, Kris Washington, and Christina Wilgren

Members absent: Kate Moskos, Jane Puffer, Alice Sun

Others Present: Michael Rosen, Town Manager's office; Mike Rosenberg, Selectman; Liz Valenta, RHSO; Bryan Melanson, Evergreen

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

Washington called meeting to order at 7:30 pm.

Fair Housing:

No Fair Housing issues.

Housing Discrimination Advocate Consent Form: Valenta and Rosen presented the revised Advocate Consent Form (formerly titled Authorization to Release Information). Fair Housing Officer Alice Sun had reviewed form. The new version was approved unanimously, and Rosen will add to Town website.

RHSO/HOME update:

Payment in Lieu: RHSO is currently considering community policies for payment in lieu in Acton, Bedford, Concord and Lexington. Fractional units currently round down. They are considering whether to index amount to market rates. Initial report expected in about a month.

New policy for DHCD senior housing age restrictions: In 55+ developments, one occupant in household must be age 55 or older; this also accommodates fair housing requirements. In 62+ developments, all occupants must be age 62 or older.

Discussion:

Housing Strategic Study: Jennifer Goldson and Rust are conducting focus groups, each composed of members with a common interest (finance, construction, etc). Two community workshops will follow on May 21 to gather information about community needs and concerns for housing and what possibilities might be considered,

Pine Hill Crossing Update: Articles 6 and 7 at ATM are modified to address accessibility, setbacks and affordability. Hanegan proposed BHP support the passage of these two articles. Washington 2nd. Unanimously approved. Articles 8, 9 and 10 propose approval of Great Road Zoning plan, which address design standards, pedestrian access, mixed use retail/residential. Hanegan proposed BHP support these three articles. Kriesberg 2nd. Voted 5 to support with 1 abstention.

Evergreen Meadows LIP Application: Melanson and Valenta presented LIP application for Evergreen Meadows for BHP approval. The development includes 2 affordables of 13 single detached houses and 1 affordable of 4 duplexes; detached units to be sold for \$184,000 and duplex for \$192,000. The difference in pricing is balanced by difference in condo fees. All units will have the same features. Site plan shows location of affordable units. Washington asked that the tax rate be updated if necessary. Liz Rust at RHSO will do marketing and Valenta asked for any additions. Washington moved to approve with update (tax rate); Kriesberg 2nd. Approved unanimously.

Approved the **Feb. 1, 2018 Minutes**. Carter moved, Washington 2nd, all in favor.

Next meeting: April 26, 7:30 pm. Second Floor Conference room

8:50 pm moved to adjourn, unanimous.

Recorded by Hammond

