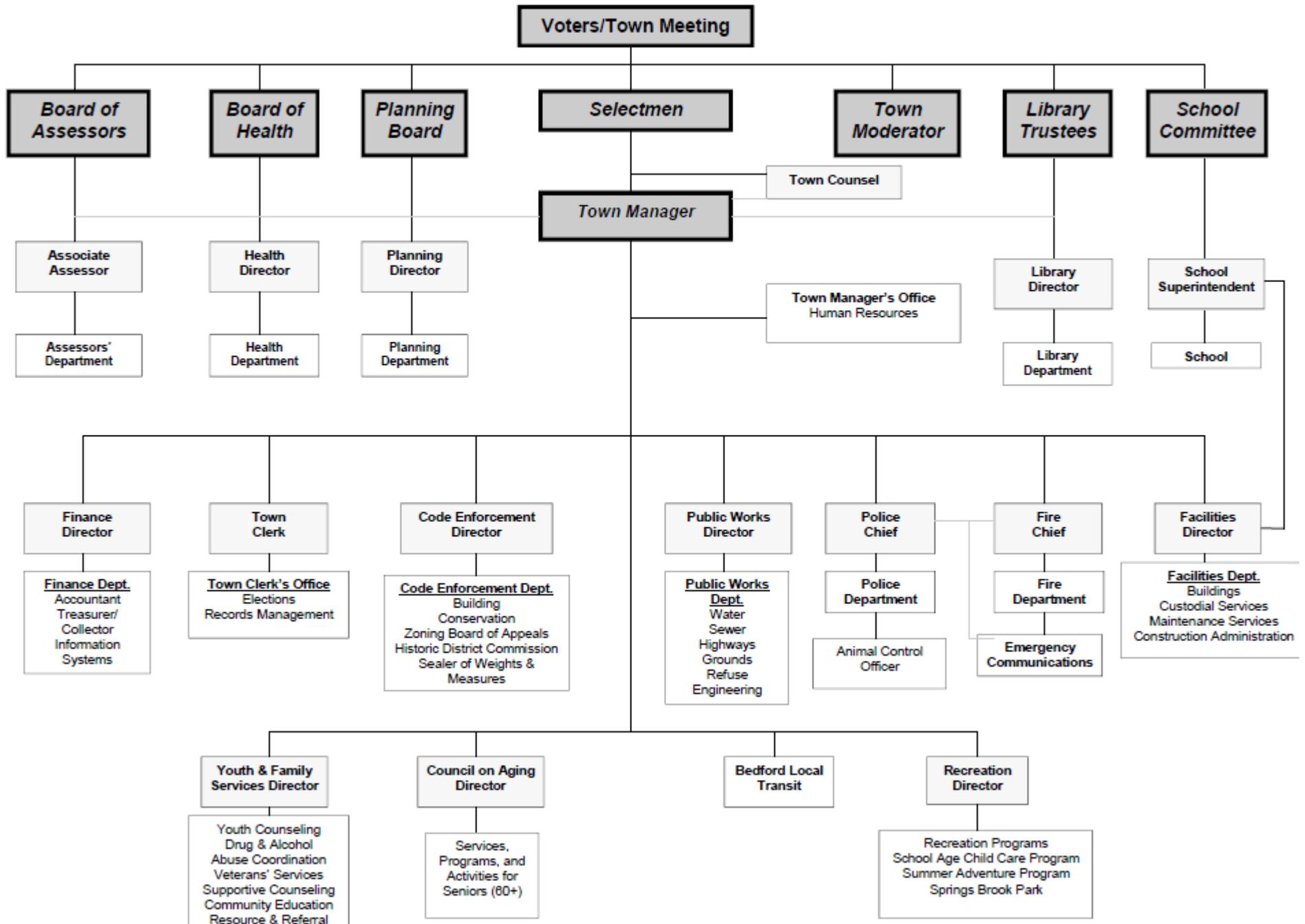


TOWN OF BEDFORD ORGANIZATION CHART



Guidelines for Civil Discourse

The Town of Bedford respects and recognizes each citizen's right to free speech. In order to guarantee all people's right to free speech and to ensure productive civil discourse, we request that all citizens respect the following guidelines.

Show respect for others.

- Discuss policies and ideas, not people
- Only one person should be speaking at any given time
- Use helpful, not hurtful language

Speak as you would like to be spoken to.

- Use courtesy titles (Mr., Ms., Sir, etc.) and ask if unsure
- Restate ideas when asked
- Use a civil tone of voice

Guidelines for Civil Discourse (cont'd)

Agree to listen.

- Respectfully hear and listen to differing points of view
- When unsure, clarify what you heard
- Realize that what you say and what people understand you to have said may be different
- Recognize that people can agree to disagree

Speak for yourself, not others.

- Speak from your own experience
- Use “I” statements (“I think that the ideas presented...”)

Please be concise when speaking so that all who wish to speak can be recognized.

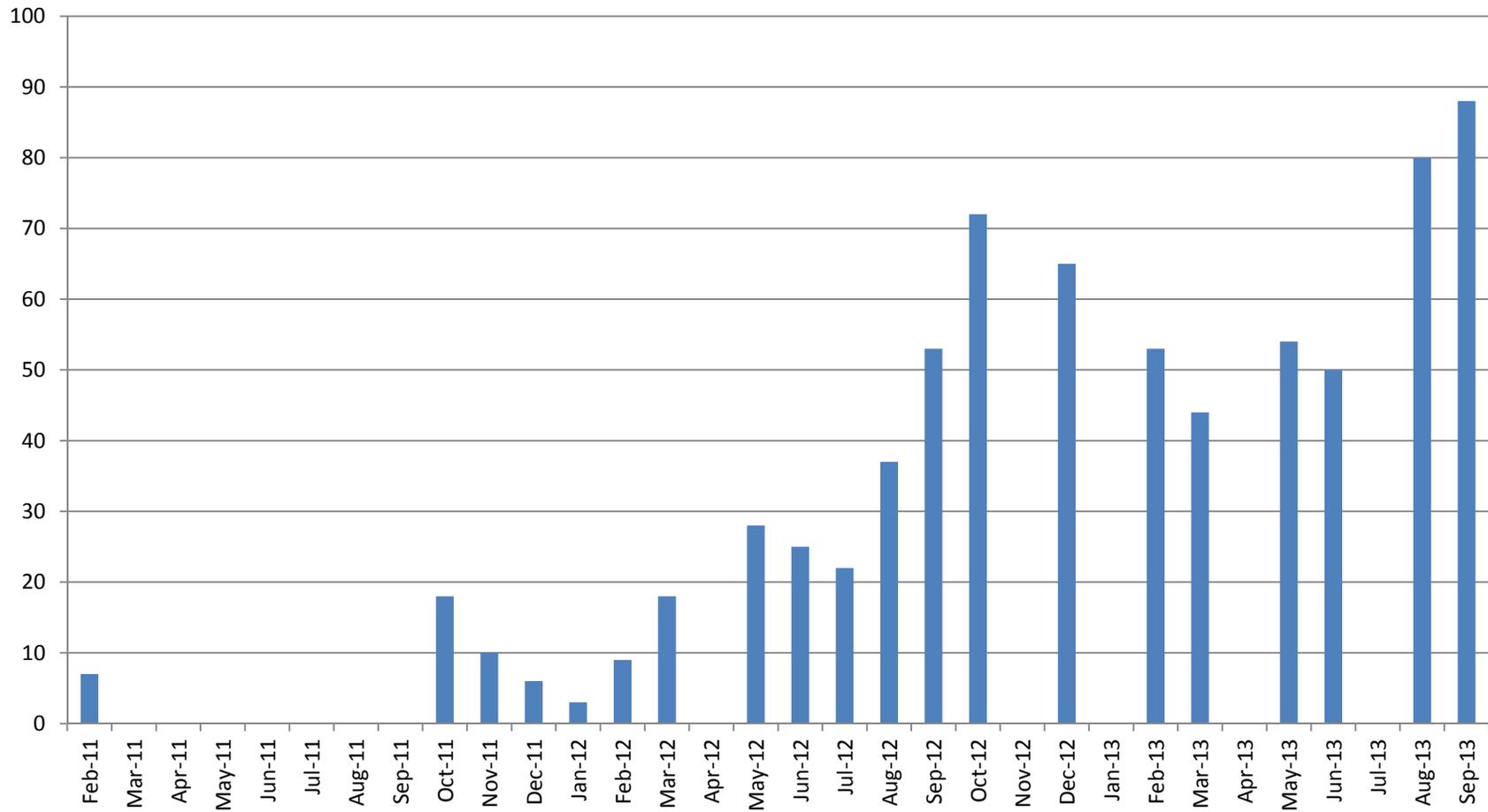
Commonwealth of Massachusetts Department of Housing & Community Development (DHCD) Emergency Assistance/Emergency Shelter Program

- DHCD administers the State's program which has been in existence since the 1970's
- The State is required to provide emergency shelter to families who meet the categorical eligibility requirements defined by legislative statute.
- DHCD places homeless families in motels when no shelter space or subsidized affordable housing units are available; DHCD pays \$82.00 per night/per room to the hotel across the State.
- Placements are temporary until other housing is found; DHCD works with families to identify other housing options
- There are currently over 2,000 families being housed state-wide in 53 motels in 36 communities
- Some homeless families in hotels have been on a wait-list for permanent housing since as long as 2002

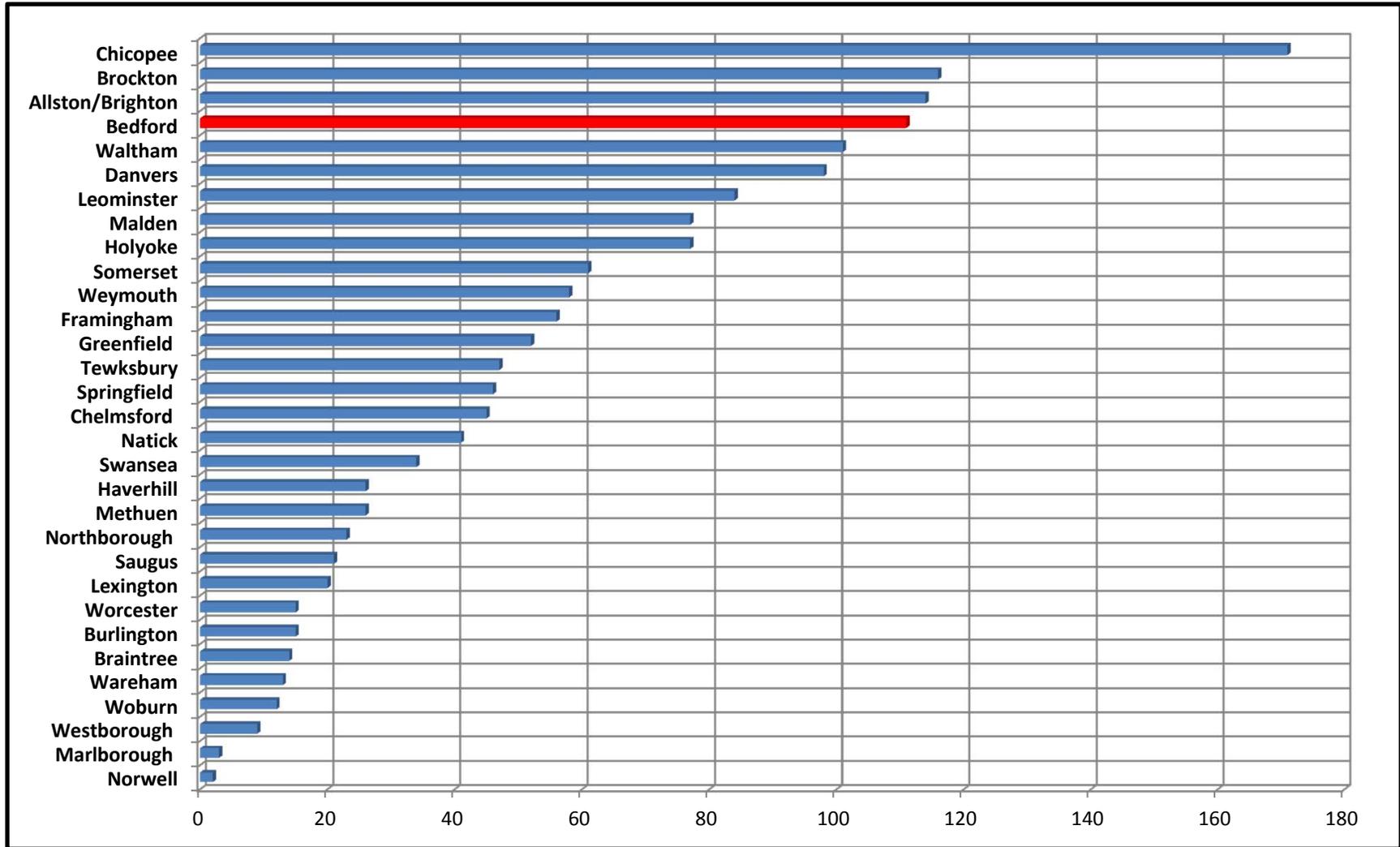
DHCD Emergency Assistance/Emergency Shelter Program

- Over the past summer, the need for housing homeless families grew by 70% state-wide
- In this area Lexington, Burlington, Chelmsford, Tewksbury, Waltham and Woburn all have hotels with homeless families
- The Bedford Plaza Hotel began offering the state rooms under this program in early 2011
- The duration of stay in Bedford ranges from less than a month to about a year
- There is one unusual case where the family has stayed about a year and a half at the hotel

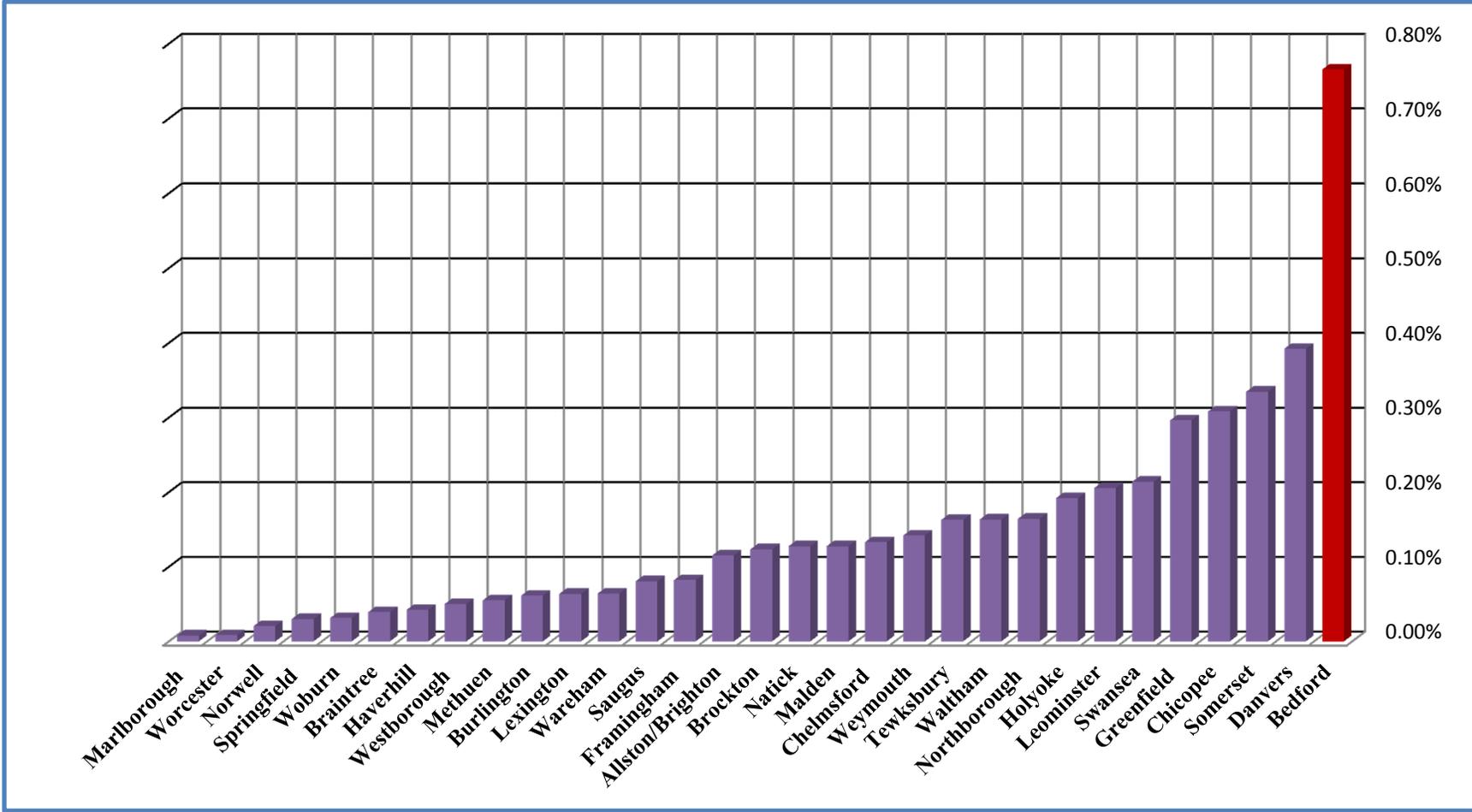
Families Housed at Bedford Plaza Hotel



Number of Emergency Housing Students per Community State-wide



Transitional Housing Students As % of Community Population



Building Code Violation

- On September 23, the Zoning Enforcement Officer cited the hotel operator for non-compliance with the Massachusetts Uniform Building Code
- The Bedford Plaza Hotel was originally built for residential occupancies of a transient nature classified as the “R-1 Use”
- The Massachusetts Building Code defines transient as “occupancy of a dwelling unit or sleeping unit for not more than 30 days”
- The hotel owner is permitting occupancies of greater than 30 days classified as the “R-2 Use”
- Changing the use from R-1 to R-2 requires applying for a building permit
- The R-2 Building Code provisions will require the establishment of sprinkler system in each hotel room which are not present today
- The hotel owner must respond to the violation notice within 45* days (* - original presentation incorrectly said 30 days; further research indicates 45 day compliance period)

Zoning

- The current use is legal under Bedford's Zoning Bylaw
- Changing the current Zoning Bylaw will not have an affect on the current use of the building; the current use will be grandfathered by state statute

Police Service Impact

- There has been a slight increase in police calls, not unexpected given the increased occupancy

	<u>CY11</u>		<u>CY12</u>		<u>CY13 (YTD)</u>	
	Police Calls	Percent of Grand Total	Police Calls	Percent of Grand Total	Police Calls	Percent of Grand Total
Bedford Plaza	78	0.7%	144	1.1%	117	1.2%
Avalon Bay	46	0.4%	50	0.4%	42	0.4%
Thompson Farm	149	1.3%	97	0.8%	90	0.9%
Taylor Pond	163	1.4%	142	1.1%	128	1.3%
Bedford Village	47	0.4%	87	0.7%	47	0.5%
Total Call Volume	11,721	100.0%	12,719	100.0%	9,806	100.0%
YTD - July 1, 2013 - September 30, 2013						

Police Service Impact

- There has been one case to date in 2013 involving drug activity resulting in the eviction of a tenant after a police/hotel investigation.
- To date in 2013, the police have responded to 5 incidents involving reports of disturbances, domestic/family violence and A&B's.

Fire Response at Hotel Compared to Rest of Town

- Calls to the Bedford Plaza Hotel have been between 1.2% and 1.4% of total Town calls in the last two fiscal years
- Due to the higher occupancy levels the last few months, calls at the hotel have represented 3.4% of all calls.

Fire Response at Hotel Compared to Rest of Town

	FY11		FY12		FY13		FY14#	
	Fire & Medical Calls	Percent of Grand Total	Fire & Medical Calls	Percent of Grand Total	Fire & Medical Calls	Percent of Grand Total	Fire & Medical Calls	Percent of Grand Total
Bedford Plaza	2	0.1%	28	1.2%	31	1.4%	18	3.1%
Doubletree Hotel	11	0.5%	24	1.0%	21	0.9%		
Bedford Motel	2	0.1%	6	0.3%	6	0.3%		
Hotel Total	15	0.7%	58	2.5%	58	2.6%		
Avalon Bay	18	0.8%	15	0.6%	15	0.7%		
Thompson Farm	13	0.6%	12	0.5%	13	0.6%		
Taylor Pond	21	1.0%	16	0.7%	17	0.8%		
Bedford Village	26	1.2%	23	1.0%	24	1.1%		
18 Springs Rd (Patriot Place)	1	0.0%	3	0.1%	2	0.1%		
Wheeler Road	0	0.0%	4	0.2%	2	0.1%		
Rental Apartments Total	79	3.7%	73	3.1%	73	3.3%		
Housing Authority - Ashby Place	57	2.7%	44	1.9%	74	3.3%		
Carlton Willard (exc. ind. living)	48	2.3%	64	2.7%	44	2.0%		
Bedford VA	253	11.9%	287	12.2%	287	13.0%		
Total Call Volume	2,120	100.0%	2,350	100.0%	2,214	100.0%	583	100.0%
*Includes August and October storms								
# July 1, 2013 - September 27, 2013 @7:00 A.M.								

Fire Response at Hotel Compared to Rest of Town

- Bedford Plaza Hotel represented
 - 1.2% in FY12
 - 1.4% in FY13
 - 3.4% in first quarter of FY14
- Doubletree Hotel represented
 - 1.0% in FY12
 - 0.9% in FY13
- Carleton Willard Village excluding independent living represented
 - 2.7% in FY12
 - 2.0% in FY13
- Bedford VA represented
 - 12.2% in FY12
 - 13.0% in FY13

Hotel Fire Prevention Inspection History

- Received routine fire prevention inspections as any other business
- Minor compliance directives were given during these inspections and the hotel operator appropriately responded within normal expected time periods
- In January 2013, the third floor fire protection system temporarily failed and was repaired the next day; the hotel operator paid for an overnight firefighter detail.
- In September 2013 the fire alarm system failed and was repaired after 5 days; the hotel operator again paid for overnight firefighter details during this period

Health/Social Service Impacts

- Annual health and building code compliance checks occur, but these were being provided before the hotel was utilized for the DHCD Emergency Assistance/Emergency Shelter program
- Families may access Town's counseling services program through Youth & Family Services Dept. under the Town's lump sum service contract with Eliot Human Service
- The majority of non-school services are provided through volunteers in the community

Public Health

- The building is in generally in compliance with health codes
 - The Board of Health staff respond to any complaint regarding health code compliance at the hotel
 - There have been 12 complaints since the beginning of 2011; 7 were found not justified; in 5 instances inspections identified code violations that were corrected by the hotel operator
 - This level of complaints and the response by health staff represent about a 20% increase in what was the average prior to the hotel being used for Emergency Assistance/Emergency Shelter Program
- State health regulations administered by the local Board of Health regulate the number of people per square foot in rooms; the hotel has been in compliance with the standards.
- The hotel is inspected annually for food preparation, pool operation and innholder use.
- Lead paint testing is performed when required and there has been no evidence of lead paint present.

Are School Classrooms Crowded from Emergency Housing Assistance Program? NO

Grade	# of Classes	Class Average	Total Students	# EHAP	Per Class
Kindergarten	9	23	203	6	.66
1 st Grade	8	21	169	5	.63
2 nd Grade	8	21.2	170	6	.75
3 rd Grade	8	21.5	172	4	.50
4 th Grade	9	22.7	206	3	.33
5 TH Grade	7	21.8	153	5	.71
6 th Grade			180	3	
7 th Grade			182	2	
8 th Grade			200	2	
9 TH Grade			231	3	
10 th Grade			213	5	
11 th Grade			237	1	
12 th Grade			187	1	

Specialized School Services Impact

- English Language Learners: 30/44 Students
- Special Education: 0 - 3 students
- Some behavior management challenges from one or two individual students at Davis School

School Transportation Costs

- Within Town
 - \$25.00 per day for bus monitor: Approx. \$4,500 for the year
- To Schools outside of Town
 - Approximately \$40,000 for the month of September

School Rankings/Ratings

- Hotel families are **ABSOLUTELY NOT** causing a decline in rankings
- Some thoughts and data on ranking:
 - Boston Magazine/ MCAS rankings are only one source of data about the quality of education
 - Bedford Schools do not teach to the test
 - Still, a valuable set of indicators

2013 MCAS Highlights

- Bedford High School's 10th Grade ELA: 100% Adv/Prof
 - **Ranks Number One** along with 13 Other Regular Public Schools (non-Charter) out of 354 high schools.
- Bedford High School's 10th Grade Math: 94% Adv/Prof
 - Includes a Full 80% Advanced.
 - Significant number of advanced in Level 3 math as well as Level 4 and Honors (Level 5)
 - Outranked Newton North, Brookline, Lincoln-Sudbury
- JGMS' 8th Grade ELA: 92% Adv/Pro
- JGMS' 7th Grade ELA: 88% Adv/Pro

Highlights

- Lane School's 3rd Grade Math: 89%
Adv/Pro
 - Ranks Number 16 in the State out of Approximately 900 Elementary Schools
- Lane School's 5th Grade ELA: 88%
Adv/Pro
 - Top 8% in the State
- Lane School's 5th Grade Math: 86%
Adv/Pro
 - Top 8% in the State

Areas in Need of Improvement

- Overall Advanced/Proficient in 60% -77% Range
 - 3rd and 4th Grade ELA
 - 4th, 6th, 7th and 8th Grade Math
 - 8th Grade Science
- Subgroups
 - In most grades and subjects
 - ELL, Disabilities, Low Income, African-American

3rd Grade Math	2010	2012	2013
Total Tested	187	155	201
Total Advanced/Proficient	84%	68%	89%
ELL Per Cent of Population	1.60%	9.60%	13.40%
ELL Adv/Prof	0	52%	80%
Low Income Per Cent of Pop	11.70%	11.60%	12.40%
Low Income Adv/Pro	63%	28%	80%
Students w/ Disabilities Per Cent of Pop	14.90%	17.40%	15.40%
Students w/ Disabilities Adv/Pro	43%	30%	62%
Transitional Students Per Cent of Pop	0.50%	3.20%	1.40%
Transitional Students Adv/Prof	0%	0%	.5%
Non-subgroup Adv/Prof			98.5%

Educational Cost for Hotel Children

- Per Capita Net School Spending: \$14,687. This does not include town costs like healthcare.
- But when we add a few students per grade, we do not actually add this per capita amount. Many of the costs are spread out and absorbed
- Potential Actual Costs:
 - Reimbursed Transportation Costs: approx \$40,000 per month
 - Supplies and textbooks, technology: Incremental- some absorbed, others not-
 - E.g., old vs. new textbooks
 - iPads: iPads approx: \$3,800
 - Foundations: approx: \$900)
 - Bus monitor: \$4500
 - For next year if numbers do not dramatically change:
 - Additional ELL staff: between \$45,000 and \$110,000
 - Special Education Evaluation Interpreting Costs: Meetings and Documents
 - @\$35 to \$85 per hour- approximate cost for <3 pre-school students: Approx. \$490 to 4775
 - Administrative time
- Offsets: Chapter 70 foundation budget will increase by the number of kids we had this year
 - Based upon this year's figures, approx. \$66,000

School Bus Concerns

- Is there a problem of overcrowding on bus serving hotel?
- Davis, Lane, Middle School/High School
 - Bus 5
 - Bus 14
- Behavior problems on this bus.
 - Fact vs. Rumors

Is Bedford Plaza Hotel property value assessed based on hotel income?

- FY13 assessment was based on the property value date of January 1, 2012
- FY13 assessed value was \$1,734,700 resulting in annual property taxes of \$58,609.20 not including Community Preservation Surcharge
- FY14 assessed value not yet determined
- Assessed value is based on income/expense data if made available to Bedford Assessors, although hotel is not required to submit annual data under present state law.
- Hotel also pays 6% hotel/motel excise tax for the first 90 days of all occupancies; these funds are collected by the state and returned to the Town the following year.

Taxation

- Can local law be amended to tax hotel for recovering financial impact to the Town?

No, in Massachusetts taxation law is determined by the State Legislature in order to ensure a uniform system of taxation throughout the state.

Is Emergency Assistance/Emergency Shelter Program a local mandate under state law?

- Local Mandate law only exempts Town from compliance with a law, if additional expenses are due to the Town's compliance with the law
- In this instance, the Town is not being made to comply with a law
- The Town is simply incurring expense as a result of a state program operating in the Town
- Town Counsel advises the local mandate law does not pertain to reimbursement of expense for impact of a state program operating in Town

Affordable Housing Law

- Massachusetts requires municipalities to work towards having at least 10% of its housing stock affordable
- Communities under the 10% goal can lose local approval rights with the developer by bypassing local zoning
- Until about 8 years ago, Bedford was under the 10% threshold and was subject to “40B” developments.

Bedford Affordable Housing Evolution

Year	Percentage of Units
July 1997	4.6%
January 2006	13.1%
January 2007	14.3%
January 2008	18.3%
January 2012	16.7%

- The majority of affordable housing development took place between 2000 and 2008 largely from 40B projects that were permitted before Bedford reached the state threshold of 10%
- In the last several years, there has been very little affordable housing development

Affordable Housing

	SHI	Actual Affordable	Market
Owner Occupied	38	38	0
Rental Units	715	323	392
Specialized Units	<u>135</u>	<u>135</u>	<u>0</u>
Total	888	496	392

- Even though the State Housing Inventory indicates that Bedford presently has 16.7% of its housing classified as affordable housing
- Only 9.3% is affordable of which actually affordable; the remaining 7.4% are market rate rental units
- The affordable units include some VA housing and group homes representing 2.5% of the 9.3%; actual affordable units for general population 4.8% including some owner occupied affordable units.

Questions & Answers