



HOUSING IN BEDFORD

UNDERSTANDING THE STORY SHAPING THE FUTURE



The Bedford Housing Partnership and Housing Trust work with the Regional Housing Services Office to support affordable housing. This housing demographics card shows why the work is important.

WHO IS COST BURDENED IN BEDFORD?

40%

OF BEDFORD'S RENTERS PAY MORE THAN 30% OF THEIR INCOME TOWARDS RENT



24% OF THOSE WHO OWN A HOME (WITH OR WITHOUT A MORTGAGE) ARE COST BURDENED AS WELL

SENIOR-HEADED HOUSEHOLDS (27% OF BEDFORD) ARE MORE THAN **2X** AS LIKELY TO EARN LESS THAN \$50,000 PER YEAR

THE MEDIAN COST OF ASSISTED LIVING IS MORE THAN \$70,000/YR



NEW HOMES HAVE INCREASED IN SIZE

2.2x LARGER



HOMES IN BEDFORD HAVE MORE THAN DOUBLED IN SIZE OVER THE LAST 70 YEARS

2016-25: 4,000

1996-15: 3,454

1976-95: 2,396

1956-75: 1,826



SINGLE FAMILY HOME SQUARE FEET

WHILE 44% OF BEDFORD'S HOMES ARE LESS THAN 1,850 S.F., ONLY 2.4% (17 / 712) BUILT IN LAST 30 YEARS ARE THAT SIZE OR SMALLER

DEED-RESTRICTED RENTALS

38%

OF BEDFORD'S RENTALS ARE DEED-RESTRICTED

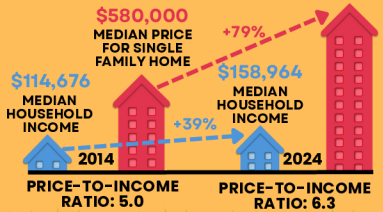


9% FOR VETERANS
11% FOR SENIORS OR DISABLED
18% GENERAL INCOME-RESTRICTED

HOME PRICES ARE OUTPACING INCOMES

MEDIAN INCOME vs MEDIAN SFH PRICE

\$1,037,500
MEDIAN PRICE FOR SINGLE FAMILY HOME



599

60% OF THE 999 UNITS ON BEDFORD'S SHI ARE DEED-RESTRICTED.

90% ARE RENTAL
10% ARE OWNER

\$1M

IN RESERVED AFFORDABLE HOUSING TRUST FUNDS TO INCREASE OR PRESERVE AFFORDABLE HOUSING

159

HOUSEHOLDS RECEIVED RENT AND UTILITY ASSISTANCE, AVERAGING \$833 / MONTH BETWEEN 2021-2025

16

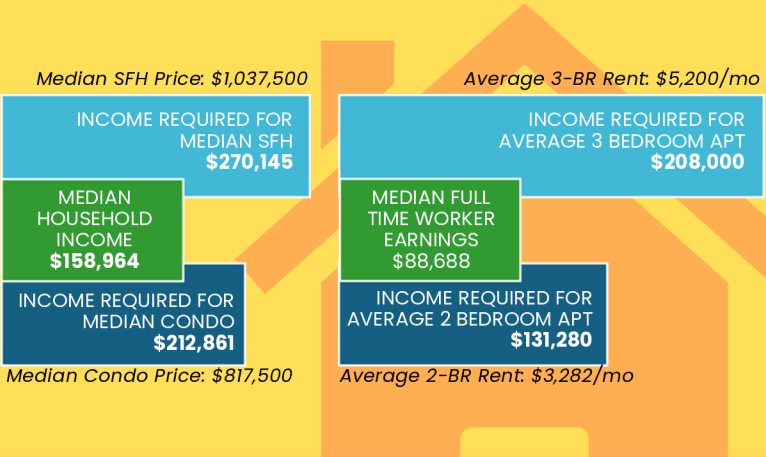
HOMEOWNERS RECEIVED SMALL REPAIR GRANTS, AVERAGING \$4,173 EACH BETWEEN 2021-2025



HOUSING IN BEDFORD

UNDERSTANDING THE STORY SHAPING THE FUTURE

CURRENT HOUSING COSTS WOULD BURDEN MOST HOUSEHOLDS IN BEDFORD



BEDFORD HAS A WIDE RANGE OF EMPLOYMENT BUT THE WAGE GAP CAN BE SIGNIFICANT

Industry	Annual Wage
Hospitality & Food Services	\$33,540
Retail Trade	\$37,596
Educational Services	\$62,452
Healthcare & Social Services	\$85,072
AVERAGE, ALL INDUSTRIES	\$119,704
Professional & Technical Services	\$161,148
Finance & Insurance	\$172,588
Information Services	\$177,112

BEDFORD'S SUBSIDIZED HOUSING INVENTORY RANKS HIGH IN THE COMMONWEALTH

Bedford's Subsidized Housing Inventory (18.4%) is the 3rd highest in Massachusetts and exceeds the 10% threshold set by the state. When market rate units associated with affordable development are removed, Bedford still ranks highest in the region.

Rank by Official SHI		
	SHI %	% SHI Without Market Units
Bedford	18.42%	11.04%
Lincoln	12.83%	7.67%
Concord	12.81%	5.74%
Sudbury	11.88%	7.33%
Lexington	11.03%	5.67%
Acton	10.58%	7.30%
Wayland	10.20%	6.33%
Natick	9.998%	6.94%
Maynard	9.98%	5.86%
Weston	3.80%	3.80%

Bedford offers rental assistance programs and grants for small repairs to homes for low income households. Scan the code on the right for more information on current programs.



PRODUCED IN COOPERATION WITH:

Regional Housing Services Office

Serving Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Natick, Sudbury, Wayland and Weston

RHSOHousing.org
(978) 287-1092