

WHAT OTHER TYPES OF MULTI-FAMILY HOUSING EXIST IN BEDFORD?

While Chapter 40B and related projects are the biggest driver of affordable housing in Bedford, some other types of units count on the SHI as well. Units owned and managed by the Bedford Housing Authority, MA Dept of Mental Health/Mental Retardation & the Veteran's Administration Hospital add approximately 225 units to the SHI.

The Housing Authority owns and manages more than 100 units, the earliest ones built close to 40 years ago. A total of 80 of these units, at Ashby Place, are for seniors, while another 20 are located at smaller, scattered site locations in the Depot Park and Town Center areas. The BHA also a total of 22 rental housing vouchers, most of them at a single location east of the Town Center. There are other affordable units owned and operated by higher governmental jurisdictions; these include the MA Department of Mental Health/Mental Retardation's 63 units, and the Veteran's Administration Hospital's 60 units of single room occupancy units for veterans.

A project with about 70 units of housing for veterans has been in the works for at least a year and a half at the VA Hospital. The town has no jurisdiction here: the project is on federal land. However, the town has persuaded the developer to offer a voluntary site plan review before the Planning Board. This review is at best a process for tinkering with the site details; the town cannot turn down the project or control its occupancy. The developer has not yet submitted this project to the PB and delays have been frequent.

Finally, some mixed use zoning in Bedford requires a percentage of affordable housing when developers build other housing. *The only such project actually constructed is the Village at Taylor Pond on Middlesex Turnpike; it was built under mixed-use zoning and contains 188 units, 47 of which are affordable (i.e., set aside for income-eligible households) and counted on the SHI.* The project is further authorized to convert space to another 12 market-rate units and 3 affordable units. The other two residential developments on Middlesex Turnpike—Heritage Springs and Village at Bedford Woods—were built under Chapter 40B Comprehensive Permits, not under local zoning.

Two other developments permitted in 2013, 54 Loomis Street and 100 Plank Street, have 63 units between them, with 13 of those- affordable. Approximately 46 of these units are one-bedroom units or studios. The Loomis and Plank Street projects have not yet submitted building plans or broken ground.