

Bedford Housing Partnership Meeting
Thursday June 25, 2015, 7:30 PM
2nd Floor Conference Room, Town Hall

Attending: Irma Carter, Jean Hammond, Ellis Kriesburg, Kate Moskos, Lisa Mustapich, Alice Sun, Kris Washington, Christina Wilgren. **Others:** Jessica Porter, Liz Rust. **Absent:** Jane Puffer

730 – Moskos called meeting to order

Hammond moved the May minutes, Wilgren 2nd, Mustapich Abstained b/c she was not at last meeting. Vote 7 approve, 1 abstain.

Jean provided a quick clarification based on the minutes. Jean spoke with Sue Baldouf. Youth and Family Services actually does not have a fund for homeless families, but they work with the police to refer those in crisis to local shelters. Liz provided an update on the expiring use of Bedford Village, if they want to refinance thru Mass Housing funding, they would need to notify the town and unit residents. At the time of receiving state subsidy, the owners would be required to do necessary repairs and upgrades.

Brenda Gould from Lowell Habitat for Humanity spoke to the group. The summary handout is part of these minutes. She wanted assistance from the town to help educate residents that Habitat has a new program to provide Critical Home Repairs for residents who are at 60% of median income or below. HH does not seek any financial assistance from the town, only endorsement. This may be an opportunity for residents to partner with The Muni Small Grant Fund and Habitat to do larger repairs. The HH program targets assisting elderly, disabled and active or discharged military. To be eligible, one must not have more than \$15K in the bank. HH obtains the money to make these repairs from grants from local businesses and trading in kind work. Mustapich moved to endorse HH's Critical Home Repair program. Bedford will put a link on the town and RHO webpage, HH may post info at the Library and COA. 5-0.

Rob Scarano, the developer for the 150-62 South Road 9-unit condos appeared before the board to discuss his project which is going before the Planning Board. He will build 7 single family and 1 duplex. One unit will be affordable. He plans to sell the market rate for 600-675K. 4 acre total site, 2500 sq ft per unit, built on slab, condo association, 1st floor master & bath, 2nd floor has bed, bath and office, LEED construction. He plans for one duplex to be built in conjunction with money from the VA. It will be for a disabled Vet. The HP asked that he make one of the single family units be legally affordable in perpetuity, at 80% median income with \$100K impact fee to be paid to the Muni Housing Trust. The HP voted unanimously to recommend such to the PB.

The Selectmen approved the HP's recommendation to use HOME funds for rental assistance for those qualified for affordable subsidies, as discussed at our last meeting.

Bedford has used most of the hours purchased from the Regional Housing Office. Liz will be reconciling the final invoice and updating us at a future meeting.

Update on Coast Guard property: June 19th there was a conf call with USCG, US General Services Administration (GSA) and town staff. GSA acts as a broker for the USCG. The GSA is not showing an urgency, however they did acknowledge the town's desire to conduct a 3-way transaction that would enable the building of cottage style housing with an affordable component. The GSA still needs to conduct an Environmental Impact Study. They have their property value assessment completed. Given the rate of progress, the town should expect a 6-8 month period for the GSA to do the EIS and return to the table for additional negotiations.

Alice reported no fair housing concerns were brought to the committee.

Next meeting is Aug 18, TUES, at 730 PM.

8:55: Moved to adjourn. unanimous. Submitted by Mustapich - Approved on September 15, 2015