

**Bedford Municipal Affordable Housing Trust  
January 10, 2013**

**Present: Town:** Rick Reed, Town Manager, Jessica Porter, Assistant Town Manager,  
**Selectmen:** Mike Rosenberg, Mark Siegenthaler  
**Housing Consultant:** RHSO – Beth Rust, Dan Gaulin  
**Partnership:** Irma Carter, Lisa Mustapich, Alice Sun, Christina Wilgren

Meeting was called to order at 6:30pm

**Minutes of May 16, 2012**

Mustapich moved (Siegenthaler seconded) to accept the minutes as written. Reed suggested that the name of the recorder be added.

VOTE: Unanimous in favor

**Small grant program – Regional Housing Services Office**

Rust briefly described the program as it functions in Sudbury and supplied a list of the grant submissions in Sudbury since May 2008. The list detailed household makeup, income information, house assessed value, mortgage and equity amounts, the work description and cost, the grant cycle, and the status.

There was a long discussion about whether people with paid up mortgages should be eligible, (why didn't they just get a regular loan or a reverse mortgage) ,whether people in "mansions" should be eligible..(wasn't this geared for "needy" seniors), there should be some recognition of equity when computing household income, how could applicants have "zero income". Would grant program engender resentment – why some people got them and others didn't, what about emergency repairs or code violations (can only do health and safety)  
How much money did the MAHT have (about \$550K)

Carter moved (Mustapich seconded) that the program limit be set at \$15K per year –with \$3K max per award, two application rounds per year and the program itself reevaluated after three years. Siegenthaler modified the motion to add that the total program be capped at \$45K and that any unused monies could be rolled over.

VOTE: Unanimous in favor.

Sun moved (Wilgren seconded) the eligibility requirements consist of

- 1) Income assessed at <80% of the area median income
- 2) property assessed at <120% of the town median assessed value
- 3) Equity conversion to income be at 2% which is included as total income.

VOTE: Unanimous in favor.

Rust suggested that the application periods be in April and October.

Meeting adjourned at 7:40 pm.

Reported by Irma Carter