

**Bedford Housing Partnership
December 6, 2018 – 7:30 PM
Second Floor Conference Room**

Minutes

Members present: Irma Carter, Jean Hammond, Shawn Hanegan, Ellis Kriesberg, Jane Puffer, and Christina Wilgren

Members absent: Kate Moskos, Alice Sun, Kris Washington

Others Present: Sarah Stanton, Town Manager; Michael Rosen, Town Manager's Office; Mike Rosenberg, Selectman; Liz Rust, RHSO; Fran DeCoste, TR Advisors; Dot Bergin, Bedford Citizen; Sid Gehlot, Joan Bissdorf, Fran Bevilacqua, Danting Liu, Treetop Realty Group

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

Wilgren called meeting to order at 7:30 pm.

Pine Hill Crossing (TR Advisors):

Rust presented the LIP application for the Partnership's approval and signature. The application will then be submitted to Selectmen and to DHCD. Lottery and sale will take place in Spring 2019. DeCoste submitted a new lot plan with all affordables marked. New units at 11 and 32 Michelson will be accessible. Partnership was asked to designate units for local preference.

Wilgren moved and Hanegan seconded a motion to set aside two of the four units for local preference. Motion was approved unanimously 6-0-0.

Hanegan moved and Puffer seconded a motion to accept the LIP application. Motion approved unanimously 6-0-0.

Bedford Woods (Treetop Realty Group):

Treetop Group have updated their plans for the two buildings at Bedford Woods and now each building will have 40 units (30 units in existing building) of which 10 units (25%) are affordable. In addition, the location of building 3 has changed because of a shift in wetland. They have been working with Jessica Malcolm at Mass Housing to come up with this plan. Average sq. ft. in 1 BR is 800; 2BR is 1100 and 3BR is 1500. There are 136 garage and 40 surface deeded parking spots; 2 and 3 BR spaces in garage are tandem. This is approved by MassHousing. A new design for the common area has been proposed, but current owners don't agree.

There were questions from the Partnership about the small sq. footage for 1 BRs, which are the size of studios. The finishes and appliances were discussed. Because the units are ownership units, these need to be of good quality but not equivalent of market units. The change in location of building 3 means that some units in 2 and 3 will be in shadow part of the day, but they are both market and affordable units.

Treetop Group and attorney Pam Brown met with Planning Board, and are meeting with ZBA. This is an informational meeting open to public on Dec. 13. They anticipate another meeting with Partnership and probably two meetings with ZBA.

- the size and allocation of the 1BR units: 50% (3 of 6) of the 1BR units are 600 sq. ft., half the size of other 1BR units, and of these 3 are designated affordable
- the distribution of affordable units on the first floor: 4 on first floor, 4 on second and 2 on third

Partnership proposed these changes which Rust will take to MassHousing;

- reduce the number of 1BR by 2 (5 units to 3), increase the number of 2BR by one (4 to 5) and 3 BR by one (1 to 2).
- distribute affordable units 4 on first floor, 4 on second and 2 on third
- locate 3 affordable units in the third floor

RHSO/HOME update:

Hours allocated to Bedford are unused, so they are available for a project we might propose.

Fair Housing:

No Fair Housing issues.

Approved the **September 20, 2018 Minutes**. Carter moved, Hanegan 2nd, minutes approved with revisions 5-0-1.

Next meeting: January 9, 2019 at 7:30 pm. Second Floor Conference Room

8:45 pm moved to adjourn, unanimous.

Recorded by Hammond

A handwritten signature in cursive script that reads "Dan Hammond". The signature is written in black ink and is positioned below the typed name "Recorded by Hammond".