

Approved January 10, 2013

**Bedford Municipal Affordable Housing Trust
May 16, 2012**

Meeting was called to order at 6:30pm.

Present: Town: Rick Reed, Town Manager, Jessica Porter, Assistant Town Manager,
Selectmen: Mike Rosenberg, Mark Siegenthaler
Housing Consultant: RHSO – Beth Rust
Partnership: Stephen Boyd, Irma Carter, Ellis Kriegsberg Christina Wilgren,
Lisa Mustapich

Financial Support for Habitat for Humanity

Members present discussed the use of some of the MAHT money to complete the Habitat for Humanity project on North Road.

The original intention was to try to use \$36,902 in Bedford HOME funds to complete the HH development. Habitat has funds available to continue construction through House #8, have applicants for all the units and expects completion by December 31, 2012. They are not asking for any CPC funds but built our current HOME allotment of \$36,902 – into their budget projection. Upon further investigation, the BHP found that the LIP deed rider (state regulations) was not compatible with the guidelines for HOME funds (federal regulations). And, if the HOME funds were used, it would result in the loss of “affordability in perpetuity” of that unit. The BHP was not in favor of pursuing that approach. (see minutes Bedford Housing Partnership - April 25, 2012). The vote of the Partnership at that time was to direct the consultant not to pursue a HOME grant for Habitat. The Partnership was willing to consider using other town funds (CPC or MHT) provided the Habitat units were completed and occupied before the funds were given. Habitat could pursue a bridge loan or some other interim funding.

The Municipal Affordable Housing Trust members recognized the negative consequence of losing “affordability in perpetuity” but also recognized that CPC funds were not assured and would not be available before the fall town meeting. Habitat needs the money before then. Further there was no guarantee that the town would vote to reimburse the MAHT with CPA funds. However, if Municipal Affordable Housing Trust funds were used, all the units would be included as a LIP.

Rust noted that Newton faced a similar problem with HOME restriction and set aside an amount of money in escrow to purchase any units to ensure their continued affordability. That might be a difficult for Bedford. There was a general consensus among MAHT members that they would like the last unit to also count towards the town’s 10% goal. December 4th is the expected date of completion and HH expects the final family to move in by Christmas.

MOVED: Mustapich moved (Siegenthaler seconded) that the Municipal Affordable Housing Trust approve the expenditure of up to \$36,902 from trust funds to the Bedford Habitat for Humanity project subject to the receipt of documentation of the completion and occupancy of the 8th and final unit of the project.

VOTE: 6-0 unanimous in favor.

Other possible Uses of HOME funds

Rust reported that there was approximately \$46K in Bedford’s HOME account. HOME money works best with rental units. Rust said the money could be used in the town’s public housing units. We could also pool these monies with another community, or lend them to another HOME town to use.

Other housing issues:

Wilgren stated her concern with the expiring use of the Bedford Village units and the possible loss of the Pine Hill units currently owned by the Coast Guard.

How else could we use the HOME money? Sudbury has a program of small home maintenance grants for seniors.

There is still the problem of housing for homeless. There did not seem to be a practical way to set aside housing units in anticipation of someone needing it. The timing is not predictable.

Kriegsberg suggested that we be proactive – what do we know about the owner of Bedford Village? What are her long range plans for the future? It was clear that we do not have sufficient funds to purchase the BV units. Reed stated we should look into getting a partner as we did with the property at 447 Concord Road.

What is the impact of more housing on the town? Obviously solving the need for more senior housing would have no impact on the school system.

What about Pine Hill? [16 units on 5.4 acres of land at 33-39 Pine Hill Road, Lewis and Mickelson Roads. Each unit is one story 5 room ranch with 3 bedrooms. Units built in 1958.] Currently owned by the Coast Guard – units are small- have no garage or storage space. This would be a good setting for small senior housing. Porter and Rust will check for the latest correspondence with the Coast Guard.

Springs Road by the VA Hospital? [6.4 acres – parcel 027-0061 - 210 Springs Road – owned by the state/Middlesex Community College – used as overflow parking] Density would not be so much of an issue on this parcel since it abuts the VA grounds. If the town could secure the property, development would require a private partner. The VA currently has a proposal out for developing another parcel on its property for veterans housing of some kind.

What about developing the Bedford Motel? This 2.2 acre parcel is located at 30 North Road. There was a re-zoning development proposal a few years ago.

Meeting adjourned at 7:35pm.

Recorded by: Irma Carter