

Approved July 18, 2012

**Bedford Housing Partnership
Fair Housing – Affordable Housing
June 20, 2012**

Present: Irma Carter, Lisa Mustapich, Alice Sun, Christina Wilgren

Absent: Stephen Boyd, Ellis Kriesberg, Zoe Pierce, Jane Puffer,

Others present: Assistant Town Manager - Jessica Porter; Selectmen Liaison - Mike Rosenberg; Dan Gaulin - Beth Rust, Housing Consultants, RHSO; Jean Hammond, interested citizen

Sun called the meeting to order at 7:30pm

Minutes of May 16, 2012

Mustapich moved to accept the minutes of May 16 correcting meeting attendance.

Wilgren seconded.

VOTE: Unanimous in favor

Shawsheen Condo Fee Subsidy:

Rust reviewed the history and background of the one (of six 2BR units) with a subsidy for the condo fee. The original intention of the BHT was to use CPC funds to buy down one of the 6 affordable units and to eventually qualify it for the state's "affordable" definition. Enough money was set aside to buy a possible second unit and to carry the "over \$150" condo fee. Rust and Gaulin are still looking for documentation for the BHT covering the condo fee over \$150/month. The intention was that as the owners income increased, the town's contribution would decrease. The recertification process has not been done since 2008 for a variety of reasons, change in town administrative staff, dissolution of the trust, transition from town to regional agency. etc. These units were constructed before the state developed LIP guidelines. Bottom line: the likelihood of the town affordable units qualifying as affordable by the state definition won't work because of the master deed. Consensus was that we would like to eventually discontinue the subsidy. Agreed: First we need to verify the income of the existing owners. Rust will check with town counsel to see what our legal standing is. Gaulin will prepare an analysis for July meeting and possible adjustment to the condo fee agreement.

Potential programs

Rust provided some background on ideas for residents assistance. Sudbury has a small grants program - education forums, energy efficiency programs, home buyer payment assistance programs. Bedford Youth and Family Services might provide some ideas. We are looking for something to implement next year.

HOME funds

HOME program is facing 40% cuts from HUD. The consortium is meeting to discuss how to maintain a viable program. We will need to prepare documents for September and November. Looks like everyone will get some money in Year One. Then everything is swept into a pool which we can also apply for –this will be for larger amounts. The consortium can't use funds for federal housing but can use it for state housing. HOME does not work well with home ownership programs – it is easier to use in rentals, new construction or rehab. State Housing Authorities . are a possible use. State funds for capital improvements are curtailed. Ashby could use curbing. It is also proposed that funds could be used to convert part of the community building into an emergency shelter. The driveway at the Railroad Avenue housing needs work. BHA could also use boilers. \$83K will be available in September. Meeting consensus was that BHA would be a good use of these funds and that RHSO should put together a scope of work including an energy audit. It would be helpful to have the BHA rep at the BHP meeting.

Project Updates:

Habitat – Lot 5 closing on June 21.

34 Shawsheen Ridge - completed

Bedford Meadows – Units 10 and 37 – no change.

Bedford Woods condos – three were in question. Two have been settled. The remaining one has received permission to rent

Pulte is on target. 12 of 72 are affordable –

Next meeting- July 18

Agenda – to include accessory apartments

Meeting adjourned at 9:15pm