

**WATERTOWN HOUSING PARTNERSHIP
Meeting Minutes**

**Thursday, May 27, 2010 at 6:00 pm
3rd Floor Conference Room**

Attendees:

David Leon, Chair

Judge Paul Menton, Member

Fred Reynolds, Member

Torey Dean, Member

Danielle Evans, Senior Planner, DCDP

Eunice Kim, Planning Intern, DCDP

Jennifer Van Campen, Director, Watertown Community Housing, Inc.

I. Approval of April Meeting Minutes

- Fred Reynolds made a motion to approve the April meeting minutes. Paul Menton seconded the motion. The motion passed 4-0.

II. Summer Internship Project Ideas

Danielle Evans introduced Eunice Kim, a graduate student from the Tufts planning school, who is interning for the summer in the Town Planning Office. Eunice and Danielle informed the WHP that potential projects and/or research that could be part of the internship included developing/updating WHP by-laws and looking into the issues surrounding the Affordable Housing Development Fund versus a Trust Fund. Eunice also sought input from the WHP regarding other potential housing-related projects that she could help with.

III. Update on 590 Main Street (MainCare, LLC)

Danielle informed the WHP that MainCare, LLC, the developers for 590 Main Street, have been unclear about the ownership arrangements for the proposed market-rate units. It was agreed that having the affordable unit be the only owner-occupied unit in the building among market rate rental apartments would not be supported by the WHP.

IV. Update on WCH Ready Buyer/Renter Proposal

Jennifer Van Campen updated the WHP on the status of the “Ready” program. She mentioned that at the meeting held at the library on 4/15/10 several of the member communities of the West Metro HOME Consortium were in attendance and showed interest, but had some concerns regarding the lack of a local preference provision (as suggested by DHCD).

In response to input from the communities, some changes have been made to how the programs would work. The first change would be to implement a “fee for service” pricing schedule. This would allow some communities to pay for only the services that they need, such as participating in the advertising campaign.

The second change would be to add an optional extra step for communities that wish to implement a Local Preference provision. The additional step would be entail providing DHCD with an additional one-pager explaining why the community wanted local preference. Hopefully, this will be a solution that will increase participation in the Ready programs.

Paul Menton made a motion that the Town of Watertown join the Ready Renter and Ready Buyer programs. Seconded by Torey Dean, the motion carried 4-0.

V. Other Business

Jennifer Van Campen updated the WHP on the status of 1060 Belmont Street. She reported that they are currently under budget for the costs related to the environmental issues and may not need the entire \$150,000 that was allotted.

Jennifer updated the WHP on the anticipated difficulties of selling 20 Quimby St. The \$169,000 price that is set by DHCD is too high for its condition and location. It’s been 8-9 years since it was renovated. Jennifer proposed to the WHP that funds be allocated to either buy down the purchase price for a buyer or to renovate the kitchen.

Fred Reynolds made the request that Jennifer come back to the June meeting with a formal request and present a few options.

VI. Adjourn

Fred Reynolds made a motion to adjourn the meeting. Seconded by Torey Dean, the motion passed 4-0 and the meeting adjourned at 7:30pm.