

Bedford Municipal Affordable Housing Trust
Remote Participation Meeting
February 28, 2022

PRESENT: Ed Pierce, Bopha Malone, Alice Sun, Christina Wilgren, Kyle Butler, Sarah Stanton

ALSO PRESENT: Liz Rust, Liz Valenta (RHSO)

Ms. Wilgren opened the meeting at 5:00 PM via remote participation conference call.

A roll call occurred for committee members to announce that they were present. Ms. Malone- yes, Mr. Pierce- yes, Ms. Sun- yes, Ms. Butler -yes, Ms. Stanton- yes and Ms. Wilgren- yes.

Meeting Minutes

The meeting minutes of December 13, 2021 were reviewed. Mr. Pierce moved to accept. Ms. Malone seconded. Members were polled individually: Ms. Malone- yes, Mr. Pierce- yes, Ms. Sun- yes, Ms. Butler- yes, Ms. Stanton- yes and Ms. Wilgren- yes. The motion passed 6-0-0.

Ms. Sun stated that she had agreed to take meeting minutes for one year, and she would like to pass that on. Ms. Malone had offered to take over after Ms. Sun. Ms. Malone stated that she is still willing and able to assist with the minutes going forward. Ms. Malone took over this task at this point.

HOME FY23 Annual Action Plan

Bedford is one of the thirteen communities that is part of WestMetro Home. As a member, Bedford is required to submit information for the Annual Action Plan (AAP). This is a list of actions and activities that will be implemented to address priority needs and specific goals identified in the FY 21-25 Consolidated Plan.

In addition to sharing this information with members of MAHT, this presentation is to allow members of the public to offer comments.

Ms. Valenta shared that Bedford is allocated \$17,100 for exclusive use by the Town each year. 10% of those funds are allocated for administrative funds, and the remaining \$15,550 project funds are available for HOME eligible projects and programs. This fund has generally been used for Tenant Based Rental Assistance (TBRA), a program within the annual action plan which aids with first month's rent and security deposit for income eligible, either Bedford residents or those moving into Bedford. Since there are currently no projects that can receive funding, for the AAP, it is recommended that the funds stay in the TBRA program. Bedford can submit an amendment to the plan to

enable HOME funding to be used for that project if a new project is identified during the year.

The TBRA program has not been well utilized. Outreach efforts and ensuring that the program information is updated on the town's website will be undertaken for the program in 2022.

A narrative on how Bedford will address the issues of affordable housing and barriers to affordable housing was also included in the AAP. The narrative was updated to include the Village at Merriam Farm, a new rental project that will have six affordable units.

In response to Ms. Sun's question as to funds leftover prior to FY22, Ms. Valenta shared that Bedford still has their FY22 funds, which are the current year funds of \$15,550. That's the current programs funds that are still available for the use of TBRA program or another project. It is estimated that that will be level funded. FY23 funding is an estimate until HUD publishes it later in FY23.

In response to another question by Ms. Sun, Ms. Valenta stated that FY22 total budget that the HOME consortium received from HUD was \$1,491,865. Each HOME community is given funds to put toward their own projects during the year and has to give unused funds back to HOME annually. A town may apply for the use of these pooled funds for a large project that exceeds their normal allotment. For FY22 the amount of HOME funds totaled \$176,793. That dollar figure changes every year depending on what communities give back in terms of not using their exclusive use funds.

There were no public attendees, and no public comments.

Liz Rust gave the group a quick update on the Bedford Small Grant. For FY21, 10 grants were awarded with the total amount of \$33,800. \$11,400 were closed and paid.

Ms. Wilgren reported that 330 South Road is under review by HDCD, and Carlisle Road development will be presented to the Select Board sometime in April.

Ms. Sun suggested for next month's agenda or for future agenda, MAHT should discuss the proposal ideas, enlist town staff for help to see if they are eligible, and vote on one or two of the project proposals that were submitted to Community Preservation Act funding.

Next Meeting Date

Ms. Stanton announced that Mr. Jeffrey King is Bedford's new Director of Economic Development and Housing, and he will send out meeting information in April.

Ms. Sun moved to adjourn. Ms. Malone seconded. Members were polled individually: Ms. Sun- yes, Ms. Butler- yes, Mr. Pierce- yes, Ms. Stanton- yes, Ms. Malone- yes, and Ms. Wilgren- yes. The motion passed 6-0-0