

**Bedford Housing Partnership
Fair Housing – Affordable Housing
October 9, 2012**

Present: Stephen Boyd, Irma Carter, Ellis Kriesberg, Katherine Moskos, Jane Puffer, Christina Wilgren

Absent: Lisa Mustapich, Alice Sun

Others present: Assistant Town Manager - Jessica Porter; Selectmen Liaison - Mike Rosenberg; Beth Rust – Dan Gaulin Housing Consultants, RHSO

Kriesberg called the meeting to order at 7:30pm.

Members welcomed newly appointed Katherine Moskos.

RHSO – Monitoring Update:

Rust and Gaulin reported their preliminary monitoring findings. Home ownership units are done. They began their monitoring on rental properties in March. Bedford has eight rental properties in its subsidized housing inventory. The rental developments in Bedford are supposed to be monitored annually and certified to be in compliance with their regulatory agreements. Tenants must continue to meet income limits, rents must be calculated according to regulatory requirements, and units must be properly maintained.

The Town, jointly with DHCD, is responsible (through the regulatory agreement) for monitoring three of the properties – Taylor Pond, Village at Concord Road and Patriot Place. RHSO did separate studies for each development. Some discussion was common to all three. Regulations state that rents can't exceed 30% of the tenant's income. Calculation of tenant income was clear. Calculation of rent was not. The methodology changed "mid stream." Percentages were confusing -- 70%, 80% , 100%, 110%. Owners did not submit requests to DHCD for rent increases. Some rents exceeded LIP limits. One complex is under contract to be sold with the pro forma based on higher rents. The town will have to address the cases where tenants were overcharged in their rents. There was more confusion when it was found that some agencies which issue Section 8 certificates regularly pay 110% of the FMR (Fair Market Rents) for units which the owners are not supposed to accept.

RHSO will present their preliminary guidelines to the Selectmen on Monday, October 15.

Minutes of September 5

Boyd moved to accept the minutes of September 5 as presented. Kriesberg seconded.

VOTE: Unanimous in favor.

Updates on developments

-- Habitat is on target – closing on the final house will be November 8 –and will attend the Selectmen's meeting on October 15. .

-- Pulte lottery is coming up on November 26.

Fair Housing

Boyd reported no issues.

Homelessness

Rosenberg reported that 70 families are currently being housed at Bedford Plaza Motel – 99 rooms.

Post-Purchase Training Session

Rust reported 43 owner responses (out of 250 possibles) to attend 3 hour session on November 7 in Concord. Agenda will include refinancing, energy programs, general maintenance, deed riders, insurance. Attendees can get certificate.

Meeting adjourned at 9:15pm

Next meeting: December 6 (Porter will confirm)